



PLANNING COMMISSION  
SPECIAL MEETING  
WEDNESDAY, OCTOBER 5, 2016  
6:30 – 9:00 PM  
COUNCIL CHAMBER  
280 MADISON AVE N  
BAINBRIDGE ISLAND, WA 98110

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## AGENDA

- 6:30 PM CALL TO ORDER**  
Call to Order, Agenda Review, Conflict Disclosure
- 6:35 PM REVIEW AND APPROVAL OF MINUTES**
- |               |                 |                    |
|---------------|-----------------|--------------------|
| May 12, 2016  | July 14, 2016   | September 8, 2016  |
| May 26, 2016  | July 28, 2016   | September 17, 2016 |
| June 9, 2016  | August 4, 2016  | September 22, 2016 |
| June 16, 2016 | August 11, 2016 |                    |
| June 23, 2016 | August 18, 2016 |                    |
- 6:45 PM \*\*PUBLIC COMMENT\*\***  
Accept public comment on off agenda items
- 6:50 PM \*\*2016 DRAFT COMPREHENSIVE PLAN UPDATE\*\***  
Deliberations and Recommendations
- 8:55 PM NEW/OLD BUSINESS**
- 9:00 PM ADJOURN**

**\*\* The 2016 Comprehensive Plan Update public comment period ended at 4 PM on September 26, 2016. The Planning Commission will not accept any additional public comment on the 2016 DRAFT Comprehensive Plan.**

**\*\*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](mailto: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](mailto:jrasely@bainbridgewa.gov)**

2016 COMPREHENSIVE PLAN UPDATE: UTILITIES AND CAPITAL FACILITIES  
ELEMENTS WORKSHOP – Public Comment

BREAK

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

PUBLIC COMMENT – Accept public comment on off agenda items

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

2016 COMPREHENSIVE PLAN UPDATE – Draft Housing Element and Draft Introduction

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

NEW/OLD BUSINESS

ADJOURN

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**2016 COMPREHENSIVE PLAN UPDATE: UTILITIES AND CAPITAL FACILITIES  
ELEMENTS WORKSHOP – Public Comment**

Recording of workshop available.

**BREAK**

Post workshop break began at 7:20 PM.

**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Chair Mack Pearl called the meeting to order at 7:33 PM. Other Commissioners in attendance were Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio.

Michael Lewars was absent and excused. City Staff present were Planning Director Gary Christensen, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joe Tovar also attended. The agenda was reviewed. There were not any conflicts disclosed.

**PUBLIC COMMENT – Accept public comment on off agenda items**

**Dick Haugan, Citizen** – Read a Citizen Request he had written (see attached). Commissioner Quitslund asked Mr. Haugan about the meaning of triggering language which would require shoreline property owners to “incorporate the law.” Mr. Haugan replied he meant that the SMP was now law and it was very difficult to read and interpret and that they wanted to ferret out the meaning. Commissioner Macchio suggested assembling a “Frequently Asked Questions” for the public in regard to the SMP to help give citizens more clarity.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

## 2016 COMPREHENSIVE PLAN UPDATE – Draft Housing Element and Draft

### Introduction

City Consultant Joe Tovar began the discussion by showing the Commissioners (via the Housing Element Table of Contents) the information that was struck and added to that Element as well as the movement of the Vision from the end of the Element to the beginning. He spent some time speaking about the Vision Statement and the horizon year of 2036, stating it was significant in that the State mandated a 20-year horizon. There was conversation about whether it was a good idea to put a number to an increase of developed land for housing. The Commissioners agreed to remove proposed Policy HO 1.1. Commissioner Macchio questioned the basis for the percentages used as increases to the housing (i.e., an increase in multifamily homes to 18% up from 16%). Commissioner Chester led a discussion on the jobs-housing balance and what that actually meant. Senior City Planner Jennifer Sutton suggested that while the discussion was great, this would be a good discussion to continue when the Commission revisited the Economic and Land Use Elements in a couple of weeks. Commissioner Killion suggested that affordable housing would help take care of this problem by providing housing for those already working on the Island but who could not afford to live on the Island. The question was raised about regulating the size of a dwelling specifically: If the smallness of a house was defined by code, why was the largeness of a house not defined by code? Chair Pearl wanted to be sure that *conservation villages* would imply conserving land beyond that already marked as a conservation or critical area.

The Guiding Principles of the Introduction were discussed due to the memorandum received from City Councilmember Ron Peltier. Commissioner Gale thought a lot of his changes made them stronger but she did not feel the need to continually re-state “protecting the environment” as that was stated elsewhere and did not need to be repeated so frequently. Mr. Peltier spoke with the Commissioners about the changes he had suggested answering their questions and explaining his word choices. Commissioner Macchio especially engaged in dialogue about the use of the word “respect” in terms of the environment and suggested “protect and preserve” instead. Mr. Peltier offered to collaborate with Commissioner Macchio on the wording of the vision.

### PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

**Jonathan Davis, Citizen** – Wanted to say the idea of “balance” in everything that was going on was most important. He thought they valued their personal housing more than the environment because if they didn’t (unless they lived in a tent), he wondered if they shouldn’t be careful putting value on housing because they had all spent a lot of money on housing and they wanted other people to be able to live here and have housing that was affordable. Mr. Davis felt in all of the Comprehensive Plan, the respect and understanding of their conditions and the resources they had were absolutely essential to creating the balance they wanted in this community so the values across the spectrum from economic to housing to environmental to everything would not be lopsided to one side but would be balanced to make all those things work together. Just

focusing on the environment would not work when you try to make housing, jobs and transportation. Each one needs to be respectful of the other pieces in the puzzle working together to create the whole. Mr. Davis wanted the Commissioners to remember balance and ALL the values they had as they moved forward.

**Chris Van Dyke, Citizen** – Stated he had testified earlier in the evening on the Utilities Element and had referenced the 35A.63.060 RCW. It was pointed out to him that they were actually operating under 36.70A.070 RCW (the Growth Management Act) which he found to have virtually identical language and there was no statutory authority for section policy E-16: The City should periodically undertake comparative evaluations of electric service reliability, cost, etc., and evaluate opportunities to provide improved, less costly electrical service. Mr. Van Dyke said that did not fit under the Growth Management Act where it referenced a Utilities Element consisting of the general/proposed location in capacity of all existing and proposed utilities. He went on to say the Plan before the Commission was outside the scope of the legal authority of a Comprehensive Plan. Commissioner Gale stated it was not required, but that she did not know that it was outside the scope of the Comprehensive Plan. Mr. Van Dyke thought this Element was new and was only added because of the ongoing controversy to take over Puget Sound Energy and he did not want to see that overreach taint the Comprehensive Plan.

#### **NEW/OLD BUSINESS**

None.

#### **ADJOURN**

The meeting was adjourned at 9:11 PM.

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
REVIEW AND APPROVAL OF MINUTES – March 10 and 17, 2016  
PUBLIC COMMENT – Accept public comment on off agenda items  
BAINBRIDGE HIGH SCHOOL MAYOR’S YOUTH ADVISORY COUNCIL – Presentations on the 2016 Comprehensive Plan Update  
WYATT COTTAGES SITE PLAN & DESIGN REVIEW PERMIT (PLN50165SPR) – Public Meeting and Recommendation  
AQUACULTURE LIMITED SHORELINE MASTER PROGRAM AMENDMENT – Study Session and Recommendation  
NEW/OLD BUSINESS  
ADJOURN

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**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Chair Mack Pearl called the meeting to order at 6:00 PM. Commissioners in attendance were Jon Quitslund, Maradel Gale, Michael Lewars, William Chester, Michael Killion and Lisa Macchio. City Staff present were Planning Director Gary Christensen, Planning Manager Joshua Machen, Senior Planners Jennifer Sutton and Christy Carr. Administrative Specialist Jane Rasely monitored recording and prepared minutes.

The agenda was reviewed. Commissioner Gale stated she would step down during the Aquaculture portion of the meeting.

**REVIEW AND APPROVAL OF MINUTES – March 10 and 17, 2016**

**Motion: I move to approve both minutes as presented.**

**Killion/Chester: Passed Unanimously**

**PUBLIC COMMENT – Accept public comment on off agenda items**

None.

**BAINBRIDGE HIGH SCHOOL MAYOR’S YOUTH ADVISORY COUNCIL – Presentations on the 2016 Comprehensive Plan Update**

Mayor Val Tollefson introduced the Mayor’s Youth Advisory Council (MYAC), a group begun by former Mayor Anne Blair. He mentioned that Senior Planner Sutton had worked with the MYAC. He introduced Mr. Brian Messing who began the presentation by thanking the City as a 5<sup>th</sup> generation Islander for having the opportunity to serve on the MYAC with some of his peers and also meeting so many great people in our excellent government and seeing how the process functioned and pertained to this Plan in particular. The MYAC’s presentation focused on zoning and economic development including an emphasis on e-commerce. Mr. Nate Marks spoke about the environmental opportunities the Island contained and maintaining a healthy balance between population growth and preserving the Island’s natural character. He also stated he was proud of

the previous Comprehensive Plan. Utilities with a special mention of internet and cell phone service improvements were discussed. In the Human Services area, Ms. Eckford-Prossor requested funding/increased funding of Helpline House, child care centers and the Housing Resources Board. (Full presentation attached to minutes.)

Commissioner Gale asked the MYAC to collectively think about “Conservation Villages” saying some people do not like to live in downtown Winslow, but would like to develop communities in a dense cluster with a large amount of open space. She also wanted their opinion on how to encourage more e-commerce on the Island. Ms. Gale asked how the reluctance and resistance to new cell phone towers could be overcome. She stated nearby property owners are often reluctant to having towers placed on or within view of their properties.

Chair Pearl thanked the MYAC for their hard work and requested a copy of their presentation.

#### **WYATT COTTAGES SITE PLAN & DESIGN REVIEW PERMIT (PLN50165SPR) – Public Meeting and Recommendation**

Planning Manager Joshua Machen introduced the Wyatt Cottages project describing the location of the project on the northeast corner of Madison Ave N and Wyatt Way NE and mentioning the “Tot Lot” park that would be preserved and incorporated into the project. Concern was expressed for the pedestrian pathway still being available. Mr. Machen explained the roadway was designed to be both a woonerf type driveway AND a pedestrian walkway with a pervious surface with grass or other greenery growing in it. He described the whole parking and driving areas as designed to infiltrate water within an LID construction. Overflow stormwater would drain after filtration, into the City’s stormwater system. Mr. Steding stated the whole idea was an outgrowth of the Madison Cottages development from 20 years ago. There was discussion of a willow tree located on the property that Public Works was asking be removed. Commissioner Lewars asked Mr. Steding whether he had considered affordable housing in his development. Mr. Steding responded that there were constraints in the space available for this type of project unless they had decided to build apartments to fill up the space.

Chair Pearl asked about trenching work within the dripline of trees and questioned why it would be allowed at all. Mr. Machen explained that the Condition (12.i.) was in case they found they had to trench through a dripline. Chair Pearl asked to amend the condition to say that the certified arborist was onsite during any digging around the tree. Mr. Bruce Anderson asked the Commission to amend the requirement for the project to remove the willow tree so the onus for that would be placed on the City instead. Mr. Anderson also brought up the egress on Wyatt and asked for the condition of a “right turn only” Condition 12.e) be removed.

Commissioner Quitslund asked about the future use of the Oliver House which would be moved to a different location on its current parcel. Mr. Anderson felt it would continue to be small

office space. Commissioner Killion felt the project was well done and provided a great amount of variety in the space.

**Motion: I move we recommend approval with the condition changes.**

**Lewars/Killion: Passed Unanimously**

Commissioner Gale recused herself before the Aquaculture Limited Shoreline Master Program Amendment.

### **AQUACULTURE LIMITED SHORELINE MASTER PROGRAM AMENDMENT – Study Session and Recommendation**

Senior Planner Christy Carr gave a brief update on activities with the limited amendment since the Commissioners last met on the subject speaking about both public comment and comments received by Department of Ecology. Commissioner Quitslund asked if the submittal requirements could be changed without changing municipal code. Ms. Carr stated yes, they could be changed within the administrative code as that was where they resided.

**Dave Bricklin, Citizen** – I know you're not taking public comment but I just wanted to mention there're some very substantial revisions being proposed and whether you take public comment tonight or some other time, it seems to me before you pass judgement on these very substantial revisions, you have an opportunity to hear from the public regarding these because there are 10-12 pages of fine print changes that are substantive changes and we would like an opportunity to be heard at some point. He stated he was well aware that the public comment period was closed but called the changes "major rewrites" that came in after the public comment period and were rewrites of core sections by Staff because Ecology told them to do it. Mr. Bricklin also encouraged them to stick to what had been commented on and not the changes that had been made since then.

Discussion of the definition of 500 square feet occurred with the Commissioners wanting the 500 square feet to refer to "disturbed area" as opposed to a measurement of bags. Commissioner Quitslund wondered if 200 square feet would be a good thing. Commissioner Lewars reminded the Commission this was an activity to be encouraged, not discouraged.

**Motion: I move our overall policy and direction is to the extent possible, limit commercial aquaculture farming while encouraging individual aquaculture farming subject to conditions regarding aesthetics that Ms. Carr will put in the amendment before it goes to Council.**

**Lewars/Chester: Passed Unanimously**

**Dave Bricklin, Citizen** – Asked that the Planning Commission make clear to City Council that the recommendation they were forwarding to them did not have opportunity for the public to comment.

**NEW/OLD BUSINESS**

None.

**ADJOURN**

The meeting was adjourned at 8:10 PM.

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

DRAFT

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
PUBLIC COMMENT – Accept public comment on off agenda items  
HELM OPEN SPACE CLASSIFICATION TRANSFER APPLICATION  
Public Hearing: Review and Recommendation  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN UPDATE – DRAFT Housing and Land Use Elements;  
BIMPRD Comprehensive Plan Amendment for new “Park” zone  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
SITE PLAN AND DESIGN REVIEW AMENDMENT FILE NO. PLN50231SPRA  
WINTERGREEN WALK CLINIC – Public Meeting: Review and Recommendation  
NEW/OLD BUSINESS  
ADJOURN

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**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Chair J. Mack Pearl called the meeting to order at 6:05 PM. Planning Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. City Staff present were Planning Director Gary Christensen, Planning Manager Josh Machen, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joseph Tovar was also present.

The agenda was reviewed. There were not any conflicts disclosed.

**PUBLIC COMMENT – Accept public comment on off agenda items**

**Ellen Lockert, Citizen** – Represented a property owner and spoke about their concerns and possible ramifications to property owners of the proposed Historic Preservation Commission (HPC) Ordinance. She stated they were deeply concerned about the proposed ordinance as it was currently written especially regarding register eligible properties saying the proposed ordinance lacks clarity and would have a negative impact on property owners. Ms. Lockert also felt there was potential for harming some long-time Bainbridge residents and went on to list the following as some of their concerns:

- Lack of clarity – In discussing this with members of both the Planning and Historic Preservation Commissions, we understood this to be an innocuous and benign form of guidance that would be offered by the Historic Preservation Commission if a property owner wanted to make changes to their historically registered building or if they decided to demolish the building in order to build something with greater density.
- Real estate market impacts – Real estate market has expressed concerns about the new regulations and had impacted the 219 Madison Ave property that was currently on the market. Ms. Lockert stated these concerns were already impacting the owner in a very real way.

- Wording of Ordinance - Not at all clear about the role of the Historic Preservation Commission suggestions. She wondered if the HPC stated they had objections to work being done on the building/property, how would the Planning Commission act on those suggestions? Ms. Lockert stated they would like to see better specificity about how the HPC recommendation was weighted: guidance only or support/enforcement for HPC? She continued by saying since the wording was unclear, it had a chilling effect upon owners or potential buyers. She asked for the ordinance to have more specific language detailing what would happen after the HPC gave their recommendation.

Ms. Lockert expressed concern for those older Bainbridge Island residents who had been saving their homes as a retirement “nest egg” would be impacted in the greatest way. She hoped the Planning Commission would look thoughtfully at that and be careful creating new restrictions that could potentially impact hard-working residents’ right to enjoy the best return on their investments. (Also see attached written statement.)

Senior Planner Sutton confirmed that the public hearing for the HPC ordinance would be June 23, 2016.

**Nina Jackson, Citizen** – Had lived on the Island since 1984 and stated she was fortunate enough to have a father who purchased the building at 219 Madison to support her business that was housed completely there. She shared that her father always watched out for her and it was time to sell because she was retired and would be 70 years old next year and now they were having difficulty selling the building. She stated there have been different prospective buyers who were unable to risk purchasing the property with the multi-use and historic property restrictions placed upon it. Ms. Jackson felt as though she was caught between a rock and a hard spot. She knew there must be other folks her age or older that may have their nest egg their relying on that they have spent 20, 30, 40 years investing in. She stated she spoke for herself and other men and women on the Island who were not wealthy but were planning to supplement their Social Security with their properties. She stated she did not want them to lose the right to do with their properties as they needed.

### **HELM OPEN SPACE CLASSIFICATION TRANSFER APPLICATION - Public Hearing: Review and Recommendation**

The Public Hearing was opened at 6:23 PM. Ms. Sutton began the public meeting with an overview of the Open Space Amendment application giving a brief history and location of the property located at 11058 North Madison Avenue stating the applicant was seeking to move from commercial farm land status to traditional farm classification. She mentioned the property did not currently have any residences on it but only accessory farm buildings.

The applicant Mr. Richard Helm spoke about his reasons for wanting to change the classification of the farm stating it was driven by Kitsap County's requirements for a land continuing in the commercial farmland classification.

Commissioner Lewars recused himself as his daughter owned the land next door to the property.

Chair Pearl closed the public hearing at 6:30 PM. There was not any public comment.

Commissioner Macchio stated she was very appreciative of people like Mr. Helm who sought to retain farmland on the Island.

**Motion: I move that we recommend to the City Council and the County Commissioners that the Helm Open Space Classification Transfer application to the traditional farmland be approved.  
Gale/Chester – Passed unanimously 6-0**

#### **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

#### **2016 COMPREHENSIVE PLAN UPDATE – DRAFT Housing and Land Use Elements; BIMPRD Comprehensive Plan Amendment for new “Park” zone**

Ms. Sutton laid out the scope of work for the meeting giving a brief review of each of the four tasks under discussion for the night.

Chair Pearl felt it would be good to have the Drafting Committee take a look at some of the changes recommended by Councilman Peltier and wanted them to specifically look at where “Open Space” was used and whether it made sense. The Commissioners also agreed there should be clarification of what would be allowed within “Open Space.”

Commissioner Lewars asked about density bonuses in conjunction with affordable housing stating he wanted to make density bonuses work with affordable housing saying they had not worked in the past because there was not enough incentive to use them. Commissioner Chester agreed. Commissioner Macchio was worried that there were a lot of tradeoffs they should think seriously about before incentivizing affordable housing with density. She was afraid there would not be enough affordable housing gained to make it worth the density. Commissioner Chester mentioned there needed to be enough density provided to offset the affordable housing so more developers would take advantage of it and provide affordable housing. Chair Pearl mentioned that Seattle made developers pay into an Affordable Housing Fund when they built and that eventually Bainbridge would have to do something similar in order to get the affordable housing desired.

Consultant Tovar presented information showing that over 90% of the Island consisted of low density single family homes. Discussion moved into conservation villages such as that presented by architect Jonathan Davis.

Commissioner Killion began review of the Guiding Principles bringing up potential limitations of the Island's water supply and how that was referenced.

Bainbridge Island Metro Parks and Recreation District (BIMPRD) Senior Planner Perry Barrett presented the BIMPRD's application to create a new "park" zone and the encumbrances that come with the parks they currently have. He stated the proposed "park" zone would also have benefits for City Staff in permit review clarity. Chair Pearl asked if the proposed zone would then have City Code to regulate it or be autonomous. Mr. Barrett stated the City would still have primary regulation of the land use. Commissioner Gale wondered if there could be a different way to accomplish the BIMPRD's goals than creating a new zone. The Commission asked Mr. Barrett to provide information on the benefits of a new "park" zoning designation and to work with City Staff on possible different ways to achieve BIMPRD's goals and they would place them on the agenda again when the information was received.

## **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

### **SITE PLAN AND DESIGN REVIEW AMENDMENT FILE NO. PLN50231SPRA WINTERGREEN WALK CLINIC – Public Meeting: Review and Recommendation**

Planning Manager Joshua Machen gave an overview of the Wintergreen Walk Clinic describing it as a major amendment to the original Visconsi Master Plan with changes to Buildings 5 and 6. He stated Building 5 would be increased from a 20,000 square foot building to a 30,000 square foot building and Building 6 would be decreased in size to allow for necessary additional parking. Mr. Machen asked the Commissioners to consider only the current project and not refer back to the already constructed Key Bank and Walgreen buildings. He spoke about the changes in storm water retention stating they had been reviewed and met the City and State's requirements. Response to the Design Review Board's concerns as well as landscaping design focusing mostly on tree count were presented.

Jeff Bouma, Landscape Architect for Visconsi, answered Commissioner Macchio's question of the types of trees being planted. He stated they would be a mix of native species like Douglas fir, canopy and deciduous trees appropriate for parking lots. Chair Pearl asked for a good faith effort to plant a few trees in the buffer by the Key Bank building in order to help provide screening. The developer stated he would look into that and speak with both the landscaper and the current tenant regarding adding the trees. Commissioner Killion asked about low impact development features. Mr. Machen replied there were not any current regulations requiring low impact development. Parking was also discussed with concern expressed about pedestrians crossing Wintergreen Lane when visiting the clinic. Accommodations for emergency vehicles

was discussed with architect Charles Wenzlau stating they were meeting all of Assistant Fire Chief Luke Carpenter's requirements. Commissioner Gale stated vehemently that she was distressed to the max about the clinic moving from the downtown area. Ms. Summer from Virginia Mason Clinic stated they were unable to achieve the amount of space they needed to provide the services they felt the site could sustain.

Chair Pearl opened the public meeting for comment at 8:58 PM. There were not any comments so he closed the public meeting at 8:58 PM. Ms. Gale added that on Condition 32 they were required to add all trees as shown on L400 to the Planning Commission June 9, 2016.

**Motion: I move that we recommend approval of this application subject to the conditions including several conditions added or amended in their discussion this evening.**

**Lewars/Killion – Passed 5-1 with 1 abstaining**

#### **NEW/OLD BUSINESS**

None.

#### **ADJOURN**

The meeting was adjourned at 9:00 PM

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist



**CITY OF BAINBRIDGE ISLAND  
PLANNING COMMISSION SPECIAL MEETING  
THURSDAY, JUNE 16, 2016  
6:00 p.m.-8:30 p.m.  
CITY COUNCIL CHAMBER  
280 MADISON AVE N  
BAINBRIDGE ISLAND, WASHINGTON**

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure  
REVIEW AND APPROVAL OF MINUTES – March 24, 2016 Planning Commission Meeting  
PUBLIC COMMENT - Accept public comment on off agenda items  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN UPDATE  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
NEW/OLD BUSINESS  
ADJOURN

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

Chair Mack Pearl called the meeting to order at 6:05 PM. Commissioners also in attendance were Michael Lewars, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. Maradel Gale was absent and excused. City Staff present were Planning Director Gary Christensen, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joseph Tovar was also present.

The agenda was reviewed. There were not any conflicts disclosed.

**REVIEW AND APPROVAL OF MINUTES – March 24, 2016 Planning Commission Meeting**

**Motion: I move the approval of the minutes for March 24, 2016.**

**Quitslund/Lewars: Passed unanimously**

**PUBLIC COMMENT - Accept public comment on off agenda items**

None.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

**2016 COMPREHENSIVE PLAN UPDATE**

City Consultant Joseph Tovar started the discussion by reviewing some of the changes to the Housing Element including incorporated input from citizens as well as the Vision Statement. Mr.

Tovar called attention to an article Commissioner Gale had sent referencing the City of Portland's control of the footprint of single family homes and that it correlated with new Policy HO 6.6 "Consider the merits of programs and regulations pioneered by other communities to discourage the land, energy and natural resource consumptive pattern of large single-family homes." Chair Pearl asked whether it would be possible to regulate the size of single-family homes by requiring new houses to be built with low impact development (LID) standards. Commissioner Killion asked to have the words, "and adopt as appropriate" inserted after the word "Consider." He stated he was looking for action and not just thought in the Policy. Mr. Tovar reviewed the Actions associated with the Housing Element Implementation section reminding the Commissioners these were not new, they had seen them before. Commissioner Lewars spoke about the proposed biennial assessment of affordable housing. He went on to suggest adding "If insufficient progress is made toward meeting the goals, determine what actions are working and which are not, make appropriate adjustments." He stated it should be added to the end of Policy HO 2.1 and as a High Priority Action item. Mr. Tovar also listed suggested terms in the Glossary that should be removed since they were not actually used in the Housing Element. The Conservation Villages definition was discussed in detail, especially as related to the techniques used to concentrate building. A conversation about "dwelling units" and what constitutes one was had.

**Charles Wenzlau, Citizen:** Stated he had reviewed the whole Element and thought it was really great and really strong. He had a couple of minor comments about the concept of permanent affordability in HO-4 only showed up once under one of the specific policy elements and he felt it was important to put permanent affordability as early on in the document as they could because he thought affordability was permanent for everyone. Mr. Wenzlau suggested HO-4 should read, "Increase the supply of permanently affordable housing." He wanted to get that upfront and center so everyone would be aware those terms were coupled. He asked the Commissioners if they ever had affordable housing that wasn't permanent by definition as new housing was created.

Affordable housing and how to keep it affordable was discussed in depth including the issue of tax breaks for 12 to 50 years in order to facilitate keeping affordability.

**Motion: I move that we provisionally accept the Housing Element as written and include the six or so revisions that Joe just outlined for us.**

**Lewars/Killion: Passed Unanimously**

**Ron Peltier, City Council** – Told the Planning Commission they had basically decided they had the Housing Element they were going to send to the City Council. Chair Pearl reiterated it was provisionally accepted unless something else came up. Councilmember Peltier thought the possibility of density bonuses for conservation villages was interesting. He felt it was ironic that the entire Housing Element was advocating for more density. He thought the Commissioners had read his proposed revisions and thought there should be discussion of gentrification and the impact it had on affordability over the years and that it would continue to have an impact. He wasn't sure what could be done about it, but thought acknowledging the underlying reality that all housing, unless it was part of a community land trust or was guaranteed to be affordable, was twice as expensive on Bainbridge Island as the rest of Kitsap County. He stated that every time a house was sold, the trend was for more affluent people to purchase it and he had seen it over the years since 1965 when the Island went from a workforce that lived on the Island to a more and more affluent society that hired others to do the work around their homes. He asserted that none of the housing that would be created would be available to anyone who cleaned houses, was a waitress, etc., unless

they had a partner who had a better income. Councilmember Peltier went on to say one of the things lacking in the Housing Element was a realistic discussion about jobs and workforce housing. He said this Element was really out of touch with the rest of the Comprehensive Plan and predicted that over the next 20 years Bainbridge Island would get less and less affordable with the residual affordability remaining would be reduced as long-time residents moved or passed away. He thought there would be more and more enclaves of affordability; small houses with a lot of unaffordability and gentrification around those. He felt very few of all the lofty goals would be realized and thought it would be better to have a realistic picture of what was happening on Bainbridge Island because it created more possibilities than pretending they would accomplish a lot of goals they could not. He thanked the Commissioners for their work and stated he appreciated what they did.

Land Use Element discussion began with Mr. Tovar's introduction to the changes that had been made by the Drafting Committee and including the High and Medium Priority Actions. Commissioner Macchio led discussion of Neighborhood Service Centers (NSC) and whether it was really possible to project where those might naturally occur. Chair Pearl asked to have the Transfer of Development Rights area broadened to include conservation areas. Placement of all maps together in one section and having them be 11"x17" so they would be more readable was decided. Light Industrial/Business Industrial (LI/BI) zoning was brought up and whether the Sportsman Club triangle ought not to be re-zoned since there were businesses that did not fall into that category (e.g., day care, yoga studio, etc.) and because of its proximity to schools. Ms. Sutton reminded the Commissioners of their past discussions on the Sportsman Club triangle uses and how to limit those conditional uses. She outlined two paths they could follow:

1. Change the zoning or
2. Modify Business/Industrial policies and then review and modify the Permitted Uses Table in the Bainbridge Island Municipal Code.

The Commissioners all agreed that something needed to be done to prevent so many Conditional Use Permits in the LI/BI zone. Commissioner Macchio argued that LI/BI should not be that close to schools, but the ballet studios, daycares, coffee shops, etc., were more of a fit for the neighborhood/school area. Commissioner Killion led the discussion of the Land Use Element Vision Statement. Density patterns and where future growth would/should grow were canvassed.

The Economic Element was introduced by Chair Pearl with a question about Policy EC 10.2. It was decided to carry the Element over to the next meeting on June 23, 2016.

Public comment from the May 26, 2016 Utilities and Capital Facilities Workshop was reviewed. Ms. Sutton mentioned that the Utilities Advisory Committee (UAC) worked on this Element for a year as the Planning Commission deliberated on other Elements and that this Element would be coming back to them in July. Chair Pearl stated they would use the UAC's Draft Element as a starting point. Commissioner Lewars asked Ms. Sutton to review and edit the Utilities and Capital Facilities Elements and send it out to the Commissioners to start on. She mentioned there would be only two Planning Commission meetings in July but that each would start with an Element workshop and that Public Hearings were planned for September.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

**Ron Peltier, City Council** – Stated he would be making a comment about the Economic Element at the beginning of the next meeting.

**NEW/OLD BUSINESS**

None.

**ADJOURN**

Meeting was adjourned at 8:29 PM.

Accepted by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

DRAFT

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
PUBLIC COMMENT – Accept public comment on off agenda items  
ORDINANCE 2016-15 HISTORIC PRESERVATION PROGRAM – Public Hearing  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN UPDATE – Study Session on Water Resources Element  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
GENERAL LTD. SHORELINE MASTER PROGRAM AMENDMENT – Study Session  
NEW/OLD BUSINESS  
ADJOURN

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**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Chair Mack Pearl called the meeting to order at 6:03 PM. Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester and Michael Killion. Lisa Macchio was absent and excused. City Staff present were Planning Director Gary Christensen, Senior City Planners Heather Wright and Christy Carr, Water Resource Specialist Cami Apfelbeck and City Consultant Joseph Tovar.

The agenda was reviewed and there were not any conflicts disclosed.

**PUBLIC COMMENT – Accept public comment on off agenda items**

**Charles Schmid, Citizen** – Requested that it be easier to find the present Comprehensive Plan on the website saying there were too many steps to go through to actually find the current plan, NOT the drafts being worked on now.

**ORDINANCE 2016-15 HISTORIC PRESERVATION PROGRAM – Public Hearing**

Senior City Planner Heather Wright gave an overview of the process the Historic Preservation Ordinance had gone through to arrive at this public hearing including response to Planning Commission and citizen comments. Ms. Wright also mentioned the Commissioners had received three different pieces of public comment today, which all the Commissioners had received copies of before the start of the meeting.

Chair Pearl asked Ms. Wright to outline the differences between the previous historic register process and the proposed process. Commissioner Lewars asked about the difference between “register eligible” (house is on this due to its age) and actually being “on” the historic register (the owner must apply for and agree to be on the historic register). She stated the main difference is that owners of register eligible homes would have to engage in a discussion with the Historic Preservation Commission before making changes whereas the owner of a home on the historic register would be obligated to meet certain requirements before making changes to the home.

Ms. Wright mentioned the City had received a State grant to create a list of register eligible properties. Commissioner Lewars asked for more clarity of the impositions for a property on the register eligible list. Commissioners Pearl and Gale felt they should go with Option A which was inclusive of all buildings. Commissioner Pearl asked that buildings in the core district would be eligible to become a home again even though City Code did not currently allow that.

The Public Hearing was opened at 6:29 PM. Public comment has been transcribed verbatim.

**Ellen Lockert, Citizen and Representative for Nina Jackson** – See attached written testimony which Ms. Lockert read.

**Nancy Sheldon, Citizen** – “On the registry, I am opposed to automatically having the right to classify my house as a heritage home without my consent.”

**Bruce Brunton, Citizen** – “Good evening. My wife, Peggy, and I live at 9675 Battle Point Drive. We own some mixed-use property in lower Ericksen. My last comment tonight, I’ll give you first: I think, after the hearing you have tonight, I hope you leave the record open because there is a lot more discussion to be had and a lot of your own really right points that need to be filled out and discussed further. This Ordinance comes nose to nose with private property rights and preservation ambitions exceed legal authority, in my opinion. This Ordinance is very complicated and I’m impressed with the number of you that have apparently read the Ordinance back and forth because it is complicated. There are a lot of hidden problems in there and the affected public has very little understanding or knowledge of its impact. We don’t even know how many people in the public can be or will be affected by it until the lists start going together. I think your obligation is to publicize and explain this Ordinance and again, it is really complicated. The scheme in this Ordinance is to create property lists. Categories put on lists without knowledge or consent of the owner. That’s the problem I have as a property owner. There’s what they call the basic list and that switches the theory notebook in the Planning Department starting to build up over a number of years and they’re going to grandfather that and then they add on these other lists. I don’t want as a property owner, to be put on any list without knowledge or my consent. I don’t want to find out about it later and then have a problem with administration of bureaucracy that I didn’t know was there. Because once on the list, you’re in the mix. When I read the Ordinance, it doesn’t matter even if you’re just on the Eligible List, you’re in the mix and you have to deal with the City and that’s not right. It’s up to this time, I think the Historic Preservation Program has been voluntary. Now apparently the Historic Preservation Commission business hasn’t been good enough so they have to look for other ways to get more properties on the list. I don’t blame them, but I don’t want to be one of them unless I have knowledge ahead of time and consent. There’s one thing in the Ordinance that really bothers me and that is in a lot of these categories, the owner has to endure (Chair Pearl let Mr. Brunton know his time was just about up). You guys have been working on this Ordinance for a couple of years and it’s been undercover, hard to find, hard to participate in until now. And so, I

think I deserve more than three minutes to talk about this if you'll bear with me. If not, then we'll take the next step." Mr. Brunton then asked for and received someone else's three minutes. "The other problem as a property owner is that if I am put on the list, I'm involved then. I have to defend my own property to avoid or defer review and that's the wrong burden of proof and that's backwards. You need to start the other way and convince property owners of the benefit of this and provide some incentives or approach it that way. If my property is put on a list of any kind downtown, people who are interested in financing, buying or remodeling my property, are going to go down to City Hall, check as they should and they're a lot of things already, when you're on the list, that will affect your ability to sell or borrow or improve or use your property. Basically, entry of this program should be voluntary by the property owner and that's the first thing I think you need to do. This again, is a very complicated Ordinance. Somebody in this process referred to this Ordinance as being innocuous. Further from the truth. It is really complicated and has some hidden things in it. So I'm asking you to hold the record open, apply some resources to go out to the public so they know specifics and understand what's in here and not just a public meeting without having any Ordinance to look at without having someone to explain to the guy on the street what's in it. Thank you very much. Incidentally, I have a letter I squeezed out of Dennis Reynolds today too. I'd like to leave copies of it for you." (See attached.) Chair Pearl stated they already had it in front of them.

**Piper Thornburgh, Citizen** – "Good evening, my name is Piper Thornburgh. We own two of the historic properties, three buildings, over on lower Ericksen. I wanted to first mirror some of the comments about the process that I'm concerned about. This is an issue that my husband and I became aware of, went to the open house in February. That was the first we gained knowledge that this was in action. We went to the open house, we received very limited information from the City that were handouts that night. It wasn't until closer to the April 28<sup>th</sup> meeting, I believe the study session that you had, that we actually saw a draft of the Ordinance. I've gone through that draft and I've made notes on it and looked at it with green sticky notes and then apparently, there were some revisions and then I received THIS draft which is the latest draft and I made that with yellow sticky notes trying to compare the two and see where there were changes. And I did listen very carefully at the April meeting trying to discern what some of the concerns were of the Commission. I don't feel that specifically the criteria were addressed sufficiently by the City in making the changes. The criteria are still very vague and open as to what would apply for heritage properties. Let me shift back, I wanted to address something about this conversation that's been going on here about this being a dialogue and just a conversation that's triggered by being on the Register Eligible. It is NOT just a dialogue, it's under 18.24.060.a.1. It states very plainly 'the applicant shall prepare a report for the Commission analyzing the following alternates.' And it gives a list A-H of things that will require of the applicant to spend money to in fact create this report that then is given to the HPC so we can engage in this conversation. These are not inexpensive items and I just will talk about cost shifting there. Also, I do like the idea of having the HPC be the one who takes the photographs to record this. That's something I've recommended to the Historic Preservation Commission members I've had an opportunity to

meet with. I do have a letter that I would like to submit to the Commission tonight for review and I also would ask that the record be left open. I do go through Register Eligible. I am concerned about the 45 day limit. It is unclear to me. It also triggers a 21 day limit after the 45 day limit for the public process that is triggered under this. Furthermore, there are rules for review that are referring to the Federal register and the Federal record, outside of anything in Bainbridge Island, and I will cite you to that, in terms of Heritage Properties and also Register Eligible, this goes to owner's consent. That is the biggest problem. This is not a voluntary process for either of those and you moved the goalpost for those who are already on the Local Register. There are many new provisions here that change the rules for the people who are already on the Local Register. I'll submit my written comments and if those could be given to the Commission and made part of the record and I am asking for the record to be left open." (See attached written comments.)

**Charles Schmid, Citizen** – "I don't know if citizens can have a conflict of interest, but I have a house that's 100 years old this year. I agree that we should look through Section A. There's a whole bunch of things here that I'm going to skip most of them to get within my three minutes. On page 3, The director may waive and modify standards including lot coverage, buffers and so on. I think this should also go to the Historic Preservation Commission to at least comment on these changes to make sure they fall within what their goals are to preserve the historical nature of things. Page 8, skip that; page 11, that's just a clarification. The review process: there are Item 5 and Item 6. One has Commission AND Director's decision and the other is Commission OR the Director's determination. So it's just a question of why those aren't in parallel. Most of these are questions to go over. I think it won't be hard to do. Item 14: "The Commission shall submit to the Planning Director," I would like to add "comments on the rank and substance of Items 1A through 1H to say what they are supposed to submit just like the Design Review Board goes through a whole bunch of steps now to make sure that's quantified. My personal opinion is you should not list all these mitigation measures. I think that's just going to make the decision process jump to the mitigation measures and you should actually just say there are mitigation measures and you really don't have to say what they all are because the HPC is smart enough they don't have to see a list. I think it channels thoughts in both the decision process and also the other things. I think the other things are minor. I'd like to thank the members of the Historic Preservation Committee for their work to improve the ability of the Island to save special history we all enjoy. When we think of this Island it has a lot of historical facts that make it different than other communities. Also, I'd like to see incentives because there is this problem of what these requirements you are putting on property owners and they should be getting some incentive, something back for their participation in this project. Thank you."

**Eric Fredericks, Citizen** – "I just had a question as a property owner of the Ambrose Grow House along with a couple of other people that are co-owners with me. I would like to know if that is on the current register of historical (that's why I called you earlier, Heather, and you were kind enough to call me back but I missed the answer to that question) and the second question to

go along with that is what are the incentives.” Ms. Wright confirmed the Ambrose Grow House was not on the register. She also outlined tax incentives and a discount card from certain local vendors if your property was currently on the register.

**Kelly Muldrow, Citizen** – “I’ll try to be quick because I think I gave some of my time to Bruce. I am a commercial broker with Windermere here on Bainbridge. Thanks for the opportunity to speak. I’m here specifically to speak on the effect of historic nature or any sort of being on a register and its effect on the value of the property. I appreciate protecting the Island’s special character, I really do. I’d much rather see a seven-unit apartment project downtown than seven new septic fields on a strawberry farm somewhere. But the problem I see is that saving historic properties in Winslow might preserve old buildings for a while but it definitely has a monstrous negative financial impact on property owners. I’ve worked with at least three property owners in the past few years that have been unable to sell their properties in large part due to the restrictions of having to deal with the uncertain future of a historic property. These owners’ financial future depends on their ability to sell but they can’t and adding restrictions practically decimates the pool of willing buyers for these properties. We talk a lot about smart growth in this community and sometimes, smart growth means replacing something old with something new. I love my 83 Volkswagen Westfalia but there came a time when it cost too much to operate and maintain. It stopped working the right way it was supposed to, it wasn’t a fit for me and my family and it just wasn’t safe. Restrictions on historic properties zoned for commercial use impedes smart growth where we need it most, in Winslow. And maybe it is nice to see that 100 year old home on Ericksen or Madison when we drive by, but the owners can’t sell it for what the HPC wants it to be because the demand for inefficient, expensive to maintain and in some cases, barely tenable historic properties, is practically non-existent. The law of supply and demand which is a law, it’s not suggestions about supply and demand, it’s not good ideas about supply and demand, say that it’s very simple: when you reduce the demand for a thing, you reduce its value. And for the owner of a historic property in a commercial zone, you are significantly reducing the value of their financial future. Thank you.”

**John Eisenhower, Citizen** – “I’m managing partner of Madison Avenue Real Estate. We own the Pavilion, the former Four Swallows property and the car wash above it. Specifically speaking to the potential nightmare represented by the former Four Swallows building that has ill-conceived additions that are more than 50 years old. For two years we have tried desperately to find a financially viable restaurant to occupy a space but to bring that back up to a reasonable code, we’d need the words “financially reasonable and feasible” somewhere in this because even though one of the reasons we haven’t made any efforts to do anything with that building is that we value its historic charm. That doesn’t mean we can afford to keep it there forever. This is the next point, a 50-year old building now is going to be 60 years old in 10 years and without having financially reasonable and feasible language in here someplace, there comes a point when we have to take the Westfalia and tow it away. So I do agree with that. Other issues of concern you’ve talked about but I want to reiterate: The notion of being register eligible and local

register is kind of moot throughout this document because as soon as you get to the part where I want to demolish it or modify it, it refers to both equally so it wouldn't matter if I'd consented if you decided that it's eligible, I'm subject to exactly the same conditions so please reconsider that. Second, along with that heritage language and local register language is not consistent with each other in that heritage does not require my consent. I would encourage you to be homogenous throughout the document and involve the property owner in the conversation. Again, there is subjective not objective language in here that comes down to an opinion; do you think it's significant, do you think it's contributing and you're not asking the owners opinion of that, you are forming an opinion and then the appeals process goes back to the same people who made that opinion in the first place. So if there isn't an external appeal process that has a third party that says that wasn't an objective answer, then that's very difficult for me to figure out what I'm supposed to do about that other than simply be saddled with a building I can't sell or maintain. Thanks for your time. I'd be delighted to have a longer conversation with anybody who wants one. Thanks."

**Nina Jackson, Citizen** – "Good Evening. I own a property that's an old building. It's older than I am, so you know it's old. It's down on Madison and I'm here this evening to put a face to a lot of property owners that are my age and older that have been on this island as long as I have, maybe even been born here. I've only been here 33 years. They're people living in homes that they've paid for, they've paid taxes on, they've raised families but now it's time. They need the money for a retirement home and if these folks live in a building that is 50 years or over and they're having trouble selling it because of restrictions and without their consent, these folks aren't going to have enough money to go into retirement or assisted living. I've done a lot of work with the elderly. I'm an advocate of the elderly and the disabled and I hate to see any older person that might be older than I am that's having mentation problems being forced into something that is not going to be feasible for them going forward. So please think of the faces and the people that are living in homes that they've paid for, lived in, paid taxes on that can really be the losers here. Thank you."

Chair Pearl felt they should leave the public hearing open and Commissioner Quitslund stated they needed another study session. Commissioner Lewars agreed to leave the public hearing open but was concerned that the process would get bogged down so he felt it should be left open to their next meeting and then closed out. Commissioner Killion thought there needed to be some more study and that it would be good to find out whether other cities had problems with property value for properties on historic registers. Commissioner Quitslund asked to meet with the Historic Preservation Commission to talk through some of the ways to bring more clarity into the wording of the ordinance. Commissioner Chester asked how a building that started as a residence but was now a commercial building would be affected.

#### **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

## **2016 COMPREHENSIVE PLAN UPDATE**

Discussion of the revised History Section of the Introduction was begun with Commissioners questioning the length and flow of the proposed history. Mr. Tovar suggested the document be sent back to the HPC who would work with Mr. Christensen and Ms. Wright to tighten up and organize the document.

Mr. Tovar presented the focus of the night's review of Comprehensive Plan Elements stating they would be looking at editing changes. Commissioner Gale felt the Land Use Element was ready for moving forward other than one small editorial change. Commissioner Quitslund thought the Transfer of Development Rights should be a priority.

Minor editorial changes in the Housing Element were made with Chair Pearl asking for square footage limits but Commissioner Gale feeling that was to be determined in the regulations and should not be included in the policy. Commissioner Chester agreed it should not be included.

Commissioner Quitslund's edits of the Economic Element were reviewed with conversation around the need for business opportunities and vitality and removing redundant phrases. Review of Commissioner Killion's rewrite of the Economic Element Vision occurred. The Vision Statement was referred over to the Drafting Committee for further review and revision.

Commissioners provided editing comments for the Water Resources Element with Commissioner Quitslund asking Ms. Apfelbeck to consider Robert Dashiell's public comment received that afternoon. Commissioner Killion felt it was important to continue the salt water intrusion modeling. Ms. Apfelbeck confirmed there were follow-up actions to any well that had salt water intrusion.

## **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

**Charles Schmid, Citizen** – Spoke about the law of marketing and how you could look at the newspaper and see exactly one of the driving forces on this island and that's all the ads for houses. Mr. Schmid had heard that a small house in Winslow was \$100,000 just for the land. He said that certainly the number of real estate buildings was probably larger than any other business in town. He mentioned he saw construction on the Vision and bet that a lot of the construction workers lived off-island.

## **GENERAL LTD. SHORELINE MASTER PROGRAM AMENDMENT – Study Session**

Senior City Planner Christy Carr provided an overview of the goal of the limited amendment to change language to make the intent of the Shoreline Master Program (SMP) clear and fix errors. She also outlined the two criteria the limited amendment must fit in order to be considered. She described the review process as similar to the Comprehensive Plan process in that certain changes or areas, would be flagged for another look at a later date. Ms. Carr gave examples of

staff implementation to illustrate the types of changes being made. Frustration was expressed by some of the Commissioners on continued overview of the process as opposed to performing actual document review at this time.

### **Public Comment**

**Mike Juneau, Arborist** – Stated he did 95% of his work on the Island. Mr. Juneau also said they did a lot of consulting for customers answering questions like, “What’s wrong with my tree” as well as risk assessment, hazard trees and a lot of work on the shorelines. He mentioned he had been working along the Bainbridge Island shoreline for 20 years and that he had a pretty good sense of what had been done in the past, what worked and what didn’t work. Mr. Juneau stated he made the commitment last Fall to work within the Code and stated 75-90% of work that was done in buffers, including the shoreline jurisdiction, was out of compliance and it did not seem like a big issue just because it had not been enforced. Mr. Juneau presented a slide show highlighting the type of work his company did (pruning, topping, etc.) everywhere as well as along the shoreline to preserve trees while also preserving water views. He referenced specific regulations in the Shoreline Management Program stating that any cut over 2.99” was a problem and not taking any more than 25% of a hedge of a period of 3 years was too restrictive. He also brought up the critical areas ordinance that trumped the regulations in the SMP. He felt they should be able to control invasive noxious weeds on slopes and right now they were not able to do so. Mr. Juneau was hopeful some of these issues could be resolved before they became a big problem and he felt the main reason people were not upset about this was because of lack of enforcement at this time. People and contractors did not know about at this time.

Commissioner Lewars asked for a specific list of issues from Mr. Juneau.

### **NEW/OLD BUSINESS**

None.

### **ADJOURN**

The meeting was adjourned at 8:45 PM.

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
PUBLIC COMMENT – Accept public comment on off agenda items  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN UPDATE – Review and Consistency Checks  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
NEW/OLD BUSINESS  
ADJOURN

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**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Chair Mack Pearl called the meeting to order at 7:10 PM directly following the Human Services Element Workshop. Commissioners also in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. City staff present were Planning Director Gary Christensen, Public Works Director Barry Loveless, Engineering Manager Chris Hammer, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joseph Tovar was also in attendance.

**PUBLIC COMMENT – Accept public comment on off agenda items**

None.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

**Charles Schmid, Citizen** – Mentioned at a previous meeting that he was a little shocked at the Vision, Goals and Policies for Winslow taken out of the Comprehensive Plan. He felt it was an important thing to have these visions, these goals, these policies in the Plan. The rationale given was that these were taken out and put into the Winslow Master Plan but he felt that was one step down citing the example that the Lynwood Master Plan relied on the Comprehensive Plan and all of sudden crucial elements were being taken out. He wanted to see them reinstated to the Comprehensive Plan itself. Chair Pearl replied that the idea was to not have things stated in multiple places. Mr. Schmid said he understood the reason they wanted to do that but went on to say a master plan did not state all the things contained in the Comprehensive Plan and the Comprehensive Plan was where people looked. He felt it was really wrong to take the important issues out of the Comprehensive Plan and bury them in the Master Plans. Mr. Schmid brought up subdivisions and wondered why there was not anything about them in the Land Use Element. Chair Pearl agreed it might be a little more vague than it needed to be but that subdivisions were covered in the Low Impact Development program.

**Andy Maron, Citizen** – Was available if they had questions about the Utilities Element but couldn't help but be concerned about the lack of clarity in the Transportation Element regarding the question of connecting roads when building occurs. He stated when he looked at the Element, it was not clear citing a section about connectivity that said you should try to connect

roads in order not to have dead ends and in “Neighborhoods” it said to protect the neighborhoods. He mentioned his real life experience of living in a neighborhood where that became an issue and stated there was not an answer to that question in the Comprehensive Plan today. Mr. Maron gave the example of Shepard Way as a public right of way you could walk on but not drive on. He continued by saying that if Shepard Way went through, less traffic would be funneled up Weaver to Wyatt including all the new traffic from the Grow development and the newer development which would add residents from 10 new houses. He reiterated that the Comprehensive Plan today does not answer that question and it should clearly state whether the policy was to disperse or funnel traffic. He asked the Planning Commission to answer that question. Commissioner Macchio responded saying it was a balancing act between what the nearby community wanted and the greater good.

### **2016 COMPREHENSIVE PLAN UPDATE – Review and Consistency Check**

Senior Planner Jennifer Sutton gave an overview of the work to be accomplished and introducing Public Works Director Barry Loveless and Engineering Manager Chris Hammer as resources for any questions the Commissioners might have.

The Commissioners decided to strike the word “feasible” wherever it was used in the Utilities Element. Commissioner Gale felt it was a vast deal better than what the City had before but encouraged the Commission to send the Element to the Drafting Committee for clean-up work. Commissioner Quitslund felt there should be more emphasis given to all forms of composting. Commissioner Macchio agreed that the solid waste section of the Element was thin and there were a lot more visionary policies they could come up with to broaden the section. Commissioner Killion agreed adding there should be an emphasis on education as well. The Drafting Committee was also going to review the Utilities Element Vision Statement written by Commissioner Killion.

Ms. Sutton provided a brief review of the Transportation Element presented in the agenda packet highlighting the new **Relationship of the Transportation Element to the Island Wide Transportation Plan** section at the end of the Element. Discussion began with establishing the priority of the “High Priority Actions.” Definition of “complete streets” was confirmed as being within a context sensitive design which Commissioner Lewars felt broadened the meaning of “complete streets.” Discussion about access into subdivisions from the quietest road as opposed to the busiest street which seemed backward to some of the Commissioners. Engineering Manager Chris Hammer agreed it did not always work well that way and stated it would be nice if the standards allowed for more flexibility. Questions about lighting were answered and it was stated that the City had changed to LED light bulbs to save energy. Mr. Hammer said that though the bulbs seemed brighter, they were not; they dispersed light better.

There were questions about the order of Actions in the Environmental Element. “Open space” versus “wildlife corridors” and their differences were discussed. Transfer of Development

Rights (TDRs) from farmland was mentioned as a way to preserve certain open space areas. Ms. Sutton pointed out that TDRs were worth triple the value when taken from farmland and perhaps increasing the TDR value of certain critical areas would be a way to encourage preservation of them. Commissioner Lewars felt the word “shall” would be better used only in the High Priority Actions. Planning Director Gary Christensen felt to the extent possible it would be better if the words “should” or “shall” were not used except very sparingly.

City Consultant Joseph Tovar spoke about the recent Comprehensive Plan update presentation to City Council stating they were very appreciative of the work the Planning Commission had completed thus far. Commissioner Gale said she was impressed with the Council’s understanding of the documents that had been presented to them. Discussion of the possibility of re-zoning the Coppertop area occurred with the Commission split on whether that should happen. The Commissioners agreed to work on the zoning for the Day Road Business Industrial area to prevent it from becoming more commercial like the Coppertop development. Commissioner Gale suggested the Day Road area be named “Industrial.” Ms. Sutton stated she felt that the business owners in that area needed to be given notice of the suggested change and the soonest that could happen would be the August 11, 2016 meeting.

A quorum was established for a meeting the following week.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

**NEW/OLD BUSINESS**

None.

**ADJOURN**

The meeting was adjourned at 9:01 PM.

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
REVIEW AND APPROVAL OF MINUTES – April 7, 2016  
PUBLIC COMMENT – Accept public comment on off agenda items  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN UPDATE – Discuss and Review  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
ORDINANCE 2016-15 HISTORIC PRESERVATION PROGRAM – Public Hearing Continued  
NEW/OLD BUSINESS  
ADJOURN

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**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Chair Mack Pearl called the meeting to order at 7:13 PM. Planning Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester and Lisa Macchio. Michael Killion was absent and excused. City Staff present were Planning Director Gary Christensen, Senior Planners Jennifer Sutton and Heather Wright and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joseph Tovar also attended.

The agenda was reviewed. There were not any conflicts disclosed.

**REVIEW AND APPROVAL OF MINUTES – April 7, 2016**

**Motion: I recommend approval of the minutes as distributed.**  
**Quitslund/Chester: Passed Unanimously 4-0**

**PUBLIC COMMENT – Accept public comment on off agenda items**

**Andy Maron, Citizen** – Spoke on behalf of the Bainbridge Island Parks Foundation which he stated had reinvigorated itself over the last couple of years focusing its work on a number of things including trail connections. Mr. Maron presented the question “How do we get connections for trails during the development process?” He said the reason the Parks Foundation was focused on this was because of the new developments being seen west of Rotary Park. He also stated the Parks Foundation was working on the Open Space Committee’s goal of having a connection from Winslow all the way to Gazzam Lake. He continued by saying the current development has caused the Parks Foundation to look at the Comprehensive Plan and see what allows or compels the connections be built. Mr. Maron completed the thought by saying they would be returning to the Planning Commission with some suggested language on this for the Land Use and Transportation Elements to achieve the desired connections while development occurs. Mr. Maron then showed a map of the area he was describing and did state that the developer on Weaver was cooperating with the Parks Foundation. He stated they wanted to make sure the Comprehensive Plan had the best language to encourage that to occur.

### **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

**Andy Maron, Citizen** - Commented on the Utilities Element saying that there was now a Utilities Element Vision that did not exist before. He stated a desire to work on the Vision himself with the Utilities Advisory Committee and that they would be presenting their version to them at the Planning Commission meeting on August 11, 2016.

**Ryan Vancil, Attorney for BIMPRD** – Wanted to touch base with the Planning Commission about their process proposal for addressing some needs BIMPRD saw in the City’s Comprehensive Plan and Code in regard to the Park District. Mr. Vancil stated he knew there was some place holder language for now but proposed to prepare a comparative analysis in the next couple of weeks for how other jurisdictions treat permitting for park districts through their zoning and code processes so the Planning Commission could see whether it was useful to approach this issue through the Comprehensive Plan or not. He asked the Commissioners to please wait for them a couple of weeks to provide the comparative analysis before they discussed LU 4.3.

**Charles Schmid, Citizen** – Submitted a Comprehensive Plan amendment two years ago on changing the zone of Pritchard Park stating its current zoning was Waterfront Industrial. He felt it should not be Waterfront Industrial saying it could hurt the property. Mr. Schmid said when he presented his Comprehensive Plan amendment, he was told by the Planning Commission not to worry about it because they were going to change Pritchard Park to a special park zone. He stated if they were going to pull out from that change, he wanted to pull his request out again because the Waterfront Industrial zoning had already damaged the park. He did not want the good idea of having a park zone disappear.

Planning Director Gary Christensen reminded the Commissioners of the ambitious schedule ahead of the Commissioners in August and September saying they would like to have a recommendation to City Council by mid-October. He stated if the Planning Commission did not wrap up their work by mid-August, it would push approval of the Comprehensive Plan into 2017 which would preclude any further amendments until 2018 as only one amendment was allowed per year.

### **2016 COMPREHENSIVE PLAN UPDATE – Discuss and Review**

City Consultant Joe Tovar gave an overview of the concerns and suggestions City Council asked the Planning Commission to look at. The Citywide Vision Statement was discussed with a recommendation made by Mr. Tovar to have Staff take a look at revising it based upon the content of the individual Element Vision Statements. Conversation then moved to the Land Use Element and whether or not Policy LU 5.2 was inconsistent with Policy LU 9.1. Transfer of Development Rights wording was discussed with Commissioner Quitslund suggesting new wording and a reluctance to eliminate the program from the Comprehensive Plan. Commissioner

Lewars agreed they should use wording that did not layout specific guidelines, but which included the program in general with details of the program to be decided at a later date. Updating the entire Bainbridge Island Municipal Code was brought up and the ability of Staff to perform a bottom to top review. Comparing the priorities of the different Elements was mentioned by Mr. Tovar and taking that question to the public during the public hearing.

Commissioner Lewars asked about the Coppertop Development and changing the land use designation. City Council was opposed to the Planning Commission's suggestion to change the zoning designation. Ms. Sutton presented changed wording of Policy LU 10.1 to: "The Business/Industrial District is for light manufacturing development. New uses shall be compatible with established uses and the character of other development in the neighborhood." Chair Pearl asked how this would keep the Business/Industrial development on Day Road from housing businesses like the Coppertop development. Commissioner Lewars stated he wanted to put a stop to non-light industrial uses being approved in the Business/Industrial District. Interim regulations were presented as a way to regulate these areas while changes to the code are made.

The latest version of "A Survey of Bainbridge Island History Relevant to Comprehensive Planning" was shared with an introduction by Commissioner Quitslund. The Commissioners agreed they liked the new draft and that it should be included in the Comprehensive Plan Introduction. The Environmental Element Vision Statement was discussed. Commissioner Chester liked that it was shorter while Commissioner Macchio changed the order of the sentences somewhat. The Bainbridge Island Metropolitan Parks and Recreation District (BIMPRD) suggestion to delay finalization of the Land Use Element until they can present their suggested new park zoning was addressed by a change in the wording of Policy LU 4.3, "Include as an early task in the multi-year work program adoption of policies and development regulations for Bainbridge Island Metropolitan Park and Recreation District facilities." Mr. Barrett from BIMPRD explained this would be a place-holder for the agencies involved to come together and form a solution within the next year or two.

The new Vision Statement for the Utilities Element was presented. Commissioner Macchio suggested "renewable" power should be added instead of just "reliable electric power." Chair Pearl suggested striking the phrases "to the extent that this is feasible" and "where appropriate."

#### **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

**Sarah Blossom, Citizen** – Spoke about the initial excitement of being part of the Comprehensive Plan process and wondered why she was putting all the time into when she heard City Staff say our Code is consistent; there aren't many changes to be made. Ms. Blossom said she came into this thinking they would be making changes, doing something, stopping the kinds of development they saw and didn't like. She felt very disenchanting and sad by this. She mentioned the Coppertop area stating it had been discussed from the very beginning in the Steering Committee meetings and no one had done anything about it. To get to this point where

the entire City Council had asked the Planning Commission to look into the zoning in that area and now to find out there wasn't time to review it. Ms. Blossom said when she heard City Staff say they would take the Planning Commission's recommendation to Council, she wondered if it was their recommendation or was it City Staff's? She did not hear from the Planning Commission that it was their recommendation, she heard Staff telling the Planning Commission what their recommendation should be. Ms. Blossom guaranteed that if they did not do something with the Business/Industrial designation, at the next Comprehensive Plan update they would be re-zoning some of that Conservation Zone as Business/Industrial because the City would not have an industrial property left. She felt that Day Road would become like Coppertop and she said that needed to not happen and that Commissioner Gale had spoken about this before. She finished by saying she really wondered what the point of all of this had been. She said they had made a lot of nice changes in the language but wondered if they would have any real affect or impact on this Island? She didn't know where the disconnect was coming from between Staff and what she thought they were trying to achieve with this process. Ms. Blossom stated she knew Staff had the best knowledge of the Code but felt that was the best reason to have someone come in from the outside to review the Code. Chair Pearl responded saying he would love to take it on but they would need another few weeks and they felt the interim rules were best for now. Ms. Blossom stated she would be asking Council to take it on once the Comprehensive Plan came to them if they did not do it. She did not consider it a dead issue and would pushing for it to happen. She was worried that allowing "compatible" uses was a mistake because it would allow more of the same types of uses currently housed on Day Road that they didn't want there.

**Charles Schmid, Citizen** – Agreed with Ms. Blossom and stated the reason they had been saving the land as Business/Industrial up at Day Road was because they knew there wouldn't be any more Business/Industrial land added anywhere else on the Island.

**Tom Brobst, PSE** – Had been monitoring the Utilities Element and had provided comments early on. He was concerned about taking out the verbiage having to do with the tie between the Winslow and Murden Cove substations stating they had been trying to tie them together since the early 1990's and that was one thing that came out of the Reliability Committee back then. Commissioner Quitslund thought it might be too much detail for the Comprehensive Plan and wondered if the omission of that paragraph kept them from going forward. He was against striking Policy E 1.4 and replacing it with U 14.4.

**Piper Thornburgh, Citizen** – Stated she and her husband own a building at 9463 Business Park Lane adjacent to Coppertop for several years. She mentioned that they had purchased the building from the Mills who had an industrial use there before but had done away with that and converted the space into a music facility and cross fit gym. She stated that the issue of the Business/Industrial zoning was a surprise to her and as business owners she would appreciate

outreach and allow a full process to consider these issues. Ms. Thornburgh reiterated she did not know anything about it and would appreciate a fuller process surrounding the issue.

## **ORDINANCE 2016-15 HISTORIC PRESERVATION PROGRAM**

### **Public Hearing Continued from June 23, 2016**

Senior Planner Heather Wright briefed the Commissioners on the changes made since the first Public Hearing on this Ordinance. She stated that the language had been clarified to address public comment and concerns received previously. Ms. Wright then introduced Historic Preservation Commission (HPC) Co-chair Dave Williams who asked the Planning Commission to move the Ordinance forward to City Council. Commissioner Lewars stated the table included in the draft Ordinance made it look as though the designation was binding and would condition any building permits sought by the property owner. Mr. Williams explained there were already requirements in place by City Code if a building older than 50 years was the subject of a demolition permit. The new Ordinance would not change that. Commissioner Lewars suggested the language should state unequivocally that the HPC comments were advisory only and non-binding.

### **Public Comment**

**Piper Thornburgh, Citizen** – Appreciated all the work that had gone into trying to improve the Ordinance. She stated she had listened carefully at the meeting last June and brought up the Commission's request for clearer language not compelling homeowners to be deemed register eligible. She found that under the Ordinance there still was no way out of it because if your building was deemed eligible, suddenly you were on this special list. She mentioned that while Ms. Wright had addressed the .050 portion of the Ordinance, the .070 portion dealing with demolition was a lot more onerous than she had seen prior to then citing the report analyzing A-H for the Historic Preservation Commission (HPC). She raised the issue about including the public process of noticing and meetings, including a public hearing. Ms. Thornburgh also mentioned that even though they had reached out to the HPC, they still did not understand the tax benefits to being on the register eligible list. She felt like this was so important and yet it felt so rush, rush, rush. She wished the Ordinance could be pushed off into the 2017 Work Plan instead of in the flurry of the Comprehensive Plan.

**Motion: I move that we forward this to City Council with the changes discussed.**

**Chester/Macchio: Passed Unanimously 4-0**

## **NEW/OLD BUSINESS**

None.



**Planning Commission  
Regularly Scheduled Meeting Minutes  
Thursday, July 28, 2016**

**ADJOURN**

The meeting was adjourned at 9:29 PM

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

DRAFT

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
REVIEW AND APPROVAL OF MINUTES – April 14, 2016 and April 28, 2016  
PUBLIC COMMENT – Accept public comment on off agenda items  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN UPDATE – Review draft Capital Facilities and Human Services Elements  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
NEW/OLD BUSINESS  
ADJOURN

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**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Chair Mack Pearl called the meeting to order at 6:02 PM. Planning Commissioners in attendance were Lisa Macchio, William Chester, Jon Quitslund and Maradel Gale. Michael Lewars and Michael Killion were absent and excused. City Staff present were Deputy City Manager Morgan Smith, Planning Director Gary Christensen, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed and there not any conflicts reported.

**REVIEW AND APPROVAL OF MINUTES - April 14, 2016 and April 28, 2016**

Minutes were not reviewed by all Commissioners, so they were put off until the next meeting.

**PUBLIC COMMENT – Accept public comment on off agenda items**

**Charles Schmid, Citizen** – Asked that a copy of the Draft Comprehensive Plan be held at the Planning Counter for the benefit of those citizens who were not able to read it on the computer. Ms. Sutton agreed that was a great idea and stated they would do so.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

**2016 COMPREHENSIVE PLAN UPDATE – Review draft Capital Facilities and Human Services Elements**

Mr. Charles Schmid's Comprehensive Plan Amendment was moved to the first item instead of the last. Ms. Sutton gave an overview of his request which proposed changing the designation for Pritchard Park from WD-1 to OSR-2. She then displayed a chart (see attached Pritchard Park Zone Comparison) showing the zoning differences that occur between the two types. She mentioned the difficulties inherent with a citizen submitting this amendment request for a property they did not own and that it could set an unwanted precedence. Chair Pearl asked if the Bainbridge Island Metropolitan Parks and Recreation District (BIMPRD), one of the two owners of this land, was okay with this. Ms. Sutton stated they would be discussing Mr. Schmid's

Comprehensive Plan Amendment at their next Board meeting. Ms. Smith spoke to the ownership of the three parcels that comprise Pritchard Park saying the City was in the process of turning over their portion to the BIMPRD withholding that portion that encompasses a public utility easement. Commissioner Macchio asked to hear from Mr. Schmid about why he made this amendment application. After sharing some of the history from the 1970's and 1980's, he stated it was the logical thing to do and he had hoped the City and BIMPRD would agree and go ahead and do it. He stated he did not understand why you would have a park zoned as Waterfront Dependent - Industrial. Ms. Macchio asked if he was worried the property would come under pressure to have something different in there. Mr. Christensen addressed the Commission saying that as a matter of protocol, when there was a request or a change, it had to have the agreement of the property owner. Mr. Schmid stated he had ask City Council in his June 30, 2015 memo to initiate the Comprehensive Plan Amendment but there had not been any response.

**Motion: I move that the Planning Commission forward the information related to a potential change of underlying zoning on Pritchard Park property from WDI to R-2 with a request that the City Council act to make that happen in this Comp Plan update process in as much as this is when we can consider Comp Plan Amendments and that's what this basically would be. In this case, initiated by City Council.  
Gale/Quitslund – Passed Unanimously 4-0**

Chair Pearl reaffirmed that they would forward this information along and that they would not act further on the application unless directed by City Council. It was agreed that Commissioners Gale and Macchio would write up the request.

Ms. Sutton introduced the Human Services Element and stated Ms. Smith was here to support their discussion as necessary. Chair Pearl asked if Ms. Smith had any thoughts on the Element. Ms. Smith said she felt it was a very strong document that preserved the goals in a very clear way and some of the updated wording on how those were expressed seem to resonate with what was seen in our service providers' area focus. The Commissioners offered up edits to individual sentences. Commissioner Quitslund proposed a new goal HS-5 Public Awareness and Acceptance.

**Motion: I move that we indicate some degree of closure with the Human Services Element after the discussion on the August 4, 2016 Planning Commission meeting.  
Gale/Macchio: Passed Unanimously 4-0**

The Capital Facilities Element discussion began with a look at the Vision Statement provided by Commissioner Killion. Ms. Sutton presented the Element saying there had been a lot of changes and that the new draft showed the City adopting by reference the BIMPRD and Bainbridge Island Fire Department (BIFD) updates to their own Comprehensive Plans. Commissioner

Macchio felt that adopting them by reference should require a statement as to how that happens. Ms. Sutton explained that the City provided a lot of information to these entities regarding City zoning, etc. and went on to explain about the Inter-local Government Working Group (IGWG) that meets quarterly to work together where information (data) is shared. Various edits were offered up by the Commissioners with discussion about the Winslow Water System.

Commissioner Quitslund asked for a preview of the agenda for the next meeting which would include the Introduction, a re-worked Vision Statement and a draft Comprehensive Plan Introduction from Mr. Charles Schmid.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

**NEW/OLD BUSINESS**

Commissioner Macchio brought up Code having to do with trees and Chair Pearl suggested the conversation would be better had after the Tree Ad Hoc Committee meeting the next day.

**ADJOURN**

The meeting was adjourned at 7:59 PM.

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
REVIEW AND APPROVAL OF MINUTES – April 14, 2016 and April 28, 2016  
PUBLIC COMMENT – Accept public comment on off agenda items  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN UPDATE – Review  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
NEW/OLD BUSINESS  
ADJOURN

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**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Chair Mack Pearl called the meeting to order at 6:03 PM. Planning Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. City Staff present were Planning Director Gary Christensen, Senior Planner Jennifer Sutton, City Consultant Joseph Tovar and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts.

**REVIEW AND APPROVAL OF MINUTES – April 14, 2016 and April 28, 2016**

**Motion: I move the approval of the two sets of minutes from April 14, 2016 and April 28, 2016 as distributed.**

**Quitslund/Lewars: Passed Unanimously 5-0**

**PUBLIC COMMENT – Accept public comment on off agenda items**

None.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

**Dominique Cantwell, Directors Forum** – Read a brief statement: “The City arts and humanities community was caught by surprise with the scope of the changes made to its submitted draft of the Cultural Element that was discussed so enthusiastically on July 28<sup>th</sup>. On behalf of the Island Arts and Humanities Executive Directors’ Forum and the Public Art Committee (PAC), I’d like to reserve the opportunity to offer specific edits in writing to present the Planning Commission at a later date. We would like to have an opportunity to meet, engage our boards and constituents and to respond meaningfully. We were disappointed to have been neither notified nor included in the Drafting Committee meeting two weeks ago where our proposed draft was discussed. As such, with just over 24 hours to review the new draft, the members of the Directors’ Forum and PAC were unable to meet with quorum to address the substantive changes that have been proposed by the City Staff. Broadly, we will ask that the Planning Commission revisit and fortify the verbiage supporting the proposed Goals and their

implementation. We recommend non-specific but direct language to intend an agency for the fulfillment of each Goal even if such an agent remains unnamed. Further, we request that you consider the omission of what had been Goal 10 – Services to cultural organizations – from your proposal. It's our hope the final draft of the Cultural Element will be a functional planning document that will represent the interests of this community and we renew our pledge to be partners in the effort to achieve such an end. We request notice of any deadlines, subsequent Drafting Committee meetings or discussions that may inform this process as the listserv failed to perform that purpose for the many of us who are subscribed. I may be contacted on behalf of the Directors' Forum via e-mail at [dcantwell@bainbridgeperformingarts.org](mailto:dcantwell@bainbridgeperformingarts.org) and will gladly disseminate information to the Directors' Forum via the channels already in place at the Arts and Humanities Bainbridge. Thank you for your work on behalf of this community and for the anticipated opportunities for collaboration.”

**Robert Dashiell, Citizen** – Wanted to comment on the Utilities Element saying that in the Vision Statement the comment is made that solar panels on public, commercial and private buildings now supply much of the Island's electricity and geo-thermal heating systems have proven their effectiveness in reducing demand for electrical power. Mr. Dashiell thought that was just fine in the Vision Statement but he wanted to encourage Policy U-14.7 “This is to encourage new taxpayer funded public buildings to be designed and engineered to renewable energy for heating, cooling, operational use to the maximum extent practical and site specific and existing technology limitations,” to stay in the new Comprehensive Plan. He went on to say that if Bainbridge was going to be a leader in fossil free fuels, one of the things they needed to do was make new housing and subdivisions have solar or geo-thermal energy. He felt this was an opportunity missed if the City was really serious about turning Bainbridge Island into a more carbon free, electrical jurisdiction. He asked the Planning Commission to consider putting something in the Comprehensive Plan that required either solar panels or geo-thermal energy on new development. He did not think they had to require it on individual houses but could require it on new subdivisions. He wanted to see the Comprehensive Plan stronger not only on taxpayer funded buildings, but private development as well.

### **2016 COMPREHENSIVE PLAN UPDATE – Review**

Discussion began with the Cultural Element in deference to the citizens who were here specifically for that. Commissioner Quitslund stated he felt there needed to be a study around the rationale for funding cultural arts and he hoped City Council would do that very soon. He said he felt the language in the Cultural Element was a bit “mealy mouthed” and that he would like it to be stronger going on to state he was planning on writing out some language that would clarify what the humanities were and why it was good to have a discourse on the humanities and contributions from people trained in humanities disciplines contributing to public life. Commissioner Lewars agreed with Commissioner Quitslund saying he would like to see a more robust Element. Discussion continued with the timeline of work left to be accomplished and whether a Drafting Committee meeting needed to be held before the next meeting.

Commissioner Quitslund felt the general public did not have an understanding of what they meant by “humanities” which he thought might get confused with humanitarian work. He suggested a paragraph explaining that the humanities were the foundation for the arts in the community. Commissioner Lewars suggested they focus on the Vision Statement and wait until they had feedback from interested citizens on the Element itself. Commissioner Gale thought it was vastly improved to have removed a lot of the specific information in the draft Element. She liked the “slimness” of the new draft but wanted to make sure that the Policies identified were important to have in there. She also reminded everyone that the Comprehensive Plan was not a “funding” document. Funding would be up to City Council. The Comprehensive Plan would provide the support for Council’s decision to fund or not to fund.

**Patricia Bell, President of Arts and Humanities Bainbridge** – Had spent seven years on the board and stated this year they had been running their agency without many paid employees. She mentioned one of the projects she took on was Arts and Education (a program in the schools) that had been occurring about 25 years. She had been trying to write the continuing grant so it will be able to continue in the schools this year. They need to match the grant but they have to do so without money from the City but received \$14,300 from the State with Bainbridge Island School District and the PTA donating as well. Ms. Bell stated it was hard to find funds from foundations when there was not any backing from the City. She stated that in order to keep going in 2017, she had to find at least \$6,000 to match the funds from the State and the only way to find that was to hit the pavement. Ms. Bell felt like she was in a constant battle to find money saying since she had been on the board, they had been without any money from the City. She also stated that one of their main functions in the past was to help other non-profits on the Island raise money but that had been taken away and they hoped it would be reinstated.

**Sandy Fisher, Arts and Humanities Board** – Current chair of the Public Art Committee agreed that it was not a funding conversation (in the Comprehensive Plan) but that strong language was needed and they needed to see arts and culture essential to the identity and fabric of the community. She felt it was as essential as the commitment to environmental conservation, education, health and safety and wanted to point out there had always been strong in arts and culture and were one of the first cities to actually include them in the Comprehensive Plan. Ms. Fisher felt they should remain the leader in policy and be a community people around the nation looked to for their commitment to the arts and culture citing it as a core value. She felt it needed to be strengthened and claimed saying it was economic development since they did not have big box retail and manufacturing. Ms. Fisher felt the arts should be elevated in stature and importance because they were a big reason some people came to the Island.

**Hank Helm, Bainbridge Island Historical Museum** – Stated the museum was a recipient of funds from the City up until they stopped it saying they received as much as \$40,000 a year. Mr. Helm went on to say that even at that level, it was never over about 20% of their budget because they went out for grants, donations and held a number of fund-raisers. He stated that raising

money was a constant battle and though he realized that was not the Planning Commission's object or mission, however he felt with the current language in the Cultural Element, they had taken away any mechanism for anybody to handle it so that if money was appropriated by the City Council, nowhere was it stated who was going to handle it. Mr. Helm urged the Commissioners to give them a chance to really respond to the work they had done saying they needed to sit down as a group to come up with something. He continued by saying they appreciated they work the Planning Commission was doing and calling it laudable.

Commissioner Gale asked the citizens present to look at the Vision Statement and make sure it aligned with where they would like to see the City in 20 years and to offer up explicit language. Commissioner Gale urged individuals to not hold back in submitting their ideas because they were not able to meet as a collective.

Chair Pearl called an intermission for 10 minutes.

The meeting began again at 7:06 PM with City Consultant Joseph Tovar providing an overview of the Introduction. He began by highlighting new formatting including a list of figures included in the Index as well as new photographs provided by the Bainbridge Island Historical Society. He also presented additional text referencing documents included as appendices. After going through what he termed "wordsmithing" changes, the conversation continued with the Guiding Principles.

**Motion: I move this (Introduction) is ready for prime time.**

**Gale/Lewars: Passed Unanimously 5-6**

The Commissioners spoke briefly about the letter Commissioner Gale drafted to City Council.

**Motion: I move the letter be sent to City Council.**

**Chester/Lewars: Passed Unanimously 5-0**

The Utilities Element was discussed with Commissioner Chester weighing in on the Vision Statement asking to add something about public education on the conservation of water. He also wanted it to be open enough to include undiscovered energy resources/technologies. Commissioner Gale brought up Mr. Dashiell's idea of having solar power required for not just taxpayer funded buildings, but single family residences. Commissioner Quitslund thought a policy like that belonged more in the Land Use Element as opposed to a large scale utility. Discussion of creating a list of the high priority action items for the public to key in on containing those items that might have the most interest occurred.

Chair Pearl asked about items on the next agenda: Cultural, Capital Facilities and Human Services Element. Director Christensen reminded the Commissioners that the next meeting

would last as long as needed to tie up these last Elements in order to give Staff time to pull the Comprehensive Plan together for publication with enough time for the public to review it before the first Open House on September 17, 2016. The schedule was discussed.

#### **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

**Robert Dashiell, Citizen** – Thanked Chair Pearl for bringing forth the State Energy Code. He was not aware of it. He also thanked Commissioner Gale for adding Policy U-4.8 to the Utilities Element regarding other than commercial buildings. Mr. Dashiell spoke about Policy U-11.7 and asked for a change regarding the pursuit of combining larger water systems under City management. He wanted to see that second sentence deleted while Commissioner Lewars asked that the second sentence end after “Pursue long-term consolidation of larger water systems.” He also brought up new forms of solar power being developed such as solar roofs and solar panels built into window glass. Mr. Dashiell urged the Commissioners not to keep the scope too narrow because solar panels could be something entirely different two years from now.

#### **NEW/OLD BUSINESS**

None.

#### **ADJOURN**

The meeting was adjourned at 8:09 PM.

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
PUBLIC COMMENT – Accept public comment on off agenda items  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN UPDATE – Review  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
NEW/OLD BUSINESS  
ADJOURN

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**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Chair J. Mack Pearl called the meeting to order at 6:02 PM. Planning Commissioners present were Michael Lewars, Maradel Gale, Jon Quitslund, Michael Killion and Lisa Macchio. William Chester was absent and excused. City Staff in attendance were Planning Director Gary Christensen, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joseph Tovar was also present.

The agenda was reviewed. There were not any conflicts disclosed.

**PUBLIC COMMENT – Accept public comment on off agenda items**

None.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

**2016 COMPREHENSIVE PLAN UPDATE – Review**

Chair Pearl began discussion with the Capital Facilities Element. Commissioner Gale stated she had not had time to absorb Mr. Dashiell's comments which were sent to the Planning Commission earlier that afternoon. Copies of the e-mail were distributed to those who had not yet seen them and the comments proposed were reviewed one by one. Commissioner Quitslund asked if CIP (Capital Improvement Plan) was defined in the Glossary. Mr. Tovar read the definition and affirmed it was in the Glossary.

Commissioner Killion added to the Vision Statement. Commissioner Macchio asked about the City's unimproved and unopened easements and road ends that could be improved and used as the public assets they were. Ms. Sutton agreed and stated she would add it.

**Motion: I move that with the changes incorporated, we move this forward to Council.**

**Gale/Lewars: Passed Unanimously 5-0**

Work began on the Human Services Element with a look at two different Vision Statements proposed. Commissioner Quitslund spoke about the original Vision Statement from the 2004 Comprehensive Plan and the general discomfort with the subject matter of the Human Services Element. Commissioner Gale liked what Commissioner Quitslund proposed and wondered if Commissioner Killion would be willing to cede to that version. Use of the word “multi-generational” versus not restricting the age of Islanders was canvassed. Commissioner Lewars reminded everyone that the City currently funded \$400,000 from the General Fund toward human services providers. Commissioner Lewars thanked Commissioners Quitslund and Killion for their work on this Element. He felt their contributions added depth to what had been a shallow section of the Comprehensive Plan.

**Motion: I move we send this on.**

**Quitslund/Killion: Passed Unanimously 5-0**

Commissioner Lewars began discussion of the Cultural Element by relating the work performed in a group setting of the Drafting Committee which included extensive input from the arts community stating they had spent 3 hours editing the Element.

**Motion: I move we put this one into the hopper**

**Gale/Lewars: Passed Unanimously 5-0**

#### **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

#### **NEW/OLD BUSINESS**

Commissioner Quitslund brought up something Mr. Charles Schmid had brought to their attention in the Land Use Element saying he had come to agree with him. He stated he would like to bring some changes to the table. Chair Pearl asked him if he was comfortable addressing that during the public hearings. Mr. Tovar wondered if the appropriate time to address that might not be next year when the Winslow Master Plan was reviewed (per Priority 1 of the Land Use Element). Commissioner Gale stated she would be willing to work with Commissioner Quitslund and Mr. Schmid to make sure nothing from the 2004 Comprehensive Plan Land Use Element as pertained to Winslow was missed. Director Gary Christensen complimented the Planning Commission on their hard work and cooperative spirit. Commissioner Gale praised Ms. Sutton for her ability to keep everything straight and provide answers to their questions. Director Christensen stated he felt everyone’s teamwork had yielded a product the City of Bainbridge Island could be proud of.



**Planning Commission  
Special Meeting Minutes  
Thursday, August 18, 2016**

**ADJOURN**

The meeting was adjourned at 7:37 PM.

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

DRAFT

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
PUBLIC COMMENT – Accept public comment on off agenda items  
ISLAND-WIDE TRANSPORTATION PLAN - Briefing  
ORDINANCE 2016-30: CODE CHANGES RELATED TO 2016 COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN SEPTEMBER OPEN HOUSES AND PUBLIC HEARINGS –  
Review open house and public hearing format  
NEW/OLD BUSINESS  
ADJOURN

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**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Chair J. Mack Pearl called the meeting to order at 6:02 PM. Commissioners present were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester and Michael Killion. Commissioner Lisa Macchio was absent and excused. City Staff in attendance were Planning Director Gary Christensen, Engineering Manager Chris Hammer, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts disclosed.

**PUBLIC COMMENT – Accept public comment on off agenda items**

None.

**ISLAND-WIDE TRANSPORTATION PLAN (IWTP) - Briefing**

Engineering Manager Chris Hammer briefed the Commissioners on changes to the Island-wide Transportation Plan since the last time they were briefed. (See attached Power Point presentation.) Commissioner Gale asked about public involvement with the update process. Mr. Hammer stated they had come before the Planning Commission three times in the past year and published the document on the City's website. He reminded the Planning Commission that this was not a document newly created but was mostly an update of data within the IWTP. Commissioner Lewars asked for more clarification as to why the process they had become used to as a standard public process was not used. Ms. Sutton stated that process was used when there were ordinances involved and this was a City work plan. Mr. Hammer continued with his presentation giving an update on changes in each chapter including the dropping out of Chapter Two which was moved to the Comprehensive Plan as the Transportation Element. Chair Pearl stated he felt that any connectivity that required going through a park should be taken out. Commissioner Gale wanted to eliminate the idea that the City would put roads in places where they did not belong. Commissioner Lewars asked Mr. Hammer to review the comprehensive recommendations for the IWTP from the Bainbridge Island Land Trust and then come back to them. Mr. Hammer agreed to do so.

## PUBLIC COMMENT

**Ross Hathaway, Squeaky Wheels President** – Appreciated the hard work by City Staff and felt this was a really good start but not ready to go yet. Under the non-motorized transportation section Mr. Hathaway was particularly concerned about level of service (LOS) standards that they had been pushing toward industry standards stating what was in the IWTP was not meeting that standard. He listed traffic volume and speed, mix of heavy vehicles, facility width, separation and pavement condition as standards Squeaky Wheels was concerned about. He encouraged all them to be included. Mr. Hathaway felt these were important for assessing traffic impact fees besides establishing different standards concurrently. He said it was time to send this back for public comment but also reiterated they really appreciated Staff efforts on this.

**Connie Waddington, Bainbridge Island Land Trust(BILT)** – Thanked the Commissioners for asking for more input on this as it was very important to the (BILT). She stated there were a lot of implications to transportation corridors and they understood completely that they had to look forward to other transportation options on the Island but objected to some of the roads going through areas like Gazzam Lake. Ms. Waddington alluded to the complex process of eminent domain and finding like land elsewhere but appreciated being allowed to have input on the document.

**Jane Silberstein, Citizen** – Wanted to speak about the lack of a defined, delineated process for the adoption of this public document that was referenced in the Comprehensive Plan. She stated she would love clarity on that.

**Peter Harris, Citizen** – Thanked the Planning Commission for their support to date for non-motorized transportation in both the Comprehensive Plan and in the IWTP. Mr. Harris said there was a tendency as a mindset we've had for a long time in this country when we think about level of service for transportation that we're thinking first about cars building in safety and connectivity for them and sometimes safety and connectivity for non-motorized transportation as an aspiration, something we do if we have the mind and resources to make it fit without conflicting too much with other goals we might have. He urged the Planning Commissioners to review this work from a different perspective which was one that made safety for non-motorized travelers was also built in. He thought the discussion of connectivity was illuminating stating there was no way to cycle from the north end of the Island to the south safely. Mr. Harris felt without significant improvements in certain areas of the Island roads, only the brave or foolhardy would cycle that way with the resulting more and slower traffic. He thought if the City was going to be serious about supporting non-motorized transportation, tradeoffs were required.

The Commissioners stated they would not be comfortable adopting the IWTP by reference in the Comprehensive Plan update before they had a chance to review and fix the document. They asked if it would be possible to review the IWTP in October and then make a recommendation to Council to adopt it by reference within the Comprehensive Plan.

**ORDINANCE 2016-30: CODE CHANGES RELATED TO 2016 COMPREHENSIVE PLAN UPDATE**

Senior Planner Jennifer Sutton gave an overview of the Ordinance 2016-30 documents included in the Comprehensive Plan update package Commissioners received in the past week. She stated the Ordinance made the changes to City Code based on the contents of the current proposed draft Comprehensive Plan. There was in depth conversation about “cluster development” and whether that really effected what was desired in the smaller lot sizes. “Zero lot line” development was also discussed.

The change in name of the Tree Ad Hoc Committee to the Tree and Low Impact Development (LID) Ad Hoc Committee was canvassed with Commissioner Gale weighing in on her concerns of what she felt was the currently narrow scope of LID feeling it should also cover things like grey water, better quality insulation, pre-wiring for alternative energy sources, etc.

**2016 COMPREHENSIVE PLAN SEPTEMBER OPEN HOUSES AND PUBLIC HEARINGS – Review open house and public hearing format**

Mr. Christensen and Ms. Sutton gave the Commissioners the protocols for the upcoming open houses and public hearings stating they wanted to be very consistent and give the exact same information at each of the two meetings. He emphasized the public hearing was NOT for the Commission to deliberate, but to LISTEN to public comment and provide equal consideration to all comments received. Commissioner Gale wanted to make sure the Vision and Priorities for each element would be in place at each station during the open houses.

**NEW/OLD BUSINESS**

None.

**ADJOURN**

The meeting was adjourned at 8:06 PM.

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

CALL TO ORDER – Written statement read by Chair.  
PUBLIC COMMENT  
ADJOURN

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### CALL TO ORDER

Chair J. Mack Pearl called the Public Hearing to order at 11:36 AM reading a prepared statement regarding meeting procedure. (See attached.) Commissioners in attendance included Michael Lewars, Maradel Gale, William Chester, Michael Killion and Lisa Macchio. City Staff present were Planning Director Gary Christensen, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who prepared minutes. The meeting was recorded by BKAT and was televised on September 20, 2016 following the City Council meeting and may be viewed via the internet at <http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>.

Chair Pearl read the attached prepared statement to brief the audience on process and procedure.

### PUBLIC COMMENT

Public comment opened at 11:40 AM.

**Jane Silberstein, Citizen** – “First, thank you so much to the Planning Commission, Staff and Citizens who put so much time and energy into this process. I know the experience and I have very high regard for the energy it takes to do this complex a document. Two years ago in the Planning Commission when the Steering Committee began its meetings, I presented a couple of ideas. Today I want to talk about the general approach to the Comprehensive Plan, something on the Economic Element and something on the Land Use Element if I have time. I urged the Steering Committee at that time to do two things: 1) Expand the membership of the Committee to include a diverse representation of the citizens here; and 2) I wanted to ensure that a holistic systems approach to community planning was going to be taken. On that first matter of a wider representation of the Planning Committee, not only did I feel there were citizens in the community who were know leaders and accepted leaders that could be involved but on this Island, there are so many people who are not only nationally recognized but internationally recognized for their expertise in things like economics, community development, green construction, sustainability, agriculture, plant pathology, architecture and engineering, none of whom were invited to be part of the Steering Committee. I know I was told at that time it was because they would present a particular point of view and that troubled me because I think everybody has a point of view whether you are an elected or appointed official or staff member, people have points of view. On the second matter though of the holistic systems approach to community planning, this approach would be consistent with Paul Hawkins’ idea of what he refers to as the first rule of sustainability which is to align with natural forces or at least try not to defy them. This systemic view of a community and all of its functions recognize that the rules of the house are non-negotiable biophysical principles and elements of sustainability that rest upon

those principles. So to understand this approach, it helps to know that ecology and economics have the same root; the Greek word ‘oikos’ or ‘house.’ Ecology is the knowledge or understanding of the house and economics is the management of the house and it’s the same house. So, therefore, our understanding of a community as a living system, as an eco-system will give us not only a new understanding of economics and economy, but will also foster a vision of a future along with the strategies to realization that equate with resiliency and adaptability and an attunement with nature. So this really gives a new meaning to economy and our Economic Element is the next place I want to address.”

**Steven Maslach, Citizen** – “I’m responding to the connectivity issues around Gazzam Lake. I know this was addressed at the last Planning Commission meeting. I just want to briefly say that the language that’s in the Comprehensive Plan was developed at a time when Gazzam Lake was attempted to be developed for a large housing development and realtors and developers were trying to refigure the area around Gazzam Lake for complete development. When that led to a lot of protest against mainly local residents, that plan was dropped back to the extension of Marshall towards the ridge above Crystal Springs to develop a number of exclusive properties in what is now Gazzam Lake. At that time, which is prior to 2003, the Close property was not part of Gazzam Lake. So, what I am stating and what I am asking is that it be recognized that the Comprehensive Plan adopted or used as a legacy the connectivity of Crystal Springs to Marshall, Deer Path to Marshall, all of those various roads through what is now a park...I found that there is not agreement on this issue, so I just wanted to state this, try to reinforce this that there is a desire for emergency vehicle, emergency service to have a circular connection around the Island and I just want to put forth the idea that this is a place, the northwest is a place where there are millions of road ends. And if there is a road end, someone will build there. It is not possible to connect every single road end all the time. I understand that is a laudable of aspiration but I think it’s important now to look at a map and see the park and not see, ‘Oh, this road used to go here and we could connect this one,’ the way some people are prone to do. Thank you so much for your time and commitment. Thank you.”

**Sarah Lee, Citizen** – “First of all, I want to thank you guys and your very highly professional City Staff. They’ve been really good at answering questions even when I don’t agree with them and that takes a lot. We in Fort Ward were surprised to find that Fort Ward is included as a potential neighborhood center. One of the things that you probably know about Fort Ward is that it’s probably one of the densest residential areas outside of Winslow. Now, one of the things your staff pointed out to me was, ‘Hey, if we put you as a neighborhood center, then all that it means really is that we could have a sub-area planning process.’ But I think you still should take it off that list and here’s why. About 20 years when the sewer district was under court order to go to secondary treatment, we had to build a plant. That meant that all these tiny little lots were suddenly buildable. At that time, the City in its generosity helped us put together a plan. That plan did a bunch of different things. One of the things it said is we want to save that parade ground. Another was we want to build a community hall. Another issue was, ‘Hey, there’s only

one road to come in here anyway.’ Because right now we all go down to Lynwood Center for coffee, I’d like to point out. The community hall is something that I know Rotarian Michael Killion is aware of because Rotary has helped sponsor and Maradel Gale was very kind and sent some nice things to our kids who are doing that. So I guess what I’m saying is this: We think we’ve done our plan, we think we know what we want and we’re going ahead and doing it. We’ve got save that parade ground, we’ve got a mix of market rate and affordable housing around that parade ground and now we’re working on the community hall. So, thank you very much.”

**Olaf Ribeiro, Citizen** – “I’d like to address my comments to the Environmental Element and I defer my comments on the Land Use Element to Charles Schmid. So on the Environmental Element, this has great importance since it relates to our future towards mitigating climate change. It is definitely very important that the Element uses language that makes it mandatory that we follow its Goals. Using words that leave doubt as to its intent, tends to weaken the intent of each Goal. For instance, in regard to pesticide use, it is important to use the word ‘shall’ rather than ‘should.’ Likewise when discussing the Goals in geologically hazardous areas. The original Element contained the word ‘should’ 65 times and the word ‘shall’ 7 times. 42 cities in Washington use the word ‘shall’ extensively in their documents and only 3 cities in Washington use the word ‘should.’ The present draft contains the word ‘shall’ (should?) 24 times and the word ‘shall’ 9 times – a vast improvement. However, the ‘shoulds’ have now been replaced by non-comittal terms. The words ‘should’ and ‘shall’ have been defined by various dictionaries. The one that best describes the word is Webster’s Dictionary: ‘When used as an auxiliary word, shall denotes a requirement that is mandatory whenever the criterion for confirmation that the specification requires that there be no deviation.’ This word implies obligation and it’s traditionally used by laws and regulations. On the other hand, ‘should’ denotes a guideline or recommendation whenever non-compliance with the specification is permissible. So, I would like an opinion from the City Attorney as to how the City legally defines the use of ‘shall’ and ‘should.’ Is the City definition the same as that used in the Comprehensive Plan. I have three pages of comments on the Economic Element but it turns out that the numbering I used for the different Goals has been changed in the latest version of the Economic plan. So, I need to go back and revise the numbering so the members of the Planning Commission can understand my comments. And with that, thank you for your work.”

**Jacqueline Young, Citizen** – “I’m going to read from the list to make it short and sweet and forgive me if it doesn’t seem so pretty. Firstly, thank you for a wonderful presentation today. Really good. Totally appreciated. Very surprised by it. It was great. Second, how do we ensure that the City Hall, developers and citizens adhere to the Comprehensive Plan? This includes, we could use metrics, we can use enforceable language that Olaf was talking about and also what is the punishment if you do not adhere to the guidelines. How do we make people accountable for adhering to the guidelines because we have spent a lot of time, energy and everybody’s been really good but all this time and energy goes to waste if we can’t enforce it. The third thing is to

build wildlife corridors and ensure that the language in the environmental or wildlife support areas - since we started working on this process, I've noticed a lot of development and I've seen a lot of displaced animals going from deer and coyotes and all the rest and we all say we don't like these creatures but without them, we have no place in the world, so we need to make sure the wildlife corridors are part of the plan. And that is probably it. Thank you very much."

**Charles Schmid, Citizen Representing Association of Bainbridge Communities and Islanders for Responsible Government** – You should have gotten my memo and you know if you had to go through all that it would take up all the rest of the time because I have 5 pages of comments. Mostly small comments, but a few big ones and I'll try to go with the big ones in three minutes. Three minutes is just too short for us. I know when you all discuss things you have all the time and we have three minutes. The first one, there's some ambiguity about which want a neighborhood center. I know that's a new thing and which ones are centers and I actually tracked down where these neighborhood centers appeared. And it looks like Day Road is called a neighborhood center and that would be really wrong to have Day Road essentially have the same rules as Rolling Bay and Lynwood Center. It's supposed to be light manufacturing. That's what it was saved for all these years and I think that's just a mistake to call it (a neighborhood center). I think a typo mistake perhaps that you didn't go through and clarify all that. The other thing is Fort Ward, I recommend, ABC recommends (which cares about communities) eliminating adding the proposal of Fort Ward neighborhood center until a future need and approval by local residents can be shown. The other thing is, Sportsman Triangle. Now that's really been a long problem with zoning because you have retail in there, you have some light manufacturing in there, you have some other things. It's just a mix of all these things. The Planning Commission, to my knowledge, has talked about this problem, what to zone it, but you haven't done anything about it. If you have to find one important thing regarding zoning and land use, I'm just talking about land use today, I think it's to clarify it. It's a light manufacturing area. How much light manufacturing do you see? Everybody likes going there and they like the services and they like some of the retail they get, but it has to be zoned appropriately. I think that's a big problem. I think the reliance on transfer development rights (TDR), you really have to struggle with that too because for 25 years we've had that and not one TDR has gone through. So it's so nice to say, 'Oh, we have this area here, we want to take away development rights and put them downtown or in areas that are congested but it hasn't worked. So why have you decided it's going to work because that's one of your big benefits you get out of this plan is saving that area but if doesn't work, it's not a vision, it's just a charade. Thank you."

**Mark Nichols, Citizen** – "I serve as the Executive Director at BARN, Bainbridge Artisan Resource Network. I'm also on the Board of Trustees for Bainbridge Performing Rights. Thank you for all of your work that went into reinforcing the Cultural Element and for recognizing just how very much the arts and humanities are at the center of our Island's culture and economy. This matters. This matters on a community level and on a personal level and I'll tell you why. My wife Blair and I are celebrating our 4<sup>th</sup> anniversary next week. After marrying, we agreed

that we wished to relocate to a culturally vibrant and bonded community. We spent three years vetting the entire United States to plant roots in such a place. We're pretty smart people so we had a lot of details and we were very discerning. We moved here a year ago, so you can see who won and that's because this community's efforts have been so successful in making Bainbridge Island a culturally vibrant community. The arts are crucial to community vibrancy and success. Local governmental support of the arts is the leadership necessary to keep the arts alive. I hope that the City Council will also recognize this and take on the first high priority action item now not just by considering financial support for the arts but by actually funding the arts and humanities and cultural organization in this year's biennial budget. Thank you."

**Mary Clare Kersten, Citizen** – "A couple of things first: My deep gratitude to you. I just hold every single one of you, I really cherish you and the incredible detailed work you did. I am in awe of your accomplishments. The second thing I'd like to say is, a group of us decided to host an extremely informal potluck following this hearing. If anyone wants to continue the discussion just head on over. We have some food, we have some stuff to drink or you can stop at T&C and pick up a sandwich, it's that informal. It's at the Harbor Square Community Room. If you don't find parking on the street, you can park behind Umpqua and walk over to the Community Room. Everyone, everyone, is invited. It is open. Something that is very important, this Comprehensive Plan won't mean anything if it is not fully codified into law and that is done by our City Council members. And that's where every single person in this room and on this Island has a responsibility to make sure and put pressure on the City Council to fully fund the staff that needs to go through our zoning laws and make sure everything is solidly codified into law and to do things like this gentleman said, to provide the funding that is necessary to maintain our strong cultural programs. And that's where we all come in as citizens. Be careful who you vote for. Be careful who you put up for Commission. Really make sure you know what's going on here and write letters and put pressure to make sure it's codified. I want to echo what Olaf was saying about the word 'shall' versus 'should.' Shall is a stronger word. We now use a hearing examiner to examine our laws. He is from off-island. He looks at it very drily and we want to make sure that we have a few mandates in there where there is no wiggle room and it seems to me logical that the word 'should' has a lot more wiggle room than 'shall,' so this is very important. The last thing I want to say is I would love it if the Planning Commission could consider some kind of phase-in of high density where, for example, Winslow would be more fully developed out to realize its high density potential to whatever figure would be deemed appropriate to get it to 70% or 80% before we continue to moving on to expand the number of neighborhood centers. It's alarming to me at a certain point that we are expanding from three neighborhood centers to seven neighborhood centers when one of the original centers, Island Center, hasn't even begun to realize its potential. So why are we adding? Why are we adding onto that before we have developed what has already been deemed a high density area? As far as Winslow is concerned versus let's say Rolling Bay or Lynwood Center, certainly it's very clear that fewer carbon emissions are going to be generated by and less road usage by people who - high density here in Winslow because of its position regarding the ferry and also large

supermarkets, etc. We're really not reducing the carbon footprint by high density development in far flung places like Rolling Bay and Lynwood Center. Thank you very much."

**Chris Snow, Citizen** – "I want to focus a little bit on some words. I associate myself entirely with Olaf's comments about the difference between 'shall' and 'should.' There is in the Cultural Implementation section another word that's used twice that I'd like to see replaced by something a little stronger and that is 'consider.' Consider. We're all very considerate and we can consider a lot of things without straining a muscle or spending any money. The first one is Cultural Action Item #1 in the High Priority Actions: 'Consider financial support for the arts and humanities, arts education and cultural organizations as part of the City's biennial process.' I suggest, recommend, highly urge that you change that to a much stronger word which is to start with at the low end, 'Include financial support for the arts, etc.' But even stronger, say 'Ensure financial for the arts and humanities, etc.... as part of the City's biennial process.' I have the same remark for the Cultural Action #3 within the same High Priority Section: 'Consider work and living spaces for artists when modifying housing regulations or commercial use regulations.' You can't live in a 'consider' and you can't make art in a 'consider.' Again, I'd start with 'Ensure work and living spaces for artists when modifying housing regulations.' That's the simple part. Council has to come up with the money for it. I think that the idea of responsibility, who's responsibility is it to do this? It's the City Councils. And what happens if it isn't done? Well, that's obvious. This is an election year. We have a lot of choices to make. Some are easy to make. Some are harder to make. But they all need to be made thoughtfully and with due consideration to all the ramifications associated with this. I have one other general comment and that has to do really with the source of funding from the City to support the arts and humanities. For the most part, they're incidental to other expenditures. The art for public places comes from the 1% that's collected in connection with capital expenditures for construction in the City. Do we want to encourage more capital construction in order to get money for art for public spaces? I think it should be independently placed someplace in the budget. And the same thing has to do with the support that is drawn from the lodging tax revenues. The state law that created that program made it possible for some of that money to be used for arts associated institutions. I don't think that's quite strong enough a package to consider the City having discharged its responsibility to the community to support the arts which are so important to many of us who moved here partly because of the arts and humanities environment. Thank you very much."

**Jane Silberstein, Citizen** – "I left off with my original request that we expand the Steering Committee to include citizens, more citizens from the community and the second part was to ensure a holistic systems approach to community planning that would be tied to sort of the rules of the house which would be non-negotiable biophysical principles." That's the general approach to the Economic Element. That's what this Vision Statement would look like. I think I've rewritten a section of it to reflect the fact that everything we're talking about is economics. A re-defined economics tied to principles of nature. For remainder of testimony, please see attached memorandums read by Ms. Silberstein. So, if we rewrote the Economic Vision, we

took out the first sentence and added this: ‘Economic development on Bainbridge Island recognizes that the economy of a community is the composite of its wealth and resources and the nature of wealth expands beyond financial capital to include both environmental and social capital in all its forms. Community wealth is therefore dependent on the strength and health of networks supporting energy flow and nutrient cycles that sustain these various forms of capital. As a result, community economics is about the flow of energy and energy in that context is intelligence, information, money, knowledge, networks, other forms of human capital, natural resources and all ecosystem services which are free, by the way. Good trusteeship of the sources and flow of life giving energy means we reinvest, we monitor our use, we make conscious choices in how we define and create wealth as well as how we use it, convert it and transfer that wealth throughout the social environmental system.’ I know that’s a lot, but that really says what I’m talking about with the entire Comprehensive Plan. I would suggest that we rewrite all of the goals in the entire plan to be present tense statements of desired outcomes. For example, if I say I’m striving to lose five pounds, is that a goal? The goal is I weigh 110. That’s a very powerful, present tense statement of a desired outcome. I suggest you add all of the principles from the Business Alliance for Local Living Economies. They’re bullet proof. I’m not going to read them. There are seven of them. I think Maradel is familiar with those. With regard to the Land Use Element, it’s got a lot of merit in it in my opinion. It’s my area of strength, but the language is weak. It leaves open much to question and the sincerity of the stated goals and policies leave a question about the level of commitment by the City. For example, the Land Use plan contains 90 ‘shoulds’ and 22 ‘shalls. And of course, this makes it almost impossible to codify much of the Plan and confusion, as we experienced with the Visconsi project, wherein the Hearing Examiner had to strain, or so it appeared, to determine if the spirit and intent of the Comprehensive Plan was being violated by the shopping center proposal. Ultimately, not codifying the current plan allowed approval of the Visconsi project which many, including the entire Planning Commission believed was not consistent with the current Plan. Policy statements should be as defined in Merriam Webster, ‘ a definite course of action adopted for the sake of expediency, facility and so on.’ Many of the policy statements in the Land Use plan are not directive, they’re not calls for action, some begin with a verb, which is really good, those are policy statements, but many do not. For example, Policy LU 2.2: ‘A public education program should be established to foster the community’s understanding of the natural systems on the island and their carrying capacity.’ I suggest a rewrite: Establish a public education program that fosters the community’s understanding of the natural systems on the island and their carrying capacity. That is not a big deal and I strongly recommend we make these changes in these policy statements to say what we mean and say these are directives. They’re not, ‘well maybe, I could, I’ll try to show up at 8’ or ‘I’ll show up at 8.’ I go on to remark on the Goal statements in the Land Use Element which again, here’s an example: ‘All government entities should strive to cooperate and serve the constituents in a fiscally sound manner.’ Rewrite: ‘All government entities cooperate and serve the constituents in a fiscally sound manner.’ Now, I know that may not sound realistic but that is a goal statement. We could strive toward that and that’s what goals are about. It’s a picture out there in the future. That’s what we want, not ‘we’ll

strive toward or maybe or encourage or consider' and so on. My recommendations primarily are on the biophysical principles incorporating that into every single Element of the Plan and to rewrite those Goals and Policy statements to make them stronger. Thanks a lot."

**Anna Westday, Citizen** – "I know it's probably already been talked about. I read the Land Use section. I want to ditto what Jane just said. I loved everything she noted, suggested. I just want to know and I read the forest section in the environmental use and might have missed it and I might not have understood it but I'm wondering when are we going to say we need to maintain a certain amount of trees based on the acreage of the Island, based on how many people we imagine are going to live here. This is the odd thing about it. I don't know what happened to me when I was in second grade but I fell in love with trees because I heard that they exhale oxygen and I was told I inhale it. So, I'm always curious because then I learned, of course, as I grew into age, that the birds. Unless you're sitting there watching the birds, do you know how many birds are landing in those particular trees that we make a decision we're going to clear cut and all I want to say is this about all the housing in this little proper area. Is that the quality of life we want for people? Is that the quality you want to bring everybody into a small area to live? And then at the same time, when I get on Craigslist or Trula or Zillow and I see how many pieces of land across island that are up for sale, for development, so this is where I go, 'When are we going to finally say, we want this many trees on this island?' It takes a long time to grow a big tree and when I walk down through the trailer park right now and I see Kelly Sampson, what they're doing. They've got these two beautiful, who knows, Olaf could tell me how high they are, and all their equipment's right up next to them so those trees are going to do. So, this is the question: Why are we educating people and I'm kind of confused about second grade, how we don't all absolutely 100% value trees and that they are the nest and homes for so many different animals. Thank you."

**Charles Schmid, Citizen** – "I thought Jane's point about making sure the public's educated about all these things were satisfied by this open house, so I'd like to thank Staff and Council for being there because it was nice talking one on one, even for myself that's familiar with a lot of these things. We were at TDRs. One thing which nobody's mentioned that's really important; each of these Elements follows by an action item and those action items are going to be taken very seriously. And this TDR is number nine on that, so I think it would be really helpful to bring that action item up closer. I know it's a tough problem, but that should be addressed. There's one line in there about having applications for developers to be fast and not probability. We should also add predictability and then code should be added that violation requests should be done quickly as well because I think a lot of violation requests seem to take a long time and then there's nothing written about it so I'd like to make that request to be included in the Plan. Then the whole section on downtown Winslow, the Goals and Policies, is taken out and I think you've turned the Land Use Element opposed to everything to just be looking at light manufacturing and everything like and also the Lynwood Center areas should be put back in because it has the areas of Ericksen Avenue, Madison Ave, those are the things a lot of people

are interested in and you put them in another section. Granted, they're in the City Master Plan, you put it in with these and that's what we want to do. I know it makes your plan longer and you're all proud of it being shorter, but I think a couple of pages would really help out. Also missing is subdivisions and that's been a big complaint. Some of these subdivisions, you've seen this one on Wyatt Way where almost all the trees were taken down. The few trees that were left fell over. I think that's an important thing to see what does this city expect out of subdivisions? Do we want these houses close together? That's one of the beautiful things about Bainbridge Island is all the architecture. So having the diversity of buildings and so on I think are important things. And the Design Review Board, which does a really thorough job being mostly architects, would need that to be put in there so they can actually judge the subdivisions. I should mention the importance of codifying. And finally at the end here, I'll note that I appreciate the Land Use Element and needs to cover urban growth in designated areas but I wish to see a least a few more Goals and Policies which expand on Goal LU 1.2 and that is outside of Winslow and neighborhood centers, the island has a rural natural appearance and forested areas, meadows, farms, winding narrow heavily vegetated roadways. These characteristics represent the Island characteristics that are so highly valued. I know you put a lot of work in and my critique is just 5% of what I read there, so thank you for doing that. I wish you'd add in maybe a couple lines. I know you have vegetated highways which I'm interested in but there's a lot of other vegetative issues that should be in there and you might come up with 'shall' be in there. Thank you."

**Tammy Meader, Citizen** – "Just listening to everyone, one thing I haven't heard a lot about is farm land and that's very near and dear to my heart because we have so many at this farmer's market that's going on right now of all this produce we really need. I see on the map that you have some new farm land designated it looks like. I'd like to request to open ourselves up to more farm land, however without clear cutting trees to do it. There must be some farm land we can use without the clear cut. There must be some areas that we can really use and access and we should at least try and focus on that because we all value really locally grown food. It lowers our foot print and just really emphasize farm land too, okay? Thank you."

**Olaf Ribeiro, Citizen** – "As you know, I couldn't get away without saying something about trees. In the forests and trees in the Environmental Element, I would like one of the Goals to be to recognize the importance of trees in mitigating climate change because as you know, the UN Climate Conference last year set a mandate and 195 countries subscribed to it, that they will recognize trees in mitigating climate change and I think we should join them. In recognizing the importance of trees in slope stabilization and control of soil erosion, there's a good manual put out by the Department of Ecology on trees and plants that can be used to stabilize slopes and I'd like that added to the Environmental Element as a guideline. Since we are a Tree City, USA, I'd like the City to each year at Arbor Day, set up a foster program to plant at least several hundred trees each year around the island. Lastly, I'd like to thank Anna (Westday) for her passionate appeal to save our trees. I feel the same way she does. Thank you."

**Jacqueline Young, Citizen** – This is about the planning elements within the Comprehensive Plan. We have made remarks about how we should support diversity in all of this. Unfortunately, to date we have done a very bad job of enforcing that concept of diversity. The building trade seems to be firstly focusing on high end incomes and if you want to encourage arts and all of these things and keeping our long term Bainbridge Island residents on the island and keeping people who work on the island on the island because they’re earning island incomes, not high tech incomes, we need to have diversity in housing prices to support diversity of population. Why does every development have to be completely aimed at the millionaire? We need to have properties that also aim at people who are earning \$70,000 per annum, \$60,000 per annum, \$35,000 per annum and so forth so we can have a diverse community. That’s the first thing. The second thing I would like to say is that we now need to start thinking about now fixing this idea that every square inch of the island needs to be built on. We need to put a moratorium on building and we need to work out within the scope of the Comprehensive Plan, as one of the other speakers just said, what percentage housing do we need, what percentage trees do we need, what percentage farm land we can support and so forth. I know that this feeds into a lot of things that other people have said before about trees, birds, I talked about the wildlife corridor. There’s also the quality of water. The water in my house stinks of sulfur, so I don’t know what’s going on in other people’s houses, I’ve heard first hand stories about heavy metals, arsenic and so forth in the water. So we need to start thinking about the fact that the island is a sealed eco-unit. We need to build and plan according to the scope and size of that sealed eco-unit. We have building happening up twice the size of the Visconsi project happening up on Sunrise and Torvanger. We get the picture. They’re putting houses in there. They were nice open fields. So we need to setup an economy here that supports people keeping their fields as fields and not feeling as though they have to sell them off and build them as houses because they can no longer afford to have them as fields. So, we need to have a taxation model that supports maintaining an island that recognizes diversity of ecology, supports refilling the aquifer and at the same time fits in with our Comprehensive Plan, implements our Comprehensive Plan and acknowledges that the island has finite resources.”

**Steve, Citizen** – “I just read in the paper about how the Port House Restaurant over here on the waterfront is having this biodegradable situation going on outside of it and I was hoping that maybe that information could get relayed to the Navigate Bainbridge panel as far as those three people that are going in on that system, public and private type of situation. If that system works there, after it’s been reviewed, I plan on later on today going and checking it out just to get a visual on it. If that works, then maybe a suggestion to other restaurants and such to keep that situation going. Thank you.”

**Douglas Crist, Citizen** – As a 24-year resident of Fort Ward and fairly active in local goings-on, I was surprised to learn recently that the City has proposed making our little neighborhood – which holds distinction as a National Historic District – a “designated center” in the revised

Comprehensive Plan. Concomitant with this designation, according to the current draft of the Land Use Element, will eventually come commercial, mixed use and higher density residential zoning. If not tomorrow, at some point in the future. Development rights and density will be transferred in from other areas of the island to quote “focus urban growth” at Fort Ward – upzoning a neighborhood that has already seen its share of dramatic change when the area was sewered 15 years ago. I can say with reasonable certainty that none of my Fort Ward neighbors have been clamoring to bring higher-intensity zoning to our neighborhood. Quite the opposite: we have worked very hard over the past 20 years to maintain our historic character in the face of significant buildout. My group, Friends of Fort Ward, is currently working with the Bainbridge Park District to restore one of the fort’s historic buildings for use as a community hall. Our neighborhood previously preserved a nearly 3-acre parcel as the Parade Grounds park, which we dedicated in 2002. Most of the small lots left over from the neighborhood’s 1960, post-fort subdivision have already been built out, leaving a compact, walkable and comparatively affordable neighborhood, of which we are all very proud. As a reporter for the Bainbridge Island Review newspaper in the mid-1990s, I covered City Hall while the first all-island Comprehensive Plan was being developed, in partnership between the city and the community. So I well recall the process by which “we” worked to meet the imperatives of growth management while protecting our island character. At that time, the community agreed to concentrate commercial development in Winslow and the three “neighborhood centers” of Rolling Bay, Island Centers and Lynwood Center. Let’s take a look at what’s happened since then: Rolling Bay: same buildings, same low intensity uses as 1994; no redevelopment, no change. Island Center: same buildings, same low intensity uses as 1994; no redevelopment, no change. Great businesses, but not really “centers” in any meaningful sense. Meanwhile – At Lynwood Center: we have extensive in-fill development that has created a vibrant district that draws folks from around the island for its commercial and cultural offerings. Cafes, live music, boutiques, the cat adoption shelter, and other popular services – it’s all happening at Lynwood Center. It is, along with the concentration of island residential growth in Winslow, the great success story of the Comprehensive Plan to date. Lynwood Center has become *exactly* what citizens and planners alike envisioned in 1994. It is also very popular with the residents of Fort Ward – this I can say with certainty, because my neighbors and I all go to Lynwood Center all the time. The array of commercial offerings there saves us a lot of drives into Winslow, with some great cultural activities thrown into the bargain. It’s 10 minutes away by bike, a nice 30-minute stroll through Pleasant Beach, or if we’re in a hurry, just 5 minutes by (cough cough) car. Why, then, would we want to duplicate such a district basically next door, in a quiet residential neighborhood, diluting the current success of Lynwood Center – especially when the other designated centers, Island Center and Rolling Bay, have yet to show any particular signs of life? Put another way: Why mandate a new “designated” commercial center in Fort Ward, when we live just down the road from the one “neighborhood center” on the island that’s actually working as planned? I know, I know: we have sewer. So in a rarified, abstract planning sense, we’re where more growth should go. I would suggest that the mere presence of sewer is no justification for higher-intensity zoning, or you might as well consider adding “designated centers” at Point White and Rockaway Beach, since they have sewer too. Sewer is a means, but it’s not a reason. Which brings me back around to my own neighborhood. I don’t believe the City has done any outreach or meetings to gauge Fort Ward’s interest in upzones, or warn us that

such changes are even being contemplated. I only found out by accident, because I ran into Charles Schmid when I was in City Hall on another matter entirely. What I hear from my neighbors is, we don't want commercial or mixed-use zoning in Fort Ward, tomorrow or the day after. We don't want to be targeted for growth. So I would urge the Planning Commission to reconsider creating a new "designated center" at Fort Ward. Please remove it from the draft Land Use Element – take the star off the map -- and instead focus the City's time and considerable resources on the two designated centers that really need your help -- Island Center and Rolling Bay. Help them build out, finally, into what the community envisioned 20 years ago. If you need a model of what they might look, visit Lynwood Center. It serves Fort Ward very well.

Planning Commissioner Maradel Gale spoke to those in attendance saying she appreciated everyone coming out to share their thoughts. She assured everyone there that their comments would be taken seriously.

Commissioner Quitslund reminded everyone of the well-developed Glossary contained within the draft Comprehensive Plan.

**Jane Silberstein, Citizen** – “I have to just add this one thought. Thank you for your thanks. I appreciate all the work you do. I was a city planner in two waterfront communities for about 20 years and everything was controversial. And we consistently had the problem of codifying what we had in our Comprehensive Plan to include the Vision and what was in the code. But when major developers came to the coastal communities, the Planning Director in particular, would sit down with the proposer and look at what they were proposing and say, ‘You know, we can't ask you to really change this of what your proposing, but if you really want this plan, your ideas to fly in this community, can we make some suggestions.’” Because you just can't take a vision and say this is the law. I understand that. But good developers will want to fit. Thank you for your work.”

Ms. Sutton reminded those gathered that the public comment deadline was 4:00 PM on Monday, September 26, 2016.

**Scott Anderson, Citizen** – I spoke earlier last year about Island Center and the special area in Island Center. I brought to the attention of the Planning Commission the report that had been completed in 2001 and a substantial amount of work had been done in Island Center at that time towards improving the area. It died on the vine at that time. I would like to urge the Planning Commission to urge the Council to bring that back into play. My family owns a business at the corner of New Brooklyn and Miller (we know what fun that is, that area) and in the course of looking to try to create more room because of the growth in the area, we ran into difficulty in improving the environment. In canvassing other business owners recently, I've been out and talked to other business owners in the area, everybody is in full support. At the next meeting, Thursday the 22<sup>nd</sup>, I would bring evidence to that fact. The residents in Fletcher Bay have

considerable interest in improving the area. I think anybody that lives on Bainbridge Island knows that the road there, Miller, is hectic and I would call it not safe. I drove to work the other morning and it was just chaotic. There's multiple businesses in that area that traffic is trying to access and transit at the same time. So, I think Island Center is ripe for improvement. Aesthetically, for the community, for Bainbridge Island, to provide goods and services to the community in a more safe and meaningful way in that area. And there's been a significant amount of work done to that degree back in 2001. So, again, at the next meeting, I will bring information to bear that there is a lot of support for getting this back on the discussion and to move forward with some planning in that area. I brought some copies of that report again. I know I handed it out last time to everybody, but if anybody wants the report. It's online at the City website, but I can provide that again, if you'd like." Chair Pearl confirmed Mr. Anderson was speaking about the sub-area plan that was begun in 2001. "I just wanted to make sure everybody understands that there is considerable amount of energy for it and we get the Council to allocate resources and planners for that on a more urgent basis. My family has the corner there, but also 10 acres there. We can't hang on to the 10 acres forever so we're looking to try and be able to improve our part of the piece sooner or later. I just wanted to make sure you guys knew that, but now I'm aware that you guys have put that on your priority list."

Chair Pearl dismissed the attendees but held the meeting open until the advertised 1:00 PM completion time.

**ADJOURN**

The Public Hearing was adjourned at 12:59 PM.

Approved by:

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J. Mack Pearl, Chair

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Jane Rasely, Administrative Specialist

Open House and Public Hearings:

**Saturday, September 17**

Open House 10:00 AM – 11:30 AM

Public Hearing 11:30 AM - 1:00 PM

**Thursday, September 22**

Open House 4:30 PM – 6:00 PM

Public Hearing 6:00 PM – 8:00 PM

### **Opening Statement:**

The purpose of this public hearing today is to receive testimony on the 2016 update of the City of Bainbridge Island's 2004 Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). In general, the proposed update is intended to revise and refine the current GMA Comprehensive Plan policy direction to reflect changed conditions and includes a vision statement; guiding principles; 10 comprehensive plan elements (chapters) each with its own vision statement, goals, policies, and implementation action items; and, references and links to functional plans and supporting documents. The proposed action also includes changes to the Bainbridge Island Municipal Code to assure consistency between the comprehensive plan and development regulations. A State Environmental Policy Act (SEPA)/GMA integrated approach has been utilized to ensure that the environmental analysis conducted under SEPA occurs as a coordinated part of the planning and decision-making process under GMA.

The Planning Commission is conducting an open house and public hearing on Saturday, September 17, and Thursday, September 22. Written comments will be accepted until 4:00 pm, Monday, September 26, 2016.

The Planning Commission will not be deliberating, indicating their preferences, or taking action on the proposal today. Questions or clarification may be directed toward those who are testifying.

The Planning Commission will begin its deliberations after the public hearings have been held and the written comment period is closed. The deliberations will begin on **Wednesday October 5**, and may continue on **Thursday October 13**, before the Planning Commission forwards its recommendations to the City Council. The City Council, acting in its capacity as the official legislative body, will

then review the Planning Commission's recommendations before taking final action. City Council action is expected before the end of the year.

There is a sign-up sheet at the back of the room for those who would like to testify. An opportunity will be given at the end of the hearing for those that wish to testify, but did not sign up to speak.

Please limit your comments to a 3-minute period so that everyone will have a chance to speak. Special interest groups, associations, or those representing others are encouraged to designate a spokesperson for your group to allow greater participation and cross-representation.

Before you testify, clearly state your name, spelling your last name, and your address. A recording system will record your comments.

Written comments are also being accepted and can be placed in the box located on the staff table near the front of the room. The Commission will accept written comments until 4pm on Monday September 26. Written comments may be submitted in person or through the mail to the Planning Department at City Hall, or emailed to [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov).

Before we begin taking public comments, staff will give a brief presentation about the proposal.

Thank you for taking the time to participate.

**NOTE: CHAIR CAN EXTEND INDIVIDUAL COMMENT PERIOD DEPENDING ON HOW MANY FOLKS WANT TO SPEAK.**

CALL TO ORDER – Written statement read by Chair.  
PUBLIC COMMENT  
ADJOURN

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### CALL TO ORDER

Vice-chair William Chester called the Public Hearing to order at 6:02 PM reading a prepared statement regarding meeting procedure. (See attached.) Commissioners in attendance included Michael Lewars, Maradel Gale, Michael Killion and Lisa Macchio. J. Mack Pearl was absent and excused. City Staff present were City Manager Doug Schulze, Deputy City Manager Morgan Smith, Planning Director Gary Christensen, Engineering Manager Chris Hammer, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who prepared minutes. The meeting was recorded by BKAT and may be viewed via the internet at: <https://bkat.viebit.com/#HSg0S3bVgDT2>.

Vice-chair Chester read the attached prepared statement to brief the audience on process and procedure.

### PUBLIC COMMENT

Public comment opened at 6:08 PM.

**Regina Spoor, Citizen** – “I am here to advocate for leaving Gazzam Lake Park as an integral open space, not one crisscrossed by unnecessary roads. I am concerned that the current transportation plan includes three proposed road extensions that would negatively affect this Park: from Deer Path Lane to Marshall Road, from the end of Marshall Road down to Crystal Springs and from Springridge to Marshall Road. I have lived on Marshall Road for 42 years and have watched and contributed to the development of Gazzam Lake Park after the area was selectively logged by Alan Black in the late 1970’s. Bainbridge Islanders are really fortunate to have the park that we have now – a large open space with a lake and many trails that afford Islanders with a place to be near our natural heritage and observe wildlife. The Bainbridge Island Metro Park District, BI Parks Foundation and the Land Trust and many volunteers have all played a role in the development of the Park that we see today. It is enjoyed by people with many different interests such as bird watching, walking/hiking, biking and horseback riding. My husband and I repeat many times to each other the thought that Bainbridge Islanders are so fortunate to have this park. We often compare its existence to Central Park in New York City which was set aside by officials with amazing foresight in the late eighteen hundreds. Little did they realize at that time what an important resource it is today for a very large metropolitan area. Bainbridge Island is growing in density in areas set aside for future residential and commercial development. Gazzam Lake Park should be kept in the form it is now so that future residents will have the opportunity to enjoy the natural environment away from those areas of more

intense human use. I urge you to eliminate the road extensions to Marshall Road once and for all from the Comprehensive Plan.”

**Jerri Lane, Bainbridge Island Downtown Association** – “I really would like to compliment the group for all the work done on the Economic Element particularly. We’re very pleased to see that it’s included and we feel that it has been written with a broad enough brush that we can incorporate perhaps unexpected changes as we move forward and also specific enough that it will avoid perhaps some unintended consequences. So, congratulations. Thank you to all who have worked on this. We appreciate it very much. Thank you.”

**William M. Palmer, Representative for Andrew Cainion** – Passed out a letter addressed to City Council. (See attached) I’m here representing Andy Cainion who owns property at Island Center. Approximately one year ago, the Planning Commission made a recommendation on Mr. Cainion’s site specific application. The expectation at that time was that the Planning Commission would forward their findings of fact to the City Council. We wrote a letter dated September 18, 2015 to find out what kind of findings of fact the Planning Commission entered into the record regarding his site specific application. The site specific was timely filed, even a couple of days early. The letter that you are getting is a copy of the letter provided the City Council. We asked at the end of the letter that we receive a response from the City Council to the issues discussed in the letter. We also asked that we receive a copy of the findings of fact that the Planning Commission entered into the record back on September 10, 2015. To date we have received nothing. No response from the City Council even though I appeared at a study session earlier this year and specifically asked them to respond or Planning Staff or City Manager to respond to our September 18<sup>th</sup> letter. To me, this is a disingenuous process when people submit comments and fail to receive a response. I note in the proposed document you still have Land Use Policy 4 and 9.5. 4 is different than your existing Comprehensive Plan says because you are supposedly adopting a multi-year work program in the special area planning process would be conducted for the various centers identified in the Comprehensive Plan this time around. Then you have Policy 9.5 which basically says can’t make any changes to the boundaries of one of these centers without going through a special area planning process. Mr. Cainion has been requesting the City to do a special area planning process for Island Center for now over 20 years. The fact that the City has failed to take any action in that time period is ridiculous. You had an opportunity this year to have included it or last year or 2014 and it wasn’t included in the process even though you had the guts of that already done in 2004 but you didn’t take it through the final adoption process. Thank you.”

**Mary Victoria Dombrowski, Citizen** - “My comments will be exclusively about Fort Ward. I co-founded the Fort Ward Neighborhood Association with Eileen Safford in the early nineties. At that time we were facing an inundation of new buildings with the new sewer going in. At that time we had a huge planning process which setup Fort Ward to be in a certain way. We may have suffered enough from density and I could go with the service center or I could not. For

example, in my household, I said to my son who's living at home, he's in his thirties, I mentioned I was coming to the meeting tonight and he goes, 'Wow! That would be really cool. We could go down and get a beer just around the corner.' So there really would be some benefits to having a service center in Fort Ward. Before I could buy into it though, I would need to see what exactly are the boundaries of the service center itself and what are the limitations as far as height and activities and specifically the boundary. I wouldn't like to see it be all of Fort Ward. Fort Ward is very specifically known. I mean, you're either inside the fence or you're outside the fence that was left over from the forties. We are a national historic register district and I don't want us to lose that opportunity either. I think people who live in Fort Ward have taken really good care of their historic properties. I would also mention that we were a low income neighborhood which is the reason we were able to get a low interest loan for building the sewer. We are limited. See, this is one of the reasons I'm a little concerned about putting a service center there. In one way, it might let people who live there already, stay home and not have to leave. But on the other hand, is it going to bring a lot of people who don't live in Fort Ward into Fort Ward. And while we do love to have visitors, especially those to the park, we only basically have one road to get us in and out of Fort Ward. If there's an emergency or there's too much traffic, it's going to be a problem. Right now we have a mix of housing. We have three multi-family projects. We have a lot of duplexes and we have single family. So I don't think it's out of the order to think of following that pattern with some dense multi-family, however I would not suggest that the barracks building which already is given a density of eight be allowed to have any further density. Our underlying zoning is two houses per acre but as built right now, we've got between two and five houses per acre. We're suffering from the residuals of a 1960's plat and in return we got the very nice park. They made the density for the plat, but we got the park. So, I could go either way on the service center and I would like to see a lot more detail. Thank you."

**Dave Henry, Citizen** – "I'm here to discuss actually something that's been tried to get addressed for quite some time going back to the SMP and earlier than that and that is a place for the live aboard community in this community in the planning system. Decades ago, we had a City Council that identified them as an element of this community, but it has definitely disappeared and fallen on through the cracks as far as the government is concerned. Even ABC identified them at one time and that has now gone away. The biggest problem is the lawsuit that took place between the shoreline property owners and Gary Tripp and which actually has made Bainbridge Island famous for helping to eradicate live aboards from all over Puget Sound in that lawsuit. It relates to the DNR's rules and regulations. So, DNR came after the whole system and put in some laws and rules and regulations. One of those things, however, has to do with the number of live aboards allowed to live in marinas. DNR has a blanket item, now this is important, no city or public port has a ruling about how many live aboards they allow, which they have been all managing with great success for oh, 50-100 years, the owners of those businesses and the marina managers, they know exactly who's the right people, how many you can handle and how much the facility can handle and everything else. It has not been broken until now. That designation,

it used to be up and down the west coast, 25% or less was a rule of thumb and every marina could handle it. Now Bainbridge Island in its SMP has snuck in a rather particular little lie and a very small one in there with no fanfare and it was basically undiscovered. And it says you can only have 5% live aboards on Bainbridge Island marinas. This is a tragedy. I just went through looking at your dog and pony show out there. There's something about affordable housing and all the people and incomes of people and everything else. You will not find, I don't think, in any of your documents addressing the contribution live aboards in marinas make to this community for affordable housing. I've tried over and over to get to the City. It doesn't work. City Council people are not responsive. Maybe you are the people to bring this in. It's in the SMP which has held up in court. How do we get that addressed in the SMP as part of our overall Comprehensive Plan. I'm going to try and get a document together to you people and mail it to you before your thing that tells the history of what I just touched on. We need ethical people in our government. I don't know where to find them. I don't know how to get them. But they don't represent this community. Thank you."

**Anne Smart, Executive Director of Arts and Humanities Bainbridge** – "First, I want to thank the Planning Commission for all your hard work and collaborative efforts in getting these essential Elements updated. Revisions have been developed over many meetings, and have brought together many people, including most importantly our loyal, partner cultural organizations. The draft Cultural Element is much stronger for the thoughtful participation of our Directors Forum representing Bainbridge Performing Arts, The Historical Museum, Bainbridge Arts and Crafts, BIMA, the Bainbridge Library, Kidimu, Bloedel Reserve, BARN, Bainbridge Chorale and others. While the document is in good shape, we believe there are still several language revisions that can make it stronger and more proactive still. The Cultural Elements Action Item #1 needs to be much stronger if it is to be a true 'action item'. In the opening line, we ask that the term 'consider' be replaced with the directive phrase 'adopt and maintain,' to give added imperative to the critical policy items that follow. We also ask the Planning Commission to clarify its meaning and intent with regard to the term 'designated agent.' We understand this term to mean an agency contracted with the city to implement the Cultural Element, a role that Arts & Humanities Bainbridge served very successfully for many years. We ask that the term 'designated agent' or 'designated agency' be clearly defined in the Comprehensive Plan, preferably in the document Glossary. For example, 'Designated Agent' is the overall term used throughout the plan for any individual/organization providing services to/for the City by contract (the designated part). Perhaps 'Lead Agency' would also be appropriate in this context, a singular term used for any organization acting as *the official body* of the city in a *specific* area like enacting the Cultural Element, empowered by a cooperative contractual agreement with the City. We're very pleased this review process has underscored the critical importance of the island's Cultural Sector to our local economy. Our galleries, museums, performance venues and the many artists they represent are tremendous economic drivers for the community. Now we hope this review process leads to reestablishment of city funding for cultural organizations in the upcoming biennial budgeting process, a goal shared by our partner organizations and their supporters. Arts & Humanities Bainbridge looks forward to working with the City to define this public support and put the goals and policies of our newly invigorated

Cultural Element into action. Thank you to the Planning Commission and the City Staff for all of your hard work on these critical issues that will shape our island community for years to come.”

**John Wiens, Citizen** - “I am a retired architect and I do live in Fort Ward and I do question how it is a desirable area for commercial development. The land is primarily residential. I don’t know of any commercial zoning so it would take some zone changes. The land is pretty well filled and the roads are very narrow. They’re 20 feet wide with no sidewalks and they go down a hill which is incredibly dangerous and so I wonder how this came to be designated as an area for possible development. Usually the development is about commercial development and I just don’t see that as an advantage to the City or to the area. Thank you.”

**Debbie Macleod, President of Board of Trustees for Bainbridge Performing Arts** – Thank you all for your work that went into reinforcing the Cultural Element and for recognizing how very much the arts and humanities are at the center of the Island’s culture and economy. Because investment in the arts builds vibrant, prosperous, healthy communities, I hope the Council will take on the first high priority action item now in this year’s biennial budget. I also second the revision to the language to that first action item. Thank you very much.”

**Art Bartel, Citizen** – “I’m here to respectfully request that the revised portion of the Comprehensive Plan consider removing Fort Ward from that particular portion of the Plan. The reason for that is that after living in Fort Ward for 13 years, I’ve come to consider that Fort Ward is my home very personally. And the fact that we are so involved as a community together working on projects makes the atmosphere we live in, in Fort Ward, a very special one. We have children playing in the streets. We didn’t have any children when I moved in 13 years ago with my wife Suzanne. It was kind of a barren place and since, over the years, it’s developed into a wonderful neighborhood where the kids are very involved with the grownups. One example of that is the high school kids working on Friends of Fort Ward in the building and rehabilitation of the bakery that had existed since World War I into a community center. Very focused in that community on all of us working together so that we can enjoy the liberty of having the park so close to us and having the community working together for common goals. With the Plan that’s being suggested, although I understand it’s probably 20 years out in terms of the actual plan coming to fruition, probably in my lifetime, I wouldn’t see it, but there’s a legacy that goes on that we have to respect. I respectfully ask that the fact that we have military installations that are historic, our home is on the historic register having been the fire station for Fort Ward over two wars, the fact that it was a code breaking event that brought Fort Ward, our little neighborhood, into such prominence, it’s very important that we all recognize that the historic part of Fort Ward needs to be preserved. I respectfully ask that you consider that Fort Ward is a very special community with people that really love each and work very closely together. Thank you so much for your time.”

**Robert Dashiell, Citizen** – I have four or five specific comments and I'll send the rest of my comments in by mail before the close of business on Monday. First thing, congratulations on a really well written Comprehensive Plan, but there are some deficiencies at least that I see that are of concern. First of all, the sewer is adopted by reference. The sewer plan fails to have a sewer plan for both Island Center and Rolling Bay. That's really important because if you have that designated as a growth center, you can get sued because you don't have a plan. When the new sewer plan was adopted last year, I made point of that to the Utility Advisory Committee. They pretty much shrugged it off, of course. If you are going to develop those, you absolutely have to have a sewer plan and this document does not have that. Second, I'm not in favor of neighborhood service center stars being put at either Fort Ward or at Day Road with this Comprehensive Plan. Now I understand that this is a Plan that goes out for the next 20 years and that may develop but this is also a Plan that only lives for eight years until it is revised. So, I would encourage both the Planning Commission and the City Council to not put those stars at both Fort Ward and Day Road until you do the two neighborhood centers that have been on the books for years. That's Island Center and Rolling Bay and figure out whether they're going to work because it's going to take eight years to get those developed probably. And then when it's time to rewrite this plan, then we can look and see if we need additional neighborhood centers. Third, TDRs (transfer of development rights). I listened to an NPR 45 minute, hour discussion on the great hope for TDRs in the United States. 88% of the TDR programs in the United States have been total failures. When we had the 2025 Committee, the City spent some money, \$5-10,000 to hire a consultant to come and talk about TDRs because the 2025 Committee wanted to incorporate that into the 2025 Plan. That consultant said, 'Yeah, you could probably do it, but you're facing a lot of uphill battles.' We continue to spend money on TDRs. I'm not saying it should be taken out of the Plan, maybe it should be kept as one of the tools, but you got to have a bank and you got to have willing buyers and sellers and that is really tough to come by. Unless we have confidence, I would not encourage spending too much money on TDRs. I'll send my comments by mail."

**Melanie Keenan, Citizen** – I had attempted to participate on many levels putting together a Power Point presentation for both the Planning Commission and the Council, dozens of e-mails, I've attended the public meetings, I've even attended a Drafting Committee meeting in the middle of the business day to find out that the public's not really involved in that. My concern is that despite all the information I've provided as a professional geologist along with other members of the community, that the emphasis on drinking water, water resources and protection that was previously prevalent and upfront in our existing Comprehensive Plan for our sole source aquifer island, has now mostly been removed and largely buried. The emphasis has now taken a back seat. The Island's water resources are the main thing that's going to support any growth that currently exists and future growth. We currently have no metrics on the impact of growth today. We have one person, the Planning Director, that green lights all growth on the Island. The Council has removed themselves from those obligations as our elected officials. There is a SEPA form for each development or project that is being rubber stamped which then eliminates

the need for Environmental Impact Statements which is the vehicle that would allow you to understand whether the growth is impacting our island or not. Without this information, it is very difficult for you to relegate water resources as a secondary concern to growth on the Island and accommodating population. You have limited resources again, on a sole source aquifer island. The other thing that is very notable in your Plan is that growth is not paying for itself on this island. The Growth Management Act which is spelled out, requires this. Currently, the management of the City is taxing and bonding people out of house and home on the island to subsidize development. This cannot continue. You talk about affordable housing when you are taxing out of people at the home at the same time. Projects, developers, we are, as homeowners, are finding ourselves subsidizing developers. There are some things in the Water Resource Element, an RCW developed called aquifer conservation zones. That was designed specifically for Bainbridge because it is the only sole source aquifer island that is an urban growth area. I noticed that you modified it by calling it aquifer conservation zoning. It's not zoning, it's zones. These are particular areas for conservation and then, I've discussed this before and put it in e-mails that applying low impact development as a means of creating aquifer conservation zones or zoning is in complete opposite of each other. Develop areas that would be aquifer conservation zones. Protected areas would not be areas that you would consider you'd want to develop. They are in contrast. So, thinking that if you have impervious driveways, somehow that's going to help the aquifers recharge; it's very minimal addressing a tool that's very important especially if you have no metrics or no plans for metrics to control growth and its impacts. I have a lot of other comments. I didn't quite understand somebody was talking in the beginning about what is going to be the public process from this point forward with the Council so that we can adequately address these methods that you've put forward. Because the Comprehensive Plan today was largely drafted by Staff and has not had the public input that is required to make it a public City document. Thank you."

Vice-chair Chester reiterated the public comment and deliberation period dates.

**Whitney Rearick, Executive Director of Housing Resources Bainbridge** – “I will be addressing the Housing Element of the Comprehensive Plan draft. First I wanted to say thanks for your hard work on the Plan. It is evident you guys spent a lot of time on this and put a lot of thought into it. I was especially pleased at the first part that evaluated the current situation and really took note about how we're really not serving a third of the people on the Island here; that is the people who work in the service sector, the people who serve our coffee, help our teachers, help do landscaping on the Island and things like that. So, instead of going into detail, I will submit my comments in detail by Monday at 4:00, but I wanted to make four larger sort of overarching points today for you. One is, I urge you throughout the Comprehensive Plan to take a look at the environmental cost of NOT building affordable housing. Current regulations don't allow for enough affordable housing development to satisfy the current need and as everybody knows, that means more people moving off the Island and more people moving the Island and commuting to the Island to work means more people in cars. More people in cars means more

environmental impact, it means more impact to families, it means impact to communities and I would say, a loss of human capital to the Island. That loss of economic diversity is real. We need those people to be here in these meetings. We need those people to be on our PTAs, we need them to be volunteering in our communities, we need their voices as well to be a truly healthy, diverse community and those people are being lost every day. I would suggest in your Plan to consider aiming higher. As I read the Plan, right now it says that it wants to reduce the amount of cost burden renters to 20% over the next two decades because right now it's about 40% of all renters according to your data. I would say just aim zero. Why have ANY cost burden renters at all? Let's go ahead. Let's aim big. It's two decades, it twenty years. And I would say as you do this, think about what happened 20 years ago, how much more affordable it was 20 years ago. Well let's think about how much more we can do 20 years from here. Let's aim for no cost burden renters or homeowners. Let's do what we can. Let's shoot for fairness for all. The last two points I'd like to make really quickly are, as I mentioned, as we're losing community members every day, that human capital, I would like to suggest we have a sense of urgency in this and a sense of creativity. Let's be creative with the solutions we work on together to address the affordable housing situation and let's do it with a sense of urgency because every day we wait, we lose important members of our community. Thank you."

**Debbie Vancil, Citizen** – "Thank you very much. I didn't sign up like I was supposed to so I appreciate this very much. I want to thank you for your work. I know how hard it is, I'm a former City Council Chair and Planning Commission Chair and I helped draft the first Comprehensive Plan and the next updates. I know that this absorbs your time. I will be submitting specific recommended changes written, but in the meantime, I would like to make a few overall comments on the Cultural Element. The Cultural Element in the Comp Plan begins with the Vision in the future and shaped by the current community based on its interests and historical values. Although the community identifies its values throughout the Plan, it's in the Cultural Element that these values most clearly expressed the unified Vision of the Plan. So for this reason, it's the Goals and Policies that you have in the Cultural Element that will offer especially clear and consistent guidance to the other Elements. This is where we, the community, identifies itself based on existing strengths and finally, it's where the City defines its relationship with the community that it serves in the Cultural Element. So, first of all, the specific goals will lend themselves to introducing Bainbridge Island's cultural and economic identity. In Goal Cultural 2: 'Establishing the strength as a developing regional center for arts and humanities,' which is a major course directive for the Plan as you have put in the new Vision. It's interesting that the Planning Commission has chosen to designate new centers in addition to the current three centers that we have which we used to call neighborhood service centers. I am assuming that what the intent is, is to increase retail. This is to increase revenue. To help economic development. When in fact, it appears that the whole world is moving on online shopping, so I would ask you respectfully, if that is the reason, to reconsider development of additional retail centers or designated centers. Instead, realize that we do have need for economic development on Bainbridge and that we are such a unique community that has already

developed its own culture. We can become a cultural, regional center with our arts and humanities. We don't need to open hard stores or stores for tourists. Our programs invite tourists, but they don't rely on them. The last piece that I would like to suggest, is to support the idea for defining various categories for the new term which you have offered as 'designated agent,' which runs throughout the Comprehensive Plan. Instead of naming particular organizations to carry out your services for you and with you, you are replacing those names with the term 'designated agent.' This term is used throughout the Plan, most especially in the Cultural Element, Human Services Element and the Utilities Element. Since the City finds need to appoint designated agents to deliver short term or one-off services for the City from time to time, it also finds need to partner with lead agencies who represent the City in specific departmental areas. As a policy matter, there should be a definition for various types of designated agents to clarify your intent. So, I respectfully request that the Glossary in the Comprehensive Plan define various categories for that new term, 'designated agent.' When the city government was formed in the 1990's, our community was already developed, thus the new City did not create a fire department, school district, parks district, library, any of those. The City formed legal working partnerships with already existing government agencies which we have today. The community also, at that time, had thriving arts and culture and human services programs and instead of forming a city human services department and a city arts and culture department like other cities, our government continued these existing programs by entering into legal partnership agreements. It wasn't only a matter of practicality, but professionally and economic sound policy. The organizations that entered into these agreements had lead agency status with the City and I would like you to please consider a lead agency status and also designated agent in your designated agents and I will submit the details. Thank you very much. I appreciate your patience."

**Malcom Gander, Citizen** – I want to talk about the Water Resources Element. The very first sentence has a phrase in it, it actually starts: 'Bainbridge Island is a quasi-enclosed environment.' Please remove the phrase 'quasi-enclosed environment.' It's very confusing. It doesn't have any kind of firm definition. The second comment I have has to do with Appendix B which is the Water Resources Element Existing Conditions and Future Needs. There's two sentences in there that are very disturbing and they're unsubstantiated. The first sentence is this: 'Not all groundwater comes from recharge on Bainbridge Island.' There's no scientific evidence, there's no published documentation to verify that there is any recharge coming onto this island other than from the island itself. Second sentence: 'Model results (that has to do with US Geological Survey (USGS) model having to do with water resources) indicate several wells tapping the deeper aquifers withdraw water that originate from recharge from areas on Kitsap Peninsula and is greater than a thousand years old.' Kitsap peninsula, their talking about immediately left of Bainbridge Island, a mile or two immediately west you have Port Orchard and Bremerton. There are deep production wells at similar depths and in similar geology to the Fletcher Bay aquifer. Some of our most important production wells. So, the implication by these sentences is that we are getting a lot of water and we continue to get water from Kitsap peninsula into those very

important wells that supply the island with water. In my world, I have a PhD in international water law and water resource management, you have to publish and you have to pass muster on scrutiny of your colleagues. There's no documentation that any water is coming over from there. Now, let's just pretend that there is recharge coming. Just say that it's happening even though it's never been documented. USGS made a very big assumption when they did the model and they just based it on similar geology and that's it. Well, let's just pretend that it's happening. That aquifer that is being referred to is getting tapped by those big production wells in Bremerton and Port Orchard. We need to realize that even if there was a connection and there's no evidence for it, that water's being used already."

**Scott Anderson, Citizen** – As you know, I was here on Saturday asking that the Planning Commission and City Council make priority the Island Center planning area for a work plan and if I understand it correctly, the planning areas, Island Center, Rolling Bay, etc., are second in line to a Winslow planning area in the Comprehensive Plan. I would urge you to make the Island Center area a number one priority. Recently, I've spoken with business owners at Bainbridge Gardens, Donna Harui, Keith at Bainbridge Island Auto Repair, John Eckert at Bainbridge Rentals, John Irvin at Island Center Automotive, Quinn at Sawatdy's, all of them say the same thing, well, not all of them, but at least four of those owners are concerned about traffic in the area, safety in the area, accessing their businesses from the current traffic situation. I know that at Bainbridge Rentals, delivery trucks have to park across the street. The same thing at Bainbridge Automotive, Bainbridge Gardens has problems. The one thing I would note, my family's been on the Island since the seventies and we've been in that area since the seventies and Island Center hasn't changed one iota in that entire time, so Bainbridge Islanders are using those goods and services at all of those business there. They aren't overflowing because there's people coming from off the island or they don't want those services, it's obvious they do. The Aesthetics of the area are not that good. There's very few people I talk to that go, 'Yeah, that doesn't need to change.' We have an opportunity with the corner that we're on that we're willing and able and WANT to make some changes so that Bainbridge Rentals, those storage sheds aren't spilling out on the street anymore, that maybe we can offer some affordable housing. The other thing I would note is when I was in high school and college and I worked out there at Island Center at Bainbridge Rentals, there was maybe two of us in the store at any given time. John now has people parking in our land on the side. He has so many employees they are having to park off-site to enable customers to park there, so they're providing jobs as well, all those businesses to speak to the point of somebody else about the service jobs on the Island. So I would urge everybody to consider that area in the Plan. I would also note, and I did before, that there's been a significant amount of work done to that degree already in 2001, so I think it would be useful for the community to develop a nice asset in a nice area for those type of businesses. Thank you."

**Alex King, Citizen** – I also work for Bainbridge Performing Arts, I'm their Technical Director. I volunteer with a number of theatres on the Island helping build new spaces, organizing them

and everything like that. There's a lot of new performing arts and just art spaces just starting up right now and they could really use some support through the Humanities and Culture Foundation. I'm also the resident manager of the Eagle Nest Apartments on Madison Avenue. We have 40 units there that are all under \$1,000 a month. I just checked my waiting list, it's 42 people long. I got two phone calls while I was sitting here. The average time of a Craigslist ad that I have up before I have somebody with a deposit is 42 minutes. If that speaks how much there's a need for housing on the Island, I can give you my e-mail address and I'll post your phone number, not on the side of the road, but hidden back in a back hallway at the apartment complex where people have to come and find it. Thank you."

**Charles Schmid, Association of Bainbridge Communities** – "I'm speaking tonight on the Economic Element. I sat down and compared the 2004, which is based on the 1999 one with our present Plan, the rough draft. I'd like to read one of the framework issues. '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.' That was number 1 in 2004, now it's put down to number 3. There's quite a few sections of the rough draft Plan that talks about the City partnering with other organizations such as the Chamber of Commerce, Downtown Bainbridge. I looked back in the 1999 Plan and they had encouraged team Winslow, Chamber of Commerce and other business groups to develop an education program. So you see it's gone from what it is now, the City 'partner with the Chamber of Commerce, Bainbridge Island Downtown Association and others to monitor the island business client and make appropriate adjustments to the economic vitality strategy.' I think this is fine for the City to worry about these things, but to actually say the will partner with them, what's the cross benefit? The other thing is, the suggestion this evening, at least we should define what partnering means. It's a 'shall' right now, it's not even a 'should.' I think this has to be carefully, carefully worked on, the cross benefit. How much the City puts in as staff, what kind of money's involved, what are the benefits? Also, I found a whole new section called 'Building Design and Construction Sector' (Goal EC 10) It says: 'Support building design and construction industries to increase employment opportunities, enhance local revenues and help ensure the built environment that responds to and reflects the Island's Vision and Guiding Principles.' So all of a sudden, the City's going to be supporting building design and construction industries. Then it says further on down: 'The built environment is no less important in defining Bainbridge Island as a unique and attractive place.' If you take a look at what our Goals are, you won't find anything like that, so I'm asking you, when you take a look at these lines that are in the Goals, look back and see what our original vision is." Commissioner Quitslund asked Mr. Schmid to look at the sentence following the one he read, saying he took credit for that language. The next sentence reads, 'Good development in communities such as ours must work within limits and compatible with goals and environmental conservation.' Commissioner Quitslund stated it was an attempt to push development in a direction it has not been following consistently to push in the direction of compact and conservation. Mr. Schmid replied, "I think an interesting thing to look at is how that involves with the land use. I just think

right now it sounds business-like. It's okay to have business, but I think you have to be careful in the city or any municipality starting with the national government among business issues. I think you need a little more language to be careful. I have a list of almost eight people who worked on the Economic Element in 1999 and I'll send that to you because they're a cross section of business people here on the island. In fact, my last plea is to put something in it about commuters, having been a commuter before, I think they're important because they walk to the ferry here on the island, they take the buses which are there and also, they provide volunteer expertise. A lot of our commuters work with large firms and provide this expertise and I think some of the business expertise was actually represented in this group that actually formed before all these other groups that are business oriented sections were put in. Thank you very much."

**Stuart Grogan, Executive Director for Housing Kitsap** – We're the housing authority for Kitsap County not including the City of Bremerton. We are the housing authority that serves Bainbridge Island. I really want to commend you this evening for a really great draft of the Comprehensive Plan, particularly the Housing Element. I think it demonstrates an extraordinary grasp of the need for affordable housing and particularly the need for new affordable housing units. I wanted to comment just briefly to speak to there's another kind of affordable housing support that comes to citizens and families in the form of rental assistance. The most common form of that, as I'm sure you know, is the Section 8 Housing Choice Voucher. It's a piece of paper you can take out into the market and taking 30% of your income plus this piece of paper allows you to rent an apartment pretty much anywhere that serves you as an individual or a family, your individual needs. One of the things that's happening particularly in this very, very tight rental market is that people are having a hard time taking that voucher and finding a place to live. In the old days years ago, you could find a house within 90 days, 3 months or so, with the opportunity for an extension for maybe one more month, two months, a couple months to try and find a place to be able to place that voucher. Nowadays, housing authorities all across the state are just granting that voucher extension without the need to apply for a waiver. It speaks partly to the intensity and the pressure in all of our economies, but it also speaks to how difficult to find a place to place their rental assistance. Rental assistance takes the forms of Vash Vouchers which are housing assistance for veterans, it takes the form of alimony and child support payments that allow single mothers to place. It takes Social Security, it takes all different kinds. All of those people are finding it difficult to locate a place, so I want you to take a look at adding a way to take full advantage of the housing support that's available to the people in our community by establishing a sources of income discrimination policy. City of Bainbridge has spoken out strongly about discrimination and so many of its forms, sources of income discrimination is a devastating thing. You can imagine how someone would feel to read an advertisement for an apartment in a place that will meet their needs, where their kids can go to school, where it says, 'Section 8 Voucher holders need not apply.' It's a terrible, terrible thing. It's happening all over the state. And I think it ought to be a part of your policy of this city to say we're not going to tolerate that sort of thing. Sources of income discrimination is not permitted and it should be part of the Comprehensive Plan and a second step in part of the

implementation. I have some other comments. I'll send them in by Monday, but I wanted that in your mind as you're thinking about ALL of the tools and things you can do to address the affordable housing issues in the community. Thank you." Commissioner Gale asked for clarification of the Section 8 Voucher and how it worked and whether it provided for meeting the market rate of an apartment. Mr. Grogan replied, "Up to the limit HUD establishes for the area. Unfortunately, HUD doesn't quite get there sometimes with how rapidly local markets are changing. You take your portion of it as the tenant, the share that you get as a consequence of the voucher and then if you are lucky and are able to find a place in the community where you want to live and pay the market rent, you are able to cover it with that voucher. Sometimes, and particularly in active economies, it's very difficult to place that voucher because the rents and the prices are changing so rapidly. So that forces, sometime, people to step farther and farther out from their local area or their most desired area. Even there, the pressure is on. They might be able to afford the rent, but now they can't get in. Even the places where someone could take their voucher and afford the full market rent, or a Vash Voucher, or alimony payments, they will be refused, in some cases, because of that regular, steady stream of income. It won't be counted and so they wouldn't qualify to live there, so what we want to establish is that you can't discriminate against somebody because of the source of their income. They still have to qualify, they still have to meet all the other standards, but just because they're bringing a voucher to the table doesn't give you the right to say, 'You can't live here.' We absolutely need to be building affordable housing and housing in all of its forms and I think the Comprehensive Plan really speaks to having a diverse supply of housing because not one type of housing works for everybody. You want all of those different things. And you want all of the different kinds of folks who are going to live in all of those different kinds of housing. So what you want to do, I think in this case, prevent people from being told they can't live there simply because they have a unique form or an alternative form of regular income. Thank you."

**Tim Winslow, Citizen** – "I just want to address the transportation part of the Plan. I'm a bike commuter and I do that because I can get on the ferry. I typically ride about 6 or 7 miles but it's not uncommon to see people riding 30 miles around the island and a lot of people won't do it because it's unsafe. A lot of these roads were built as wagon train roads, they go through the woods and they don't have any shoulders to them. So, when we look at the transportation going forward in Bainbridge Island, it's nice to have trees and everything, but we also need the safety that painting a six-inch wide, away from the edge of a ditch is not a bike lane. I would say cut all the fog lines off until you have a bike lane so that way cars will have to slow down and figure out if there IS an edge to the road. Just a couple of ideas there. So, I looked at the plan the Non-Motorized Transportation Committee came out with. They weight it very heavily towards Winslow and already pretty well developed areas. I live just off of Miller and thank you, the City, for slowing traffic down. The second 25 MPH zone, people tend to slow down to about 30, so it's starting to make a difference. But we need more shoulders that get you around the island in a complete kind of method. The other option is, there's no bus service except at commuting time. So, if you're on the island, you're either going to ride a bike or you're going to drive a car.

There's really no other option. We need to really look at how to get around the island. That will help economic development. If we make a better shoulder, make it safer, that would bring more people to the island for entertainment kind of things or wallets on wheels, kind of ride around, go to the Treehouse, get a beer, ride back onto the ferry. We really need to look at the whole island, not just parts of the island because nobody rides their bike one mile. They ride it all the way around the island. From the distance, they ride it off the island, they go over to Poulsbo. We really need to look at complete systems. If I want to go get a coffee down at Lynwood Center and I'm up in Island Center, I come back, my favorite place is you ride right past the intersection of High School Road and Fletcher Bay Road and the three-foot wide bike lane drops into a ditch and now you go up a turn, up a hill, so I'm going to take the lane and then people are going to get mad at me because I'm in the way. That's the kind of typical situation we find all over the island. Bucklin Hill Road has a number of issues going up the hill; lots of gravel, lots of roads, in and out kind of places where people don't see things. So we really need to take a look at the WHOLE plan on the island and we need to spread it out beyond just the areas that are already developed. Thanks."

**Anna Westday, Citizen** – I've lived on Bainbridge for 37 years. I moved here when I was 23 and I just turned 61 on September 8<sup>th</sup>. I was just at the Suyematsu Farm, Laughing Crow Farm, Bainbridge Vineyard, obviously getting some garlic from Betsy, but also we harvested the last bit of grapes, Muller-Thurgau and we did the Siegerrebe. So what I want to say about farming, of course I'm an advocate for trees and I love what Olaf said about if we could continue as a collective to talk about our older trees and really attempt to find a way to have them become historical and help everyone understand how important our trees are. To the birds, to the pollinators and the saddest thing for me, of course, the FDA finally tested Round-up and found out that the glyphosate is in all honey, across the globe, especially the United States. So that part's hard for me because I want us to care about our soil. I want to care about our water. We talked about sewage and I loved what the water people who study geology, I can't pronounce the name for them, but thank you everyone who is working on a vision for the island. You know, I used to come here and sing my version of the Lorax because I wanted Bainbridge Island to be a model for social change that cares about its environment. So when I talk about when are we going to say, does that mean I have to move off the island to let someone who can afford \$2,500 two bedroom apartment? This is where we're going. You know obviously, Anna, my goal is not money, it's food – blueberries, garlic – the health of our community. If we all lived in tiny houses, efficient tiny houses in a community, that really helped be among our elders and really be about mentoring our children and helping each other. And when I say, does it matter if we're a Republican or Democrat or Green Party or whatever our spiritual practices are, isn't it about really our health? And that's where I want us to go. And I say to people to do you think that beam up is there breathing out oxygen? And maybe it is and I just don't know it and that would be news for me. So, anyway, thank you for everything you do and I hope that we go someplace where we educate everyone on the island that let's be a collective and really care about our land and each other. And my new goal is this: Vision – all golf courses. We're going to grow

industrial hemp because it's the most amazing manure crop. And we're going to reclaim because the trees are down now. We talk about trees. Yes, I agree with the bicyclist, we do need really efficient bicycle lanes so all children feel like they can ride their bikes in safety. What I want to say really lastly is, what's going on right now with this Kelly Sampson property. The two trees just came down and they were tall and beautiful, but they're down and broken up. I wish I knew how old they are. I want to say at least 80 years. I could be wrong on that. I think it's an interesting idea about having 40 more units between Yes magazine and the really. When you think about all the people have lived in the most amazing houses and now they are living the elders. And I've known them a long time in different situations and now they live, their retirement c'est la vie, at the mobile home park. So for Kelly Sampson to all of a sudden dig up the asphalt in a very small narrow place, I'm kind of amazed, why isn't it going out toward the street and going down by the Pavilion. And that's another thing about the traffic, I'm going to say one more time the traffic. You go out, you try to get back in everyone's going like this (gestures), they're going like this (gestures), so whoever made that decision. Ciao."

**Heather Moore, Citizen** – "Thank you for having me. I am one of the apartment property managers at the Eagle Nest Apartments up on Madison Avenue. I wanted to make more my case for short term affordable housing and emergency housing for people on Bainbridge Island. We see quite a number of people that come to look at our apartment complex because it's one of the more affordable places on the island right now. We, at any time on our waiting list, have 20-30 sometimes 80 people waiting to look at one of our 40 units. The rent is more affordable than almost anywhere else and it's a great place for people to land when they've gone through a divorce, if they've lost someone, if they're young, but have connection to the island. And a lot of people that we have that look for possible apartments here have a connection with the island and our community. It is very hard for them to find a place in a place that they have long loved. I find that pretty upsetting. I haven't grown up on the island, but I've been here a lot in my childhood. My family all lives in the Suquamish area and I really honor this community for what it's done in support of the arts and the people that live here and making a priority for the local community. I just want to highlight this specific need for people who want to stay with the community that they honor and cherish and really love and who have supported them and who they support and give to whether they're children that are recently back from college, young adults that are recently back from college or people that can no longer afford to stay in a house because they're not happy with their ex-partner, I'd just like to make sure that with the housing budgeting we're allowing for that and for people to be able to stay here that want to with short term, emergency and affordable, if not low-cost, housing. That is the point that I'd like to bring tonight. Thank you."

**Ross Hathaway, President of Squeaky Wheels** – We appreciate the Staff's good work on the Island-Wide Transportation Plan (IWTP), on the Comprehensive Plan as a whole. In the IWTP, we encourage the Planning Commission to support using the Highway Capacity Manual version of BLOS and PLOS (Bicycle Level of Service and Pedestrian Level of Service). City Staff has

shown an interest in making this change. This is important so that objective measurements such as traffic, volume and speed, as well as facility acquiesces influence the measure of level of service. We also request that selecting a high standard for this level of service (that would be a rating like A-F, usually you don't want an F, we'd like to see it at A, but reasonably B). Please also refer to Squeaky Wheels' written comments on the Comprehensive Plan's supporting documents to date. It's also really important to remember that level of service of standards that have objective measurements will help you to mitigate the impacts from additional traffic from development by using impact fees and concurrency tools that that allows you to use. Thank you for your consideration. We have a long way to go in making walking and bicycling safe again for all ages and abilities. This is a really good next step. Also, incidentally and personally, not as the President of Squeaky Wheels, I want to agree that the best affordable housing project we have is increasing the floating portion for free by increasing the percentage of allowed live aboards. It's a long time needed change. Thanks."

Commissioner Gale thanked everyone for their thoughtful comments and input saying it was very helpful to have some specific language and concerns identified. Vice-chair Chester also thanked everyone and reiterated how helpful it was to have written comments and that they do look at them very carefully.

**ADJOURN**

The Public Hearing was adjourned at 7:28 PM.

Approved by:

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William Chester, Vice-chair

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Jane Rasely, Administrative Specialist

Open House and Public Hearings:

**Saturday, September 17**

Open House 10:00 AM – 11:30 AM

Public Hearing 11:30 AM - 1:00 PM

**Thursday, September 22**

Open House 4:30 PM – 6:00 PM

Public Hearing 6:00 PM – 8:00 PM

### **Opening Statement:**

The purpose of this public hearing today is to receive testimony on the 2016 update of the City of Bainbridge Island's 2004 Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). In general, the proposed update is intended to revise and refine the current GMA Comprehensive Plan policy direction to reflect changed conditions and includes a vision statement; guiding principles; 10 comprehensive plan elements (chapters) each with its own vision statement, goals, policies, and implementation action items; and, references and links to functional plans and supporting documents. The proposed action also includes changes to the Bainbridge Island Municipal Code to assure consistency between the comprehensive plan and development regulations. A State Environmental Policy Act (SEPA)/GMA integrated approach has been utilized to ensure that the environmental analysis conducted under SEPA occurs as a coordinated part of the planning and decision-making process under GMA.

The Planning Commission is conducting an open house and public hearing on Saturday, September 17, and Thursday, September 22. Written comments will be accepted until 4:00 pm, Monday, September 26, 2016.

The Planning Commission will not be deliberating, indicating their preferences, or taking action on the proposal today. Questions or clarification may be directed toward those who are testifying.

The Planning Commission will begin its deliberations after the public hearings have been held and the written comment period is closed. The deliberations will begin on **Wednesday October 5**, and may continue on **Thursday October 13**, before the Planning Commission forwards its recommendations to the City Council. The City Council, acting in its capacity as the official legislative body, will

then review the Planning Commission's recommendations before taking final action. City Council action is expected before the end of the year.

There is a sign-up sheet at the back of the room for those who would like to testify. An opportunity will be given at the end of the hearing for those that wish to testify, but did not sign up to speak.

Please limit your comments to a 3-minute period so that everyone will have a chance to speak. Special interest groups, associations, or those representing others are encouraged to designate a spokesperson for your group to allow greater participation and cross-representation.

Before you testify, clearly state your name, spelling your last name, and your address. A recording system will record your comments.

Written comments are also being accepted and can be placed in the box located on the staff table near the front of the room. The Commission will accept written comments until 4pm on Monday September 26. Written comments may be submitted in person or through the mail to the Planning Department at City Hall, or emailed to [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov).

Before we begin taking public comments, staff will give a brief presentation about the proposal.

Thank you for taking the time to participate.

**NOTE: CHAIR CAN EXTEND INDIVIDUAL COMMENT PERIOD DEPENDING ON HOW MANY FOLKS WANT TO SPEAK.**



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
MEMORANDUM

DATE: OCTOBER 5, 2016  
TO: PLANNING COMMISSION  
FROM: JENNIFER SUTTON, AICP  
SENIOR PLANNER  
SUBJECT: 2016 DRAFT COMPREHENSIVE PLAN

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I. REVIEW PUBLIC HEARING PUBLIC COMMENT ON *2016 DRAFT COMPREHENSIVE PLAN*

The Planning Commission Public Hearing [Draft of the 2016 Comprehensive Plan \(Plan\)](#) was published on Friday August 26, 2016. The publication of the DRAFT accompanied a coordinate public outreach campaign to:

- Inform the public about the [DRAFT Plan, State Environmental Policy Act \(SEPA\) Review](#), and promote public review of the [DRAFT Plan](#);
- Advertise the upcoming Open House/ Commission Public Hearing dates- scheduled for Saturday September 17 and Thursday September 22; and
- Encourage the public to comment in person at a Public Hearing or in writing on the [DRAFT Plan](#). It was noticed that the deadline for submission of written comment (hard copy or email) was Monday September 26 at 4 pm.

More than 100 citizens attended one or both open house/public hearings. Not everyone that attended the public hearings made comments at that time. The public hearings were recorded, and can be watched from the [Navigate Bainbridge: 2016 Comprehensive Plan Update website](#). Eighty-three (83) written public comments were received between August 26 and 4 pm, September 26. Those written public comments have been forwarded to the Commission via email as they were received by the Planning Department, and are attached, sorted alphabetically by last name. The written comments are preceded by a “table of contents” of sorts, meant to assist the Planning Commission in organizing their review. [Public Comment received prior to August 26, 2016 may be viewed from the City’s website](#).

There were many who commented (at the hearings, and in writing) that:

- Fort Ward should not be a *Designated Center* (Land Use Element); and
- That the DRAFT Island-wide Transportation Plan (IWTP) should not show any possible road connections through Gazzam Lake Park.

Regarding Fort Ward- the language in the Land Use Element could be further clarified to better explain that Fort Ward is a potential center, and any future use mix would be determined through a community supported subarea planning process. An alternative would be to remove it as a potential designated center.

Regarding the DRAFT IWTP, the Department of Public Works is still reviewing how to modify that connectivity section- a result could be that the only connections would be non-motorized facilities.

**Planning Commission Action:** Discuss public comment, and determine what changes should be made to the [DRAFT Plan](#). The changes agreed upon by the Commission will be integrated into the next public draft of the Plan.

## II. GENERAL PLANNING COMMISSION REVIEW OF 2016 DRAFT COMPREHENSIVE PLAN

It is inevitable that the Commission itself will have conceived of additional changes to suggest for the DRAFT Plan. Those changes may be small, such as removing a comma, or more consequential-modifying goals and policies.

**Planning Commission Action:** Determine what Commission generated changes should be integrated into [DRAFT Plan](#). The changes agreed upon by the Commission will be integrated into the next public draft of the Plan.

## III. RECOMMENDATIONS ON SITE-SPECIFIC COMPREHENSIVE PLAN AMENDMENT REQUESTS

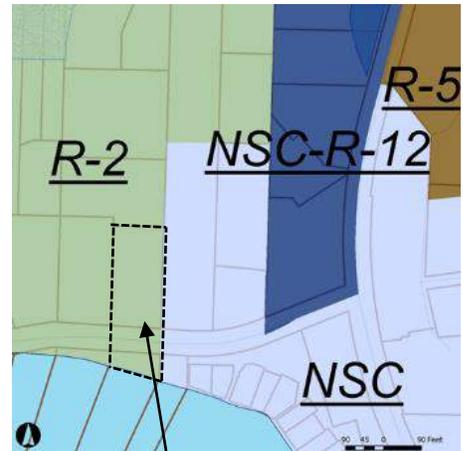
The submittal window for privately initiated Comprehensive Plan Amendment (CPA) requests was May 1 through June 30, 2016. The City received 6 applications, described below. Each application was a request for a land use designation change on the Comprehensive Plan Future Land Use map; the [applications can be viewed on the City's website](#). The Planning Commission initially discussed 5 for the amendments during the summer of 2015, beginning at their July 9, 2015 meeting in conjunction with the *Land Use Element*. The CPA submitted by Mr. Moore was discussed in the fall of 2015, in conjunction with the Business/Industrial policies of the *Economic Element*. The Commission completed their discussion of the Park District and Schmid applications in the summer of 2016. The applications are discussed in more detail below. Notices of the Commission discussions were sent to property owners in the vicinity of each application (except the Park District), and public comment was accepted

on each amendment request. [Minutes from those Planning Commission meetings](#) can be viewed on the [City website](#).

**Planning Commission Action:** The Planning Commission shall make a final recommendation on each CPA application to the City Council.

**A. 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**

The Thomas amendment was discussed originally at the July 9, 2015 Commission meeting, and again at the July 23 and September 10, 2015 meetings. The property is adjacent to Neighborhood Service Center (NSC) zoning, with the “Roost” development currently in for permitting. Public comment at the time was generally against the application. The Commission discussed whether or not the existing Plan and Bainbridge Island Municipal Code (BIMC) allowed for expansion of an existing NSC zoning without going through the special planning area process (SPA). The Commission’s initial discussion led to the conclusion that a SPA process or amendment should be done to make changes to a NSC area- see Cainion and Anderson applications below.

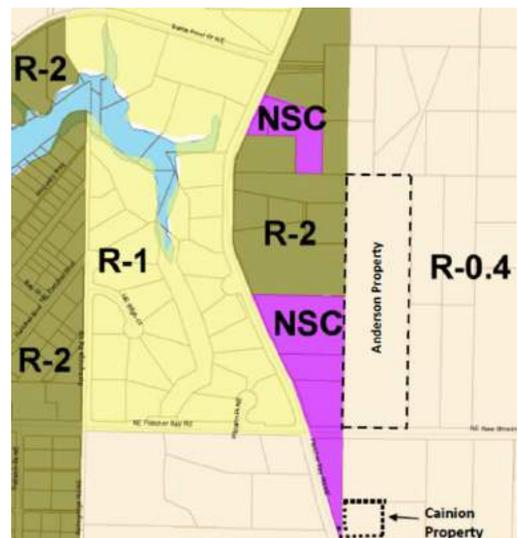


Thomas Property

**B. 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**

**C. 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**

The Cainion and Anderson applications were discussed originally at the July 9, 2015 Commission meeting, and the Cainion application again at the July 23 and September 10, 2015 meetings. Mr. Cainion has previously submitted CPA requests that have not been approved. The Commission discussion again focused on whether or properties could be designated NSC outside of the SPA process. A previous SPA process for Island Center had resulted in a [DRAFT Subarea Plan in 2001](#), which was not adopted by the City Council. As a result of the Commission discussion on the Cainion and Anderson applications, the Commission voiced support for the City to commence subarea planning for Island Center and Rolling Bay, if those communities support it.



**D. Submitted by W. Moore, to change the designation from OSR-0.4 to Business/Industrial (B/I) for a property located at the intersection of Fletcher Bay, Bucklin Hill, and Lynwood Center Roads**

When discussion the Moore application initially at the July 9 Commission meeting, the Commission decided to review the Moore application at the same time as B/I goals and policies in the Land Use Element and Economic Element. The discussion was delayed until the Commission began to review the Economic Element in the fall of 2015. The Moore amendment was discussed on October 22, 2015 along with those Land Use and Economic Element policies.



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

Pritchard Park is made up of 3 properties owned by the City and the Bainbridge Island Metropolitan Parks and Recreation District. The Schmid amendment was discussed originally at the July 9, 2015 Commission meeting, and again at the July 28 and August 4, 2016 meetings. When initially discussed, it was acknowledged that the Schmid application would be moot should the Park District application be approved, and a new Park zone created. Once it became uncertain whether or not the Park District



application would be approved, the Commission revisited the Schmid application in 2016. The Department of Planning and Community development raised the issue regarding whether or not the Schmid application should have ever been accepted, since he is not the property owner of Pritchard Park. See Park District comment letter (page 23)

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

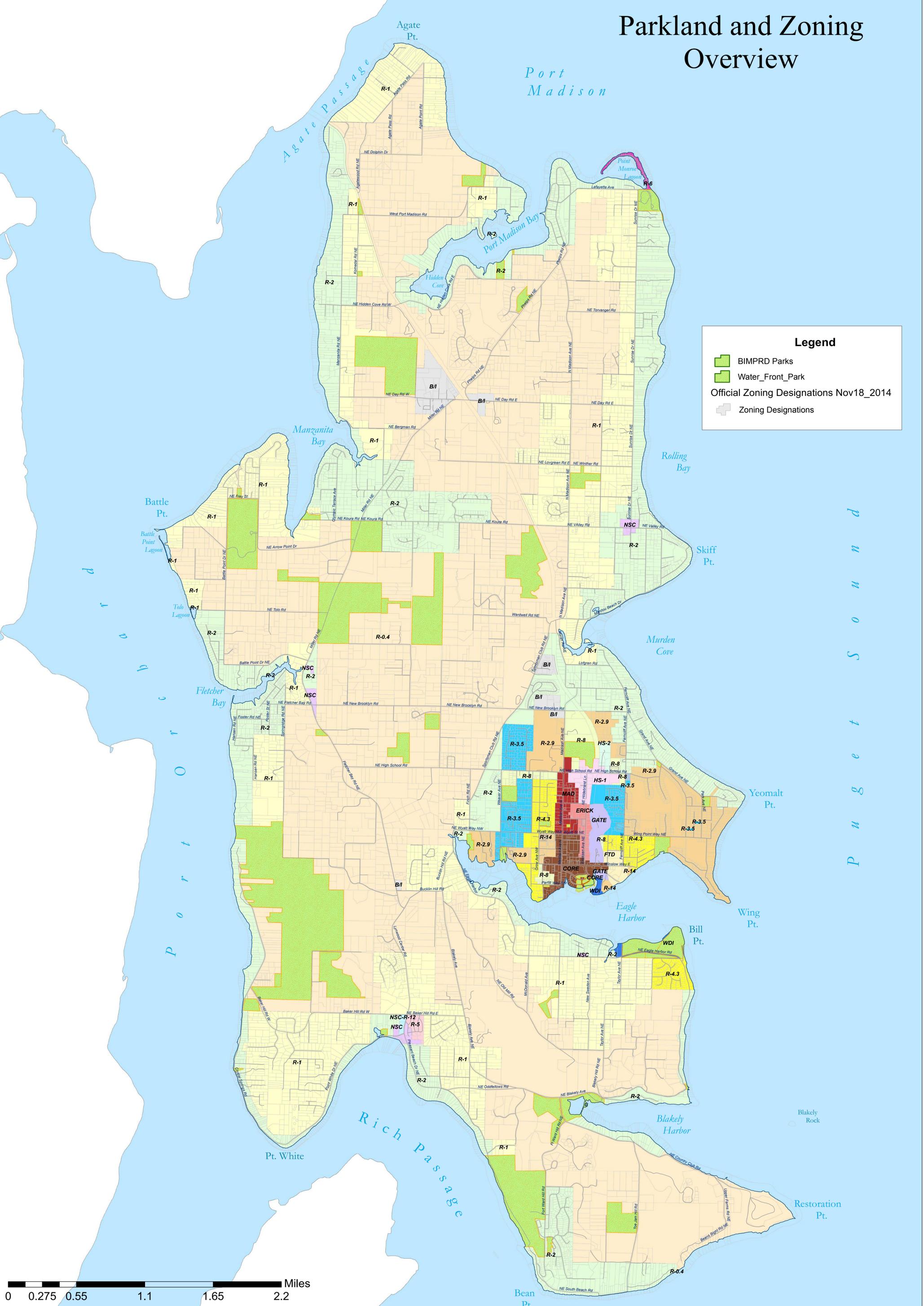
The Park District application was discussed originally at the July 9, 2015 Commission meeting, and again at the July 23 and August 13, 2015 and June 9 and July 28, 2016 meetings. The Commission had

requested information from the District including that the District propose new goals and policies for the new “Park” zone and better explain why the new zone was needed. See map below

#### IV. NEXT STEPS

The Planning Commission may continue their deliberation and recommendations on October 13, if needed. When their recommendations are complete, the Planning Commission will forward their recommended DRAFT Comprehensive Plan on to the City Council for their review. It is expected that the City Council will discuss the DRAFT Comprehensive Plan throughout the rest of 2016, starting in mid to late October. The City Council strives to approve the 2016 Comprehensive Plan by the end of 2016.

# Parkland and Zoning Overview



**Legend**

- BIMPRD Parks
- Water\_Front\_Park
- Official Zoning Designations Nov18\_2014
- Zoning Designations



P u r t M a d i s o n S o u n d

**WRITTEN PUBLIC COMMENT ON  
2016 DRAFT COMPREHENSIVE PLAN SUBMITTED  
DURING PLANNING COMMISSION PUBLIC HEARING COMMENT  
PERIOD: 8/26/16 – 9/26/16 (4 PM)**



Date Received	Name	Page #	Element(s) Referenced
9/22	ALCALA, KATHLEEN	1	WR, ENV, CUL, HS
8/30	ANDERSON, PAUL E-MAIL RESPONSE BY SUTTON, JENNIFER	3	ENV
9/22	ANDERSON, SCOTT E-MAIL	7	LU, TR
9/24	ANDERSON, VERNON E-MAIL	8	LU, TR
9/24	APPLEBERRY, STEPHANIE E-MAIL	11	LU
9/26	BAINBRIDGE ISLAND BREWING	12	LU, EC, TR
9/26	BAINBRIDGE ISLAND METRO PARK & RECREATION DISTRICT	19	IWTP
9/26	BAINBRIDGE ISLAND METRO PARK & RECREATION DISTRICT 2	23	LU
9/17	BHATT, SANJAY	25	TR, HO
9/22	BONCIOLINI, DIANE E-MAIL	26	CUL
9/21	BROBST, THOMAS E-MAIL	27	U
9/22	BROBST, THOMAS E-MAIL	29	U
9/13	BUNTEN, DONNA E-MAIL	39	ENV
9/26	BURGER, HEATHER E-MAIL	49	LU, EC, ENV, HO
9/25	COLETTI, KIMBERLY E-MAIL	53	LU
9/22	COLLIS, AMY	54	CUL
9/19	CRIST, DOUGLAS E-MAIL	55	LU
9/06	DASHIELL, ROBERT E-MAIL	59	WR, U
9/25	DASHIELL, ROBERT E-MAIL	61	U
9/26	DASHIELL, ROBERT E-MAIL	62	ENV
9/24	DASHIELL, ROBERT E-MAIL 1	64	CUL, HS, WR
9/24	DASHIELL, ROBERT E-MAIL 2	66	WR

Date Received	Name	Page #	Element(s) Referenced
9/26	DASHIELL, ROBERT E-MAIL 2	68	ENV
9/26	DASHIELL, ROBERT E-MAIL 3	69	WR
9/22	DAVIS, CHRISTINE	71	CUL
9/24	DOMBROWSKI, MARY E-MAIL	74	LU
9/22	FISCHER, SANDY	79	EC, HO
9/07	FRANKS, JEANNETTE E-MAIL	80	EN
9/26	FREEMAN, LEIGH ANNE E-MAIL	81	LU
9/26	GANDER, MALCOLM E-MAIL	82	WR
9/16	GEEHAN, GREGORY E-MAIL	84	Intro
9/17	GILPIN, SHARON E-MAIL	85	Whole Plan
9/07	GRANSTROM, PETER E-MAIL	90	WR, ENV, HO
9/26	GROGAN, STUART E-MAIL	91	HO
9/26	HANSEN, LARA E-MAIL	94	Intro, ENV, CF
9/17	HANSON, BECCA E-MAIL	98	Intro, LU, EC, ENV, HO
9/26	HENRY, DAVE E-MAIL RESPONSE FROM SUTTON, JENNIFER	101	ENV
9/22	JUDD, REBECCA	102	CUL
8/26	KEENAN, MELANIE E-MAIL	102	WR
9/26	KEENAN, MELANIE E-MAIL2	105	WR
8/26	KEENAN, MELANIE E-MAIL RESPONSE BY TOVAR, JOSEPH	116	WR
9/16	KERSTEN, MARY CLARE E-MAIL	121	LU, TR
9/26	KNOEBEL, REGEN E-MAIL	125	LU
9/26	KNOX, JANET E-MAIL	126	EC, TR
9/22	LANE, JERRI E-MAIL	132	EC
9/22	LANGEMACK, CHAPPLE	133	CUL
9/05	LURIA, BILL E-MAIL	134	LU, EC, HO
9/19	MASLACH, STEVEN AND JULIA E-MAIL	137	IWTP
9/26	MASTERS, LINDSAY E-MAIL	138	CUL

Date Received	Name	Page #	Element(s) Referenced
9/23	NORDBY, LYNN E-MAIL	139	CUL
9/26	OSULLIVAN, ALISON SUQUAMISH TRIBE E-MAIL	140	Intro, LU, ENV, HO
9/08	PADGHAM, BRENDA E-MAIL	146	IWTP, TR
9/22	PALMER, WILLIAM	149	LU
9/20	PAULSON, ALTHEA E-MAIL	156	HO
9/07	PELTIER, RON E-MAIL RESPONSE BY TOVAR, JOSEPH	160	Whole Plan
9/26	PETERS, OLEMARA E-MAIL RESPONSE FROM ERBES, DAVE	171	Whole Plan
9/26	PICK, CHRISTINA E-MAIL	175	LU, TR
9/26	PICK, CHRISTOPHER E-MAIL	177	LU, TR
9/26	PINEDO, CELESTE E-MAIL	179	LU, TR
8/26	RASELY, JANE E-MAIL RESPONSE BY ANDERSON, PAUL	181	ENV
9/12	REARICK, WHITNEY E-MAIL	183	HO
9/26	REARICK, WHITNEY E-MAIL	184	HO
9/20	RIBEIRO, OLAF E-MAIL	189	ENV
9/21	RUDNICK, DEBORAH E-MAIL	192	Intro, ENV, WR
9/20	SAYLOR, GLORIA E-MAIL FORWARD	199	HO
9/15	SCHMID, CHARLES E-MAIL	201	EC
9/25	SCHMID, CHARLES E-MAIL 1	213	LU
9/07	SILBERSTEIN, JANE E-MAIL	225	HO
9/17	SILBERSTEIN, JANE E-MAIL	228	Whole Plan
9/26	SMART, ANNE E-MAIL	245	CUL
9/22	SPOOR, REGINA	247	IWTP
9/19	STOUT, DAVID E-MAIL	248	LU
9/15	TEWS, JOANNE E-MAIL FORWARD	249	HO
9/26	TOWNSEND, ROGER E-MAIL	250	EC, HO, TR
9/23	TRAFTON, BARBARA E-MAIL	251	TR, ENV
9/14	UTILITY ADVISORY COMMITTEE E-MAIL	252	U

Date Received	Name	Page #	Element(s) Referenced
9/26	VANCIL, DEBBIE E-MAIL	256	CUL, EC, Glossary
9/26	WALTON, AMALIA E-MAIL	260	EC, LU
9/17	WESCHLER, ROBERT	265	TR
9/23	WHEALDON, TOM E-MAIL	267	LU
9/22	WIENS, JOHN	269	LU
9/26	WRIGHT, ELISE	270	EC,
9/22	TITOS, COLLEEN E-MAIL	272	LU



CITY OF  
BAINBRIDGE ISLAND



Name: Kathleen Alcalá

Address: 340 Kalkum Pl.  
BI WA 98110

Date: September 22, 2016

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#### Comment

- Planning for the island's water supply should be based on the most conservative estimates. We should assume that the more tree cover is removed, the less water will be available for all uses.
- Ag & forest lands - need to be set aside & protected. Some municipalities designate a specific %. Bainbridge could do that.
- Cultural plan - people learn & share information through stories. By supporting the arts, the stories that tie people to the land are developed, preserved, & disseminated.

Water

Ag & forest laws

Cultural Plan

- Human Services -

The availability of  
Human

Services are a direct measure of the compassion of a culture, i.e., the level of civilization. By promoting diversity, acting as a ~~to~~ temporary support, and promoting housing available to all, the quality of life on the island is enhanced for all of us.

## Jane Rasely

---

**From:** Jennifer Sutton  
**Sent:** Monday, September 12, 2016 12:11 PM  
**To:** Anderson, Paul S. (ECY)  
**Cc:** Bunten, Donna (ECY); PCD; Christy Carr  
**Subject:** RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Hi Paul, The City has not yet completed our update to our Critical Areas ordinance yet, although it is on our work program to complete it by the deadline in the middle of 2017. There are goals and policies related to critical areas in the Draft 2016 Comprehensive Plan, mostly in the Land Use, Environmental, and Water Resources Elements. Once finalized by the end of this year, these goals and policies will help guide our CAO update work.

Does that answer your questions?



**Jennifer Sutton, AICP**  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)  
206.780.3772

 Please consider the environment before printing this email and any attachment. Thank you.

**From:** Anderson, Paul S. (ECY) [mailto:[paan461@ECY.WA.GOV](mailto:paan461@ECY.WA.GOV)]  
**Sent:** Monday, September 12, 2016 9:24 AM  
**To:** Jane Rasely <[jrasely@bainbridgewa.gov](mailto:jrasely@bainbridgewa.gov)>  
**Cc:** Bunten, Donna (ECY) <[DBUN461@ECY.WA.GOV](mailto:DBUN461@ECY.WA.GOV)>; Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>  
**Subject:** RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Thanks Jane.

Paul

Paul S. Anderson, PWS  
Wetlands/401 Unit Supervisor  
Washington State Department of Ecology  
3190 - 160th Ave. SE  
Bellevue, WA 98008  
Phone: (425) 649-7148  
Cell: (425) 765-4691  
Fax: (425) 649-7098  
Email: [Paul.S.Anderson@ecy.wa.gov](mailto:Paul.S.Anderson@ecy.wa.gov)

**From:** Jane Rasely [mailto:[jrasely@bainbridgewa.gov](mailto:jrasely@bainbridgewa.gov)]  
**Sent:** Monday, September 12, 2016 9:17 AM  
**To:** Anderson, Paul S. (ECY) <[paan461@ECY.WA.GOV](mailto:paan461@ECY.WA.GOV)>

**Cc:** Bunten, Donna (ECY) <[DBUN461@ECY.WA.GOV](mailto:DBUN461@ECY.WA.GOV)>; Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>  
**Subject:** RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Mr. Anderson,

Thank you for your inquiry. I apologize for not getting back to you sooner. I am forwarding your e-mail to Jennifer Sutton, the Comprehensive Plan update project manager. I believe she will best be able to answer your question.

Sincerely,



**Jane Rasely**  
Administrative Specialist  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)  
206.780.3758 (office) 206.780.5104

**From:** Anderson, Paul S. (ECY) [<mailto:paan461@ECY.WA.GOV>]  
**Sent:** Tuesday, August 30, 2016 8:02 AM  
**To:** Jane Rasely <[jrasely@bainbridgewa.gov](mailto:jrasely@bainbridgewa.gov)>  
**Cc:** Bunten, Donna (ECY) <[DBUN461@ECY.WA.GOV](mailto:DBUN461@ECY.WA.GOV)>  
**Subject:** RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Jane:

Thanks for sending the notice on the City's Comprehensive Plan update to Ecology. From the Environmental Checklist, I see that the proposed changes include updates to the policy section of the Comp Plan related to fish and wildlife habitat and water resources (wetlands?) but I wasn't sure if this update will also include revisions to the City's critical areas ordinance. Could you please clarify whether the proposed updates will include the critical areas ordinance? Ecology typically doesn't comment on Comprehensive Plan updates but we would comment on changes to the wetlands and fish and wildlife sections of the critical areas ordinance.

Thanks, Paul

Paul S. Anderson, PWS  
Wetlands/401 Unit Supervisor  
Washington State Department of Ecology  
3190 - 160th Ave. SE  
Bellevue, WA 98008  
Phone: (425) 649-7148  
Cell: (425) 765-4691  
Fax: (425) 649-7098  
Email: [Paul.S.Anderson@ecy.wa.gov](mailto:Paul.S.Anderson@ecy.wa.gov)

**From:** Jane Rasely [<mailto:jrasely@bainbridgewa.gov>]  
**Sent:** Friday, August 26, 2016 1:02 PM  
**To:** [aosullivan@sugquamish.nsn.us](mailto:aosullivan@sugquamish.nsn.us); [billibrary@krl.org](mailto:billibrary@krl.org); Brian Kelly ([bkelly@soundpublishing.com](mailto:bkelly@soundpublishing.com)) <[bkelly@soundpublishing.com](mailto:bkelly@soundpublishing.com)>; [ceschmid@att.net](mailto:ceschmid@att.net); [cordaro@integrity.com](mailto:cordaro@integrity.com); [edwardC@KitsapTransit.com](mailto:edwardC@KitsapTransit.com); [ehsafford@earthlink.net](mailto:ehsafford@earthlink.net); Kaehler, Gretchen (DAHP) <[Gretchen.Kaehler@DAHP.wa.gov](mailto:Gretchen.Kaehler@DAHP.wa.gov)>; Luke Carpenter <[lcarpenter@bifd.org](mailto:lcarpenter@bifd.org)>; Blanton, Michael L (DFW) <[Michael.Blanton@dfw.wa.gov](mailto:Michael.Blanton@dfw.wa.gov)>; [OR-SEPA-REVIEW@wsdot.wa.gov](mailto:OR-SEPA-REVIEW@wsdot.wa.gov); PCD <[pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)>; [Perry@biparks.org](mailto:Perry@biparks.org); [sarah@insidebainbridge.com](mailto:sarah@insidebainbridge.com); [sarahleebainbridge@gmail.com](mailto:sarahleebainbridge@gmail.com); DNR RE SEPACENTER <[SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov)>; SEPADesk (DFW) <[SEPAdesk@dfw.wa.gov](mailto:SEPAdesk@dfw.wa.gov)>; ECY RE SEPA REGISTER

<[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; Walker, Solenne (DNR) <[Solenne.Walker@dnr.wa.gov](mailto:Solenne.Walker@dnr.wa.gov)>;  
[steve.brown@kitsappublichealth.org](mailto:steve.brown@kitsappublichealth.org); [strudel@suquamish.nsn.us](mailto:strudel@suquamish.nsn.us); Tom Brobst <[tom.brobst@pse.com](mailto:tom.brobst@pse.com)>;  
[tvanwinkle@bainbridge.wednet.edu](mailto:tvanwinkle@bainbridge.wednet.edu)

**Cc:** Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>

**Subject:** 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Good Afternoon,

Please see the attached SEPA Notice and Checklist. You will find Ordinance and Comprehensive Plan update information here: <http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>.

If you have any questions or concerns, please contact Senior City Planner Jennifer Sutton at (206) 780-3772 or [jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov).

Thank you,



**Jane Rasely**

Administrative Specialist

[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)

206.780.3758 (office) 206.780.5104

## Janey Rasely

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**From:** Scott Anderson <scott@charlesandersonco.com>  
**Sent:** Thursday, September 22, 2016 2:01 PM  
**To:** Sarah Blossom; Koli Medina; Ron Peltier; Wayne Roth; Michael Scott; Val Tollefson; Roger Townsend; DPCD  
**Cc:** IslandCenterBainbridge@gmail.com  
**Subject:** IslandCenterNeighborhoodPlanningArea  
**Attachments:** IslandCenter.pdf

**Jane Rasely**

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**From:** Scott Anderson <scott@charlesandersonco.com>  
**Sent:** Thursday, September 22, 2016 2:01 PM  
**To:** Sarah Blossom; Kol Medina; Ron Peltier; Wayne Roth; Michael Scott; Val Tollefson; Roger Townsend; PCD  
**Cc:** IslandCenterBainbridge@gmail.com  
**Subject:** Island Center Neighborhood Planning Area  
**Attachments:** Island Center.pdf

**Jane Rasely**

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**From:** Island Center <islandcenterbainbridge@gmail.com>  
**Sent:** Saturday, September 24, 2016 11:29 AM  
**To:** Sarah Blossom; Kol Medina; Michael Scott; Wayne Roth; PCD; Ron Peltier; Roger Townsend; Val Tollefson  
**Subject:** Island Center Sub Area Plan  
**Attachments:** Island Center Letter Vern Anderson.pdf

Vernon & Sue Anderson  
P.O. Box 11372  
Bainbridge Island, WA

September 24, 2016

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

My name is Vernon Anderson. I am a business owner and land owner of Bainbridge Island. I have owned a business in the Island Center neighborhood since the mid 1970's. I am writing today in support of the review and renewal of the area at Island Center.

I am concerned about the island center area as it functions today because of:

- **Safety** – Miller road is a busy highway alternative on the island and the four way stop at Miller and New Brooklyn is congested with through traffic and local area traffic to businesses. With little shoulder and business parking very close to the street the area is hazardous to pedestrians, cyclists and motorists. The safety concern is time sensitive as the area continues to become increasingly congested.
- **Amenities** – I would like to see island center become a more vibrant neighborhood center. A wider variety of businesses and services would be welcome in this centrally and conveniently located neighborhood. Amenities like playgrounds or non motorized trails and paths would add greatly to the local community.
- **Housing** – There is a lack of entry level family homes on the island. The area at Island Center is an opportunity to help address this issue and create a community within easy reach to Winslow by bike or bus at price points approachable to teachers and young families. If this area is developed with yet more large homes this opportunity will be lost.
- **Neighborhood Aesthetics** – The Island Center area is not known for its curb appeal, yet it is a highly visible centrally located neighborhood seen by many daily. The businesses in this area are vital to the island and should not be displaced, but a more appealing plan for the area more in keeping with the aesthetics of Bainbridge Island would be a welcome change.
- **Space Limitation** - Certain Island Center businesses have grown along with the growth of the community. This growth is causing the optimal operation and service to the community to be marginalized due to a lack of expansion opportunities

I am urging the city to make the review of Island Center a priority. There are significant issues in this area that should be addressed by our community. If the areas surrounding the business area of Island Center are developed as they are currently zoned over the next few of years we will miss the opportunity to revitalize this area and make it a true asset to the neighborhood and Island.

Sincerely,  
Vernon Anderson



**Jane Rasely**

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**From:** Stephanie Appleberry <stephanieappleberry@gmail.com>  
**Sent:** Saturday, September 24, 2016 11:54 AM  
**To:** PCD  
**Subject:** Neighborhood centers

Dear Planning Commission for COBI,

I would like to express my displeasure with the plan to rezone Fort Ward as a Neighborhood Center on the Comprehensive Plan.

We are already high density and offer a variety of apartments, houses and duplex units.

When my husband and I moved here 8 years ago, we picked our house in Fort Ward because it was affordable and the high density aspect made it easy for our children to find friends readily. It was just right and offered safety for our kids as they grew up. We are now empty nesters but we would like our neighborhood to stay the same for those families that have moved here recently.

One of our main concerns is that there is only one way into Fort Ward and one way out. It's a curvy, narrow road and adding traffic to that roadway would be dangerous.

Developing Island Center and Rolling Bay as subareas would be more reasonable as they are closer to 305 and to Winslow itself.

And by the way, we here in Fort Ward LOVE Lynwood Center/Pleasant Beach. (a great neighborhood center) We go there often and use the businesses and in fact, make a real effort to patronize them in the winter so that they can thrive year round.

Thank you for considering!

Stephanie Appleberry  
Jason Appleberry  
1843 Parkview Drive  
residents of Fort Ward for 8 years+

## Comments on the 2016 COBI Draft Comprehensive Plan

SEP 26 2016

Bainbridge Island Brewing  
September 25, 2016

Dept. of Planning &  
Community Development

Thank you for considering the comments listed below as the City moves ahead to finalize a new Comprehensive Plan for Bainbridge Island. We recognize all the hard work involved in this important process. As long-time island residents and now island business owners, we too share a belief that the island is a very special place. Overall the Draft Comprehensive Plan does a very good job of moving us forward into the future. We also understand that future implementation phases, like Subarea Planning, will dictate a lot of the detail needed to see this vision implemented.

Back in March 2015, we offered up a few suggestions that should be considered during the update of the Comprehensive Plan. These suggestions are attached for re-examination and use as needed. We think all of the suggestions are still valid. Some are now referenced in the Draft Comprehensive Plan, while others are not.

The focus of our comments today is to speak to these suggestions as recommended edits in the Final Comprehensive Plan. Specific comments are listed below related to the Land Use, Economic and Transportation Elements.

As acknowledged by some Planning Commissioners and City staff on Sept. 21 at the Open House at City Hall, many issues related to the B/I areas are put off or deferred until future Subarea Plans are done. However, appropriate overall vision, policies and prioritization should be acknowledged at this time even though implementation detail will follow.

#### Land Use Element

1. LU 1.2 – “Outside of Winslow and the Neighborhood Centers.” Edit to say outside of Designated Centers instead.
2. LU 5.1 – Change “Neighborhood Centers” to “Designated Centers.”
3. LU 6.6 – Disagree with the policy that the B/I areas are solely to augment the NSC’s. Many of the B/I area businesses serve a vital function and are often not available or not possible at the NSC’s. The B/I areas and businesses are not secondary.

#### Economic Element

1. Cell phone coverage is very, very poor on the island and has been for decades. We don’t see any priority policies to correct this issue. This affects daily life communications, emergency communications/911, and doing business on the island. We live in a “1 Bar” area and do business in a “1 Bar” area. This issue needs to be prioritized as a new policy of top priority. The City needs to work with service providers to quickly fix this issue.
2. EC 8 – This policy should also include B/I areas which are missing. Not just NSC’s.

3. Add EC 11.6 – In the area of Tourism, add City support for the various craft beverage and food enterprises on the island. Add these destinations to a future city-wide Wayfinding Plan and enhancement to current limited BI Ride service.
4. EC 15 – “...provide opportunities for light industrial and other non-retail activities.” Delete reference to “non-retail activities.” This is really a poor overall description for many of the businesses in this area (see the attached list of businesses from March 2015 plus add the BARN to the list now). With over 50 businesses in the Sportsman Triangle, many are conducting retail business in some fashion. For example, the BARN sells classes, we sell beer, the wineries sell wine, the coffee roaster sells coffee, the dentist sells teeth cleaning, and the ballet sells dance classes...

#### Transportation Element

1. TR 4.2 – add reference to 7-day a week enhancement of Kitsap Transit’s BI Ride service.
2. TR 4.4 – add enhanced 7-day a week transit service by Kitsap Transit (BI Ride) between the ferry terminal/Winslow and the Designated Centers. Add this as a Priority implementation goal.

# **Suggestions for a Craft Beverage Destination At the Sportsman Club Area Business/Industrial District**

**Bainbridge Island Brewing  
March 18, 2015**

## **Summary**

The City of Bainbridge Island is currently undertaking an update of its Comprehensive Plan that will establish a vision for the community for the next twenty years. The co-owners of Bainbridge Island Brewing, located at 9415 Coppertop Loop, wish to provide input into this ongoing process. This paper includes four suggestions related to the brewery and to the Sportsman Club area Business/Industrial (B/I) District where the brewery is located. This paper does not make suggestions for other areas zoned B/I district on the island.

The first suggestion is for the City to recognize the Sportsman Club area B/I District as a craft beverage destination on the island. Other communities, such as Woodinville, Bellevue and Snohomish County, recognize and promote their local craft beverage destinations via the web and other means. This would help promote the growing cluster of new craft beverage companies on the island as a visitor destination for both residents and off-island visitors.

The second suggestion, related to the first one, is to modify current food service restrictions at the B/I District to better support the island's burgeoning craft beverage destination. The current food service restrictions are prohibitive and do not begin to support current needs, let alone those for the next twenty years.

As one thinks about these first two topics, it calls into question the current definition of this B/I district. Looking at a list of current and future businesses and organizations in and around the Sportsman Club area B/I District, this area looks more and more like a de facto Neighborhood Service Center. The third suggestion of this paper is to reassess the current definition of this area that is outdated.

The last suggestion, like a lot of the island, is that mobile phone reception within the Sportsman Club area B/I District is dismal (one bar is common) and needs to be greatly improved. A cell phone tower is already located within this area, yet almost no visitors or employees can get an adequate signal here. This needs to change if this area is to become a true destination.

## **Discussion**

Since the City has initiated a periodic update of its Comprehensive Plan, the Bainbridge Island Municipal Code (BIMC) and other associated plans and ordinances would also change to reflect any new or modified goals and policies. To support a healthy craft beverage destination at the

Sportsman Club area B/I District, and elsewhere on the Island, several actions noted below are highly recommended for consideration by the City.

1. Support the long-term growth of the island's burgeoning craft beverage destination with appropriate changes to the Comprehensive Plan and associated codes, zoning, plans, and ordinances

The growing cluster of hand-crafted beverage companies should be recognized as a unique resource on the island and a visitor destination of island-wide and regional significance. This new destination should be supported by the City through acknowledgement in the City's updated Comprehensive Plan, as well as its website and upcoming branding/way-finding program that should be starting soon, in coordination with the Bainbridge Island Chamber of Commerce and the Bainbridge Island Downtown Association. Other scattered wineries on the island should also be included.

Over the last few years, Bainbridge Island has seen a number of craft beverage companies set up small businesses with a tasting room or taproom in the Sportsman Club area B/I District. So far there are five craft beverage businesses in this one B/I district including: Bainbridge Island Brewing, Bainbridge Organic Distillers, Eagle Harbor Winery, Fletcher Bay Winery, and Storyville Coffee. It is expected that an additional winery (or wineries) will also come to this area when a new phase of the Coppertop Park Business Complex is opened later this year. The result of this clustering is a new synergistic, burgeoning visitor destination area on the island.

Customers are beginning to find their way to this area via word of mouth, websites, social media, brochures and signs. WSDOT Visitor and Recreation Activities signs have gone up along SR 305 for some of these businesses with more to follow. This area was a former Frog Hopper stop and is now frequented by B I Ride, private vehicles, bicyclists, and walkers.

Businesses are staying open longer as activity increases and the businesses grow. The hours of operation vary between businesses with some now open seven days a week. Many visitors, particularly off-island, seek out multiple craft beverage companies during a single trip (e.g., brewery, distillery and/or wineries). Another synergy example is Island Rock Gym customers going to the brewery or a winery after rock climbing at the Gym.

2. Remove or significantly alter the existing food service restrictions at the Sportsman Club area B/I District

Current Use Specific Standards (BIMC 18.09.030) within the Sportsman Club area B/I District include the following:

*D. Commercial Sales and Service*

*3. Food Service Establishment. In the B/I district, food service establishments must meet the following standards:*

*a. The use shall be located interior to the B/I district or shall be fully screened from public streets, and no signage shall face primary and secondary arterials or collector streets;*

*b. The indoor area occupied by the food service business shall be limited to 2,000 square feet; and*

*c. Food service available to employees and customers shall be limited to between 5:00 a.m. and 6:00 p.m.*

Mobile food service is allowed in the B/I district with landowner permission and a host of other City requirements.

As a result of current BIMC restrictions on food service, one small business (Metro Market Café) is allowed to serve prepared food. Metro Market is open from 11am to 2pm, Monday through Friday. Per their business model, they are primarily a caterer, offering a limited lunch service. As a result, there is no food service business that is open in the Sportsman Club area B/I District on the weekends and after 2pm weekdays.

Speaking for the brewery only, customer comments are received daily from residents and off-island visitors asking for prepared food service at the brewery, and/or within the Sportsman Club area B/I District. Since Metro Market Café closes at 2pm weekdays when the brewery opens up for business, there is no overlap of prepared food service available to brewery customers during weekdays, at night, or during weekends.

Based on over two years of observations and customer comments received at the brewery, the impact of current food service restrictions include: 1) customers must call for a pizza delivery to the brewery, 2) customers must bring food themselves to the brewery, 3) customers will shorten their stay and will drive to a food service provider elsewhere, either before or after their visit to the brewery, or 4) customers will not come or will leave once they see that a prepared meal is not available. This is a poor situation for a burgeoning visitor destination. To grow and prosper, the craft beverage companies need onsite prepared food service in the B/I district that is available during weekends and evening hours.

Current food service work-arounds at the brewery include: 1) serving snacks prepared off-site, 2) allowing customers to bring in food prepared elsewhere, 3) allowing pizza deliveries (often multiple trips per day), and 4) bringing in a mobile food provider for a few hours each week. This is seen as a temporary solution.

Storyville Coffee and Fletcher Bay Winery also offer their customers limited snacks that are prepared off-site. Sweet Dahlia bakery offers baked goods during limited weekday hours.

3. Reassess the B/I District definition and its use restrictions at the Sportsman Club area B/I District

In reality, this B/I district appears to be functioning more and more like a Neighborhood Service Center, compared to a traditional business/industrial complex. Existing businesses and organizations in this area include the current craft beverage companies, along with a wide variety of professional services, health care providers, private schools, studios, and recreational facilities. Inside Coppertop Park is a picnic green space and a private climbing gym. There are two major public school complexes and a church with a park and ride facility located nearby. A future Boys and Girls Club is opening up in May 2015 in Coppertop Park. And the NorthTown Woods residential development is located nearby.

Based on a visual inventory made on March 14, 2015, there are 40 or so businesses and organizations within the current Sportsman Club area B/I District. This B/I district includes the Coppertop Loop and Business Park Lane areas. Not included in the list below are businesses in a new phase of Coppertop Park that is about to break ground to the north of the current complex.

*Coppertop Loop (Coppertop Park Business Complex)*

- Aberon Studio (photography)
- American Property
- Bainbridge Ballet
- Bainbridge Island Brewing
- Bainbridge Independent
- Bainbridge Organic Distillers
- Bainbridge Pediatrics
- Bottlehead (high end electronics)
- Boys and Girls Club (May 2015 opening)
- Cavu Networks (IT Consulting)
- Fire Dragon Acupuncture
- Fletcher Bay Winery
- Island Children's Montessori School (recently moved out)
- Island Health and Chiropractic
- Island Rock Gym
- Jody Lyle (jewelry)
- Kite & Lightning (electronic media)
- Metro Market Café
- Neil Conaty, Acupuncturist

- New Motion Physical Therapy
- Northwest Insurance Group
- Pink Chalk (sewing accessories and design)
- SMB Nation (technology and business consulting)
- Storyville Coffee Company
- Sweet Dahlia (bakery)
- The Studio (acting studio)
- Wicklund Dental (TI remodeling is underway now)
- Vast Solutions Group (insurance and business solutions)

*Business Park Lane Area (various buildings and properties)*

- Bainbridge Disposal
- Bainbridge Heated Self-Storage
- Bainbridge Island Boxing
- Bainbridge Island Septic Pumping
- Eagle Harbor Winery
- Kids Emergency Packs
- Leaps & Bounds Montessori
- Nutrition For Life
- Olympic Glass
- Outcome Cross Fit
- Ubbe's Fitness Studio

**4. Significantly improve mobile phone reception at the Sportsman Club area B/I District**

Improved mobile phone reception is definitely an island-wide need and has been a significant issue for many years, as well as a public safety concern. A cell phone tower is already located within this B/I district, yet many visitors and employees can only get "one bar" reception. Poor reception is further exacerbated by the metal building construction at Coppertop Park and elsewhere.

Businesses and their customers rely more and more on the use of smart phones and new technology. Without good mobile phone reception, it is more difficult for visitors to find their intended destinations, for emergency calls to go through, for taxis and B I Ride to connect with riders, and for customers and employees to go about their daily routines. Restrictive sign regulations in the B/I district make it even harder for businesses to connect with potential customers when their mobile phone reception is dismal.

This needs to change if this area is to become a true destination. The City should make it a priority to significantly improve mobile phone reception throughout the island and this area should be a high priority area.

# City of Bainbridge Island

September 22, 2016

SEP 26 2016

## Planning and Community Development

Planning Commission  
City of Bainbridge Island  
280 Madison Avenue North  
Bainbridge Island, WA 98110



Dear Members of the Planning Commission:

The Bainbridge Island Metropolitan Park & Recreation District has reviewed the draft Island-Wide Transportation Plan with respect to how the plan enhances or affects the parks and recreation programs for which the District is responsible to the Community.

The parks and recreation programs the District manages are extremely popular with both our community and visitors from off Bainbridge Island. We believe that the Transportation Plan should provide specific proposals and ideas that not only improve our transportation network, but do it in a way that enhances our community by providing healthy transportation and recreation opportunities.

To that end, the Park District has supported and will continue to support the Sound to Olympics Trail. We have committed to providing access to the STO through the Sakai property. We are also committed to placing the trail through Meigs Park and Rotary Centennial Park, if the routing of the STO benefits from traversing those parks.

Further, the Park District supports a well-planned and implemented non-motorized network of trails and pedestrian walk-ways that meet the public's transportation needs and that complement the Park District's current trail network and its future objectives as outlined in our Trail Vision Plan. We support the City's efforts to develop non-motorized facilities within major transportation corridors (SR 305 and the Core 40). One of the Park District Goals is to provide trail connections between our parks, a goal that would be greatly facilitated by completion of non-motorized facilities along SR 305 and in the Core 40. As those facilities are developed, the Park District will be developing connections from our parks to the transportation corridors to create an interconnected web of non-motorized facilities.

However, we have serious concerns about some of the proposed "Connectivity Improvements" – *i.e.*, roads – in the draft Transportation Plan. These roads would adversely affect major parks and trails, reduce publicly supported protections for the Island's natural areas and wildlife habitat, and damage the recreational value of these parks. They would also hinder the potential development of a non-motorized system of pedestrian and bicycle facilities that would promote healthy transportation and recreation choices.

In Chapter 3, starting on page 3-30, the Transportation Plan identifies some twenty (20) "Connectivity Improvements." A number of these "improvements" are likely to cause significant negative impacts on parks or Park District maintained non-motorized connections. We question whether these would provide net "improvements" to the Island community as a whole.

In particular, we are concerned about the following proposed roads:

- (11) Marshall Road to Crystal Springs, (12) Springridge Road to Marshall Road, and (15) Deerpath Lane to Marshall Road. These proposed road connections bisect Gazzam Lake Park and Preserve in several potential alignments. The creation of Gazzam was funded by two publicly approved bond levies, private donations, and state and federal grants. The park continues to enjoy strong public support for its recreational value and for its protection of natural habitat, both of which would be damaged by these proposed roads.

- (6) Mandus Olson Road. This proposed road connection is currently a non-motorized trail on a City-owned right-of-way. The ROW also separates Grand Forest East and Hilltop Parks. Pushing Mandus Olson Road through would break up a significant block of open space parkland and would have a negative impact on one of the few remaining large blocks of wildlife habitat on the Island.
- (3) Fieldstone/Bayhill Road. The Park District currently holds a trail easement over private properties that connect these two streets. The District developed this well-used trail a several years ago and has maintained it ever since. It is not clear where this proposed road connection would be located or how it would affect this trail.
- (13) Wyatt Way/Fletcher Bay. This proposed connection goes through Lost Valley, which is city watershed. It is also protected open space purchased with funds from the City's Open Space Bond Levy. Construction of a road in that area would preclude the possibility of a significant trail connection that could serve both recreation and transportation purposes. The City's Non-motorized Transportation Committee has identified Lost Valley as the location for a possible non-motorized trail. The Park District has requested that the City transfer the four open space properties in Lost Valley for the purpose of developing both recreational trails and a possible non-motorized connection from Wyatt Way to Fletcher Bay Road. Finally, a trail through Lost Valley would also make possible a trail connection from Winslow to Gazzam Lake Park and Preserve and a network of trails on the west side of the Island.
- (14) Shepherd Way. This proposed connection would be located on City right of way that currently is part of the Waterfront Trail, a joint project of the City and Park District (and Charles Schmid).
- (19) Agate Beach Lane. We are not sure of the precise routing of this road connection, but a likely conclusion from the term "frontage road" is the expectation that its southern terminus would run through Rotary Centennial Park, the Island's northern gateway park. This is a relatively small park whose public value would be seriously hurt by such a road.

We believe that all these proposals for roads should be eliminated from the Transportation Plan due to their potential negative impacts on Gazzam Lake Park and Preserve, the Grand Forest/Hilltop Park complex, Rotary Centennial Park, and a couple of well used non-motorized connections. We believe that the impacts on Parks and community recreation (walking and bicycling, in particular) would far outweigh the limited benefits provided to the community, such as shaving a few minutes off the dash to the ferry.

We understand that many of these road connection proposals have been carried over from previous versions of the Transportation Plan. While some of them may have appeared reasonable in the past, they no longer make sense in light of changes in development patterns on the Island, the public's increased desire for more trails and other non-motorized connections, and the expansion of Parks and recreation programs that have been made in response to the public's demands.

The Park District urges the Planning Commission to give serious consideration to the comments from the Bainbridge Island Land Trust, dated September 8, 2016, with which we strongly agree. We understand the need to plan for future development in the Island's transportation infrastructure. However, we agree with the Land Trust that such planning "needs to be done in a manner that is mindful of the investments already made in other quality of life issues important to our island, such as habitat preservation and passive parks, trails and open space." We also believe that such plans need ample opportunity for the public to review and comment to ensure that proposed improvements have public support.

Accordingly, we ask these proposed road connections noted by the Park District and the Bainbridge Island Land Trust be removed from consideration as part of the update of the City's Comprehensive Plan.

Sincerely,



Tom Swolgaard, Chair  
Board of Commissioners  
Bainbridge Island Metropolitan Park & Recreation District

cc: City Council

# City of Bainbridge Island

September 22, 2016

SEP 26 2016



## Planning and Community Development

Planning Commission  
City of Bainbridge Island  
280 Madison Avenue North  
Bainbridge Island, WA 98110

Dear Members of the Planning Commission:

The Bainbridge Island Metropolitan Park & Recreation District has reviewed the draft Island-Wide Transportation Plan with respect to how the plan enhances or affects the parks and recreation programs for which the District is responsible to the Community.

The parks and recreation programs the District manages are extremely popular with both our community and visitors from off Bainbridge Island. We believe that the Transportation Plan should provide specific proposals and ideas that not only improve our transportation network, but do it in a way that enhances our community by providing healthy transportation and recreation opportunities.

To that end, the Park District has supported and will continue to support the Sound to Olympics Trail. We have committed to providing access to the STO through the Sakai property. We are also committed to placing the trail through Meigs Park and Rotary Centennial Park, if the routing of the STO benefits from traversing those parks.

Further, the Park District supports a well-planned and implemented non-motorized network of trails and pedestrian walk-ways that meet the public's transportation needs and that complement the Park District's current trail network and its future objectives as outlined in our Trail Vision Plan. We support the City's efforts to develop non-motorized facilities within major transportation corridors (SR 305 and the Core 40). One of the Park District Goals is to provide trail connections between our parks, a goal that would be greatly facilitated by completion of non-motorized facilities along SR 305 and in the Core 40. As those facilities are developed, the Park District will be developing connections from our parks to the transportation corridors to create an interconnected web of non-motorized facilities.

However, we have serious concerns about some of the proposed "Connectivity Improvements" – *i.e.*, roads – in the draft Transportation Plan. These roads would adversely affect major parks and trails, reduce publicly supported protections for the Island's natural areas and wildlife habitat, and damage the recreational value of these parks. They would also hinder the potential development of a non-motorized system of pedestrian and bicycle facilities that would promote healthy transportation and recreation choices.

In Chapter 3, starting on page 3-30, the Transportation Plan identifies some twenty (20) "Connectivity Improvements." A number of these "improvements" are likely to cause significant negative impacts on parks or Park District maintained non-motorized connections. We question whether these would provide net "improvements" to the Island community as a whole.

In particular, we are concerned about the following proposed roads:

- (11) Marshall Road to Crystal Springs, (12) Springridge Road to Marshall Road, and (15) Deerpath Lane to Marshall Road. These proposed road connections bisect Gazzam Lake Park and Preserve in several potential alignments. The creation of Gazzam was funded by two publicly approved bond levies, private donations, and state and federal grants. The park continues to enjoy strong public support for its recreational value and for its protection of natural habitat, both of which would be damaged by these proposed roads.

- (6) Mandus Olson Road. This proposed road connection is currently a non-motorized trail on a City-owned right-of-way. The ROW also separates Grand Forest East and Hilltop Parks. Pushing Mandus Olson Road through would break up a significant block of open space parkland and would have a negative impact on one of the few remaining large blocks of wildlife habitat on the Island.
- (3) Fieldstone/Bayhill Road. The Park District currently holds a trail easement over private properties that connect these two streets. The District developed this well-used trail a several years ago and has maintained it ever since. It is not clear where this proposed road connection would be located or how it would affect this trail.
- (13) Wyatt Way/Fletcher Bay. This proposed connection goes through Lost Valley, which is city watershed. It is also protected open space purchased with funds from the City's Open Space Bond Levy. Construction of a road in that area would preclude the possibility of a significant trail connection that could serve both recreation and transportation purposes. The City's Non-motorized Transportation Committee has identified Lost Valley as the location for a possible non-motorized trail. The Park District has requested that the City transfer the four open space properties in Lost Valley for the purpose of developing both recreational trails and a possible non-motorized connection from Wyatt Way to Fletcher Bay Road. Finally, a trail through Lost Valley would also make possible a trail connection from Winslow to Gazzam Lake Park and Preserve and a network of trails on the west side of the Island.
- (14) Shepherd Way. This proposed connection would be located on City right of way that currently is part of the Waterfront Trail, a joint project of the City and Park District (and Charles Schmid).
- (19) Agate Beach Lane. We are not sure of the precise routing of this road connection, but a likely conclusion from the term "frontage road" is the expectation that its southern terminus would run through Rotary Centennial Park, the Island's northern gateway park. This is a relatively small park whose public value would be seriously hurt by such a road.

We believe that all these proposals for roads should be eliminated from the Transportation Plan due to their potential negative impacts on Gazzam Lake Park and Preserve, the Grand Forest/Hilltop Park complex, Rotary Centennial Park, and a couple of well used non-motorized connections. We believe that the impacts on Parks and community recreation (walking and bicycling, in particular) would far outweigh the limited benefits provided to the community, such as shaving a few minutes off the dash to the ferry.

We understand that many of these road connection proposals have been carried over from previous versions of the Transportation Plan. While some of them may have appeared reasonable in the past, they no longer make sense in light of changes in development patterns on the Island, the public's increased desire for more trails and other non-motorized connections, and the expansion of Parks and recreation programs that have been made in response to the public's demands.

The Park District urges the Planning Commission to give serious consideration to the comments from the Bainbridge Island Land Trust, dated September 8, 2016, with which we strongly agree. We understand the need to plan for future development in the Island's transportation infrastructure. However, we agree with the Land Trust that such planning "needs to be done in a manner that is mindful of the investments already made in other quality of life issues important to our island, such as habitat preservation and passive parks, trails and open space." We also believe that such plans need ample opportunity for the public to review and comment to ensure that proposed improvements have public support.

Accordingly, we ask these proposed road connections noted by the Park District and the Bainbridge Island Land Trust be removed from consideration as part of the update of the City's Comprehensive Plan.

Sincerely,



Tom Swolgaard, Chair  
Board of Commissioners  
Bainbridge Island Metropolitan Park & Recreation District

cc: City Council

# City of Bainbridge Island

September 23, 2016

SEP 26 2016

## Planning and Community Development



Planning Commission  
City of Bainbridge Island  
280 Madison Ave N  
Bainbridge Island, WA 98110

Dear Planning Commissioners:

The Board of Commissioners of the Bainbridge Island Metropolitan Park & Recreation District want to alert the Planning Commission that there are several issues pertaining to the zoning of Pritchard Park that are in need of discussion and research.

Charles Schmid discussed with Park Board Commissioners his desire to effect a zoning change to Pritchard Park at a regular park board meeting held on Thursday, September 22, 2016. As co-chair of the Pritchard Park Design Committee, he is respected by the Park Board.

The Park District understands that he would like to see the zoning for Pritchard Park changed to residential. Any zoning change would have to be undertaken by the City and the Park District, the two owners of the property. Other entities have operating agreements attached to portions of the property, too; EPA pertaining to the Point and National Park Service pertaining to the Memorial.

The recommendation of Charles Schmid has sparked conversation on a range of topics that the Park Board believes should be researched prior to considering his request. Recent federal processes selecting a clean-up method are now occurring. Once a method is selected and funded, clean-up and remediation will occur on site at the Point. On the western portion of the site, the Japanese American WW-2 Exclusion Memorial is moving to second phase development of an interpretative pier and indoor exhibit space.

In light of these activities the Park Board would like more research and collaboration prior to taking any action on the proposed recommendation and would like to alert the Planning Commission that this topic may need addressing before the Comprehensive Plan is adopted.

Sincerely,



Tom Swolgaard  
Board of Commissioners  
Bainbridge Island Metropolitan  
Park & Recreation District

## JaneyRasely

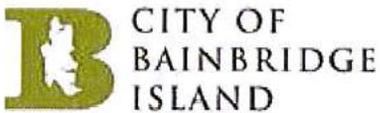
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**From:** Jane Rasely  
**Sent:** Monday, September 26, 2016 9:36 AM  
**To:** Gary Christensen; Jennifer Sutton; Jon Quitslund; Joseph W. Tovar ; Lisa Macchio; Mack Pearl; Maradel Gale; Michael Killion; Michael Lewars; Sarah Blossom; William Chester  
**Cc:** Chris Hammer  
**Subject:** Public Comment  
**Attachments:** 20160926 BAINBRIDGE ISLAND METRO PARK & RECREATION DISTRICT 2.pdf; 20160926 BAINBRIDGE ISLAND METRO PARK & RECREATION DISTRICT.pdf

Good Morning,

Please see attached public comment.

Thank you,



JANE RASELY

Administrative Specialist

[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)

206.780.3758 (office) 206.780.5104



Name: SANJAY BHATT

Address: 721 MADISON AVE N  
BAINBRIDGE 98110

Date: September 17, 2016

---

### Comment

The last traffic study ~~of~~ of speed traveled by motorists on Madison Ave was in 2012. Could we find out when a new traffic ~~study~~ study will be done? Lots of kids playing in our development at Sadie Ln.

There are many creative tools in use in Seattle to develop quality affordable housing and have a more inclusive community. BI could look at transit-oriented development and various financing mechanisms (MF tax exemption, ~~incentive zoning~~ <sup>incentive zoning</sup>, tax credit financing) + partnerships with private sector to spur more units. Check out Velocity project in Kirkland by Imagine Housing.

## JaneyRasely

---

**From:** Mesolini Glass Studio <mesolini.info@mesolini.com>  
**Sent:** Thursday, September 22, 2016 2:32 PM  
**To:** PCD  
**Subject:** Arts & Humanities Bainbridge

With regards to the written description of the Cultural Element for Bainbridge Island, please,

1. Strengthen the verbiage of the action items, specifically #1, the funding request. Currently it says "consider" and we'd like to use stronger language, such as "adopt and maintain" funding . . . as it states for the 2nd action item in this element. Please to make it actionable.

2. Additionally, please include in the glossary a definition for "lead designated agency" and have AHB reinstated. At this time, no agency is specifically identified in the element documents, so as cultural element references a "designated agent", name BAH as the designated entity.

Arts & Humanities Bainbridge has long been the central hub for distributing funding to arts organizations & artists on Bainbridge Island. As the lead agency it keeps an eagle eye focused on worthy art organizations with it's oversight. As an artist participating in the Arts in Education program, BAH has been vital to the local management of artists & teachers participating in this program. Our Island's participation has been used as a shining example of art & artists at it's best in schools, coordinating artists & educators seamlessly; something Island residents and Island government officials should be very proud of.

Give them your confidence to do their job by maintaining their funding and giving them the assignment of designated lead agency.

Best,  
Diane Bonciolini

The logo for Mesolini Glass Studio features the name "Mesolini" in a large, elegant, cursive script. Below it, the words "Glass Studio" are written in a smaller, clean, sans-serif font, with a registered trademark symbol (®) to the right. A horizontal line is positioned between the cursive name and the sans-serif text.

206.842.7133

## JaneyRasely

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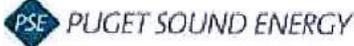
**From:** Brobst, Thomas <tom.brobst@pse.com>  
**Sent:** Wednesday, September 21, 2016 12:11 PM  
**To:** Jennifer Sutton  
**Cc:** CityAdmin; Barry Doveless; PCD; Morgan Smith; Gary Christensen; dschultz@bainbridgewa.gov; Aliabadi, Gretchen  
**Subject:** RE: JEG Electric Section Draft Language  
**Attachments:** COB Comp Plan Letter 9-21-16.pdf  
**Importance:** High

Jennifer:

Good afternoon. Nice to talk with you earlier today. I have attached the letter I mentioned to you regarding the follow up to previous PSE submissions for the comp plan. Please let me know if you need anything further from me regarding this matter.

Tom

Thomas M. Brobst  
Municipal Liaison Manager  
Puget Sound Energy  
6522 Kitsap Way  
Bremerton, WA 98312  
(360) 475-7020  
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---

**From:** Jennifer Sutton [mailto:jsutton@bainbridgewa.gov]  
**Sent:** Thursday, August 11, 2016 8:15 AM  
**To:** Brobst, Thomas  
**Cc:** PCD  
**Subject:** RE: JEG Electric Section Draft Language

Tom, I will forward the comment to the planning commission- are you attending tonight's meeting? I think they are struggling to understand why the policy needs to be so specific- that wouldn't the project happen anyway when it is scheduled to happen? Or does having this specific policy "bump up" the project up the priority list?

Senior Planner

[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

[facebook.com/citybainbridgeisland/](https://facebook.com/citybainbridgeisland/)

206.780.3772



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**From:** Brobst, Thomas [<mailto:tom.brobst@pse.com>]

**Sent:** Thursday, August 11, 2016 7:25 AM

**To:** Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>

**Subject:** UE Electric section draft language

**Importance:** High

Jennifer:

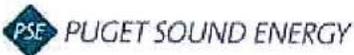
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U14.8 Replace E1.4

"The City shall encourage PSE to improve the reliability of electric service for City residents by pursuing planning, permitting and constructing a 115 kV above-ground transmission line connecting the Winslow and Murden Cove substations in a manner which minimizes citizen exposure to EMF from the transmission line. The City may choose to have PSE construct the new transmission tie underground in accordance with the current transmission underground tariff that has been established with the WUTC."

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## Janey Rasely

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**From:** Jennifer Sutton  
**Sent:** Thursday, September 22, 2016 3:33 PM  
**To:** PCD  
**Subject:** FW: UE Electric Section Draft Language  
**Attachments:** COBI Comp Plan Letter 9-21-16.pdf  
  
**Importance:** High

 CITY OF  
BAINBRIDGE  
ISLAND  
JENNIFER SUTTON, AICP  
Senior Planner  
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**From:** Brobst, Thomas [mailto:tom.brobst@pse.com]  
**Sent:** Thursday, September 22, 2016 2:04 PM  
**To:** Michael Lewars <michael.lewars@cobicommittee.email>; Mack Pearl <mack.pearl@cobicommittee.email>; Maradel Gale <maradel.gale@cobicommittee.email>; Jon Quitslund <jon.quitslund@cobicommittee.email>; William Chester <william.chester@cobicommittee.email>; Lisa Macchio <lisa.macchio@cobicommittee.email>; Michael Killion <michael.killion@cobicommittee.email>; Sarah Blossom <sblossom@bainbridgewa.gov>  
**Cc:** Jennifer Sutton <jsutton@bainbridgewa.gov>; Gary Christensen <gchristensen@bainbridgewa.gov>; Aliabadi, Gretchen <gretchen.aliabadi@pse.com>; Bryan McConaughy/BMcConsulting (bryan@bmconsulting.net) <bryan@bmconsulting.net>  
**Subject:** FW: UE Electric section draft language  
**Importance:** High

Dear Planning Commission members:

Good afternoon. PSE would like to include you in our written comments to COBI planning staff regarding the desire to keep the integral transmission loop language in the revised comp plan document. The attached letter helps to spell out the reasoning for the transmission loop language to be brought forward into the revised comp plan. Please don't hesitate to contact me to address any questions or concerns regarding this important safety, reliability and land use issue associated with providing electric service to the customers on Bainbridge Island.

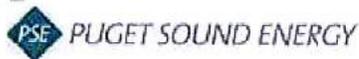
Respectfully,

Tom

Thomas M. Brobst  
Municipal Liaison Manager

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**From:** Brobst, Thomas  
**Sent:** Wednesday, September 21, 2016 2:11 PM  
**To:** 'Jennifer Sutton'  
**Cc:** 'cityadmin@bainbridgewa.gov'; Barry Loveless ([bloveless@bainbridgewa.gov](mailto:bloveless@bainbridgewa.gov)); [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov); 'msmith@bainbridgewa.gov'; 'gchristensen@bainbridgewa.gov'; 'dschultz@bainbridgewa.gov'; Aliabadi, Gretchen  
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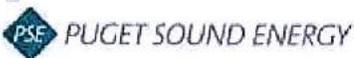
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**Sent:** Thursday, August 11, 2016 8:15 AM  
**To:** Brobst, Thomas

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**Subject:** RE: UE Electric section draft language

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## PUGET SOUND ENERGY

Puget Sound Energy  
P.O. Box 97034  
Bellevue, WA 98009-9734  
PSE.com

Jennifer Sutton  
Special Project Planner  
Department of Planning & Community Development  
City of Bainbridge Island

Dear Ms. Sutton,

Thank you for the opportunity to comment further on the proposed revisions to the Utilities Element of the City of Bainbridge Island Comprehensive Plan ("Comp Plan"). Of course, PSE has submitted suggestions both in writing and orally over the last several months. PSE remains committed to collaborating with the City regarding the Comp Plan. This letter is intended, however, to outline two points of special importance for PSE—but also for our customers, the residents and businesses located on Bainbridge Island. Please note that by emphasizing just two points here, we are not intending to withdraw our prior comments or suggestions.

PSE asks the City to retain current sections E1.4 and E 1.5 in the Utilities Element of the Comp Plan. We discuss our reasoning below.

In the first instance, PSE recommends that the City retain the existing language of the section E1.4 (now section U 14.3) that discusses PSE's planned transmission line tie. Specifically, that provision states:

The City shall encourage PSE to improve the reliability of electric service for City residents by implementing the City's Electrical Reliability Plan, including pursuing planning and permitting for an 115 KV above-ground transmission line connecting the Winslow and Murden Cove substations in a manner which minimizes citizen exposure to EMF from the transmission line.

As you may know, delivering "Safe, Dependable, and Efficient" energy services has neatly summarized PSE's mission for several years. Thus, encouraging PSE to improve reliability comports precisely with PSE's goals. More importantly, referencing specific infrastructure improvements to connect two substations with

a transmission line philosophically aligns the City with that reliability objective for Bainbridge customers. Of course, aligning the City philosophically with a PSE reliability objective does not divest the City and applicable agencies from their role of reviewing and issuing necessary permits and imposing suitable requirements on any such project; however, PSE believes it helps both the City and PSE to continue to state this objective in the Comp Plan. Removing this foundational language from the Comp Plan might send the opposite message: that electric reliability is not important to the City or Island residents.

PSE plans and designs our system to serve the electric needs of all customers. PSE does not create growth; rather, PSE reacts to the community's growth and power supply needs, and plans for new conditions or variable demands. As envisioned by state law, a locality's Comp Plan is part of that planning effort and affords PSE and the City the opportunity to plan together to meet the community's needs. As such, the Comp Plan can be a valuable tool to direct how land use elements will be identified and consistently planned for, now and into the future. Electric service is a key element of comprehensive land planning.

The proposed (and currently expressly mentioned) 115kV transmission tie between Winslow and Murden Cove substations has a direct and large impact on electric reliability. Two-thirds of Island residents are being served from radial fed substations, meaning the applicable substation is fed by only one power line. If the sole line serving the substation goes out, all customers served by the substation are out of power – there is no back up. “Looping” substations, or feeding them with multiple sources, is a basic tool of electric system design to improve reliability, and one that PSE is ready to pursue for Island residents.

Accordingly PSE urges the City to retain the existing language under section E 1.4 from the current Comp Plan to be carried forward to the 2016 update.

PSE's second request in this letter is to ask that the following goal be retained from the 2004 plan:

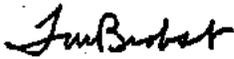
**E 1.5**

*Encourage undergrounding new transmission lines, if and when the WUTC changes its rates, regulations and tariffs in such a manner as to allow equitable distribution of undergrounding costs across its rate base.*

Currently PSE rate schedules include a cost-sharing tariff to allow communities to invest with PSE in undergrounding transmission lines. PSE is ready to work with the City to discuss undergrounding transmission lines, and believes this is a proactive step to take to inform Island customers of options. PSE is prepared to design its local system to address the expressed desires of our customers. Accordingly we believe this language also should remain in the Comp Plan.

Thank you for your consideration of these suggestions. We look forward to continuing to work with the City and Island residents to meet our customers' needs and thereby improve our service to them.

Sincerely,



Tom Brobst  
Municipal Liaison Manager  
Puget Sound Energy

cc:

Morgan Smith  
Barry Loveless  
Gary Christensen  
Doug Schultz



## PUGET SOUND ENERGY

Puget Sound Energy  
P.O. Box 97034  
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PSE's second request in this letter is to ask that the following goal be retained from the 2004 plan:

#### **E 1.5**

*Encourage undergrounding new transmission lines, if and when the WUTC changes its rates, regulations and tariffs in such a manner as to allow equitable distribution of undergrounding costs across its rate base.*

Currently PSE rate schedules include a cost-sharing tariff to allow communities to invest with PSE in undergrounding transmission lines. PSE is ready to work with the City to discuss undergrounding transmission lines, and believes this is a proactive step to take to inform Island customers of options. PSE is prepared to design its local system to address the expressed desires of our customers. Accordingly we believe this language also should remain in the Comp Plan.

Thank you for your consideration of these suggestions. We look forward to continuing to work with the City and Island residents to meet our customers' needs and thereby improve our service to them.

Sincerely,



Tom Brobst  
Municipal Liaison Manager  
Puget Sound Energy

cc:

Morgan Smith  
Barry Loveless  
Gary Christensen  
Doug Schultz

## Jane Rasely

---

**From:** Bunten, Donna (ECY) <DBUN461@ECY.WA.GOV>  
**Sent:** Tuesday, September 13, 2016 9:04 AM  
**To:** Jennifer Sutton; Anderson, Paul S. (ECY)  
**Cc:** PCD; Christy Carr  
**Subject:** RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist  
**Attachments:** Guidance on Frequently Flooded Areas January 2015-FINAL.pdf

Hi, Jennifer,

In case you're not familiar with it, Ecology recently published an updated guidance document on the wetlands chapter of your CAO that you can read about and access here: <http://www.ecy.wa.gov/programs/sea/wetlands/gma/guidance.html> . And I'm attaching some information from our Floodplain Management folks for the FFA chapter.

As Paul mentioned below, we would be happy to review your early drafts and provide informal comments on the wetlands chapter of your CAO.

When you do start working on it, give me a call if you have any questions about our guidance.

**Donna J. Bunten**

*CAO Coordinator*

*Shorelands and Environmental Assistance Program*

*Department of Ecology*

*PO Box 47600*

*Olympia, WA 98504*

*360-407-7172*

**From:** Jennifer Sutton [mailto:jsutton@bainbridgewa.gov]  
**Sent:** Monday, September 12, 2016 12:11 PM  
**To:** Anderson, Paul S. (ECY) <paan461@ECY.WA.GOV>  
**Cc:** Bunten, Donna (ECY) <DBUN461@ECY.WA.GOV>; PCD <pcd@bainbridgewa.gov>; Christy Carr <ccarr@bainbridgewa.gov>  
**Subject:** RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Hi Paul, The City has not yet completed our update to our Critical Areas ordinance yet, although it is on our work program to complete it by the deadline in the middle of 2017. There are goals and policies related to critical areas in the Draft 2016 Comprehensive Plan, mostly in the Land Use, Environmental, and Water Resources Elements. Once finalized by the end of this year, these goals and policies will help guide our CAO update work.

Does that answer your questions?



**Jennifer Sutton, AICP**

Senior Planner

[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)

206.780.3772

Please consider the environment before printing this email and any attachment. Thank you.

**From:** Anderson, Paul S. (ECY) [<mailto:paan461@ECY.WA.GOV>]

**Sent:** Monday, September 12, 2016 9:24 AM

**To:** Jane Rasely <[jrasely@bainbridgewa.gov](mailto:jrasely@bainbridgewa.gov)>

**Cc:** Bunten, Donna (ECY) <[DBUN461@ECY.WA.GOV](mailto:DBUN461@ECY.WA.GOV)>; Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>

**Subject:** RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Thanks Jane.

Paul

Paul S. Anderson, PWS

Wetlands/401 Unit Supervisor

Washington State Department of Ecology

3190 - 160th Ave. SE

Bellevue, WA 98008

Phone: (425) 649-7148

Cell: (425) 765-4691

Fax: (425) 649-7098

Email: [Paul.S.Anderson@ecy.wa.gov](mailto:Paul.S.Anderson@ecy.wa.gov)

**From:** Jane Rasely [<mailto:jrasely@bainbridgewa.gov>]

**Sent:** Monday, September 12, 2016 9:17 AM

**To:** Anderson, Paul S. (ECY) <[paan461@ECY.WA.GOV](mailto:paan461@ECY.WA.GOV)>

**Cc:** Bunten, Donna (ECY) <[DBUN461@ECY.WA.GOV](mailto:DBUN461@ECY.WA.GOV)>; Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>

**Subject:** RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Mr. Anderson,

Thank you for your inquiry. I apologize for not getting back to you sooner. I am forwarding your e-mail to Jennifer Sutton, the Comprehensive Plan update project manager. I believe she will best be able to answer your question.

Sincerely,



**Jane Rasely**

Administrative Specialist

[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)

206.780.3758 (office) 206.780.5104

**From:** Anderson, Paul S. (ECY) [mailto:paan461@ECY.WA.GOV]  
**Sent:** Tuesday, August 30, 2016 8:02 AM  
**To:** Jane Rasely <irasely@bainbridgewa.gov>  
**Cc:** Bunten, Donna (ECY) <DBUN461@ECY.WA.GOV>  
**Subject:** RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Jane:

Thanks for sending the notice on the City's Comprehensive Plan update to Ecology. From the Environmental Checklist, I see that the proposed changes include updates to the policy section of the Comp Plan related to fish and wildlife habitat and water resources (wetlands?) but I wasn't sure if this update will also include revisions to the City's critical areas ordinance. Could you please clarify whether the proposed updates will include the critical areas ordinance? Ecology typically doesn't comment on Comprehensive Plan updates but we would comment on changes to the wetlands and fish and wildlife sections of the critical areas ordinance.

Thanks, Paul

Paul S. Anderson, PWS  
Wetlands/401 Unit Supervisor  
Washington State Department of Ecology  
3190 - 160th Ave. SE  
Bellevue, WA 98008  
Phone: (425) 649-7148  
Cell: (425) 765-4691  
Fax: (425) 649-7098  
Email: [Paul.S.Anderson@ecy.wa.gov](mailto:Paul.S.Anderson@ecy.wa.gov)

**From:** Jane Rasely [mailto:irasely@bainbridgewa.gov]  
**Sent:** Friday, August 26, 2016 1:02 PM  
**To:** aosullivan@suquamish.nsn.us; bilibrary@krl.org; Brian Kelly (bkelly@soundpublishing.com) <bkelly@soundpublishing.com>; ceschmid@att.net; cordaro@integrity.com; edwardC@KitsapTransit.com; ehsafford@earthlink.net; Kaehler, Gretchen (DAHP) <Gretchen.Kaehler@DAHP.wa.gov>; Luke Carpenter <lcarpenter@bifd.org>; Blanton, Michael L (DFW) <Michael.Blanton@dfw.wa.gov>; OR-SEPA-REVIEW@wsdot.wa.gov; PCD <pcd@bainbridgewa.gov>; Perry@biparks.org; sarah@insidebainbridge.com; sarahleebainbridge@gmail.com; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; SEPADesk (DFW) <SEPAdesk@dfw.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Walker, Solenne (DNR) <Solenne.Walker@dnr.wa.gov>; steve.brown@kitsappublichealth.org; strudel@suquamish.nsn.us; Tom Brobst <tom.brobst@pse.com>; tvanwinkle@bainbridge.wednet.edu  
**Cc:** Jennifer Sutton <jsutton@bainbridgewa.gov>  
**Subject:** 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Good Afternoon,

Please see the attached SEPA Notice and Checklist. You will find Ordinance and Comprehensive Plan update information here: <http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>.

If you have any questions or concerns, please contact Senior City Planner Jennifer Sutton at (206) 780-3772 or [jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov).

Thank you,



**Jane Rasely**  
Administrative Specialist  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)  
206.780.3758 (office) 206.780.5104

**Washington State Department of Ecology  
Shorelands and Environmental Assistance Program**

**Guidance to Local Governments on Frequently Flooded Area Updates in CAO's**

**Acronym Table:**

<b>Word/Phrase</b>	<b>Acronym</b>
Base Flood Elevation	BFE
Biological Opinion	BiOp
Channel Migration Zone	CMZ
Community Assistance Visit	CAV
Critical Areas Ordinance	CAO
Federal Emergency Management Agency	FEMA
Flood Insurance Rate Maps	FIRM or FIRMs
Frequently Flooded Area(s)	FFA(s)
Growth Management Act	GMA
National Flood Insurance Program	NFIP
National Marine Fisheries Service	NMFS

The Growth Management Act (GMA) calls for periodic review and update of Critical Areas Ordinances (CAO). Due dates for review and necessary updates of CAO in the Puget Sound region and Clark County are:

- June 30, 2015 = Pierce, King, and Snohomish Counties and all cities within those counties
- June 30, 2016 = Whatcom, Skagit, San Juan, Island, Clallam, Jefferson, Mason, Thurston and Clark counties and all cities within those counties.

One of the Critical Areas specified in the GMA is "Frequently Flooded Areas (FFAs)." The following guidance is offered by the Department of Ecology regarding update of FFA provisions.

Each local government must consider the adequacy of the *designation* and the *protection* of FFAs within their CAO. In these reviews, new information such as maps or relevant science findings needs to be integrated. Local governments will consider whether there have been updates to state statutes, other local codes or best available science that should be incorporated into the CAO. An important facet of these periodic updates is maintaining consistency with other statutes and programs. CAO reviews are also an opportunity for local governments to make enhancements of policy and regulation, particularly policies related to [flood hazard management planning](#).<sup>1</sup>

This guidance addresses the key elements of a CAO update for FFAs. We also address situations where a single local ordinance is used to meet both GMA and Federal Emergency Management Agency (FEMA) requirements for floodplain management. Links to additional information are provided at the bottom of this document.

### **Updating the designation and mapping of FFAs**

**Final updated Flood Insurance Rate Maps (FIRM) from FEMA:** The [Department of Commerce](#)<sup>2</sup> recommends that classifications of FFAs should include, at a minimum, the 100-year floodplain designations of the FEMA National Flood Insurance Program (NFIP). Many Washington communities have received updated [Flood Insurance Rate Maps](#)<sup>3</sup> (often called “100 year floodplain maps.”) Final updated FEMA maps must be adopted into the local floodplain management ordinance in order for properties in a jurisdiction to retain flood insurance coverage. If your CAO references FEMA maps, you should update references to final updated maps.

**Preliminary updated FIRM maps from FEMA:** In some jurisdictions, FEMA has issued preliminary updated FIRM maps, but the process to make these maps final has been delayed. Ecology and FEMA encourage use of these preliminary updated maps in regulating floodplains to reduce flood risk and protect floodplain resources (so long as the information is at least as restrictive as the current effective maps). Local governments can adopt the preliminary updated floodplain maps as the areas protected under their CAO. Ecology supports the use of the preliminary updated maps (until they are superseded by final maps) as best available science in meeting CAO update requirements. In no case may Preliminary FIRMs be used to reduce the area covered or applicable standards required by a currently effective FIRM. If utilizing Preliminary FIRMs, local governments should have an appeal or review process allowing for engineering review of preliminary FIRM information that is more restrictive than the current effective FIRM.

**Identification of other flooding areas:** [Department of Commerce rules](#) recommend local governments consider designating flood areas outside the FEMA mapped 100-year floodplain, which may be threatened by flooding under future conditions. Other examples include the area identified as inundated during the “flood of record,” identification of areas subject to groundwater flooding, or stream systems where the path of flood waters can be unpredictable.

**Mapping of Channel Migration Zones:** [Channel Migration Zones](#)<sup>4</sup> (CMZs) are the areas where the river channel is likely to shift or “migrate” over time. Structures and other improvements in these areas are particularly vulnerable to long-term damage. Shifts in channel location are a vital natural process, creating “off-channel habitat” for salmon and other species. These quiet-water areas can be especially important during high river flows as refuge for juvenile salmon and other species. In many jurisdictions, maps identifying CMZs were produced as part of recent Shoreline Master Program updates. If Channel Migration Zone areas have been mapped or identified in policy statements, they should be considered for inclusion in the description of FFAs included in the CAO.

[New guidance<sup>5</sup> is available](#) from the Department of Ecology on using mapping tools to identify CMZs.

### **Update to Frequently Flooded Area standards**

New information may warrant changes to CAO policy objectives that focus on protecting property and improving habitat in floodplains. In the Puget Sound region, local governments can take steps to change how they manage their floodplains to simplify permitting for floodplain development and other activities.

**Habitat protection:** Increasingly, there is recognition of the importance of floodplains as [vital habitat to support salmon<sup>6</sup>](#) and other species. Relevant information may be found in updates to salmon recovery plans, channel migration zone mapping or other sources. These sources should be considered in development of revised CAO provisions which better protect riparian habitat. These protections may be addressed under the FFA provisions or within the Fish and Wildlife Habitat Conservation Area provisions of a CAO.

**Endangered Species protection:** Local governments have responsibility, under the Endangered Species Act, for preventing harm to listed fish and other species that commonly inhabit floodplains. No adverse effects to habitat function are allowed in specified areas that are vital to these species.

**Address Unique Circumstances and Climate Change:** A jurisdiction may have unique risks due to the potential for [tsunamis<sup>7</sup>](#), high tides with strong winds, [sea level rise<sup>8</sup>](#) or extreme weather events that it may want to address in its FFA provisions.

**Flood risk reduction beyond FEMA minimums:** Ecology and FEMA encourage local governments to go beyond the FEMA minimum requirements for floodplain management. Greater protection from floods may be a policy objective that should be incorporated into the CAO. For example, some jurisdictions use the “flood of record” elevations to regulate the minimum elevation of structures, where the record flood is higher than the 100-year flood elevation used by FEMA (called the Base Flood Elevation [BFE]).

Additionally, some jurisdictions require that structures be built two (or three) feet above the BFE, rather than the minimum FEMA standards. These higher standards may be incorporated into FFA provisions. A CAO update may be important to ensure internal consistency where a jurisdiction has a separate Floodplain Management Ordinance that incorporates these higher standards. A CAO update may also be used to establish these higher standards.

### **Update to Dual-Purpose Critical Area and Floodplain Management Ordinances**

Local governments must address flood-prone areas under two separate statutes: The GMA ([RCW 36.70A<sup>9</sup>](#)) and the Floodplain Management statute ([RCW 86.16<sup>10</sup>](#)). A Floodplain Management ordinance under RCW 86.16 is necessary for a city or county to qualify for FEMA’s NFIP. Some local governments



adopt a single document to satisfy the floodplain management requirements of both the GMA and the NFIP. Such a dual-purpose ordinance needs to satisfy both the requirements of the GMA and the Floodplain Management statute and can be housed in the CAO. If all of a local government's floodplain management issues are adequately addressed in its Floodplain Management Regulations, then it may be possible for the FFA chapter to incorporate the Floodplain Management Regulations by reference.

**Efficiency of concurrent flood ordinance and CAO update:** Where a local government has adopted a dual-purpose floodplain protection ordinance, **we encourage that you consider a concurrent update** that will satisfy the requirements of both RCW 36.70A and RCW 86.16.

**Benefits of updating the local flood ordinance:** Local floodplain management ordinances are periodically reviewed by Ecology and/or FEMA to ensure that they meet Federal and State requirements through a review called a Community Assistance Visit (CAV). Concurrent floodplain management ordinance update during the CAO update will simplify the next required CAV review since Ecology will have already reviewed your local ordinance.

**FEMA Puget Sound Biological Opinion response:** Jurisdictions in the Puget Sound basin must meet the procedural and substantive requirements of the National Marine Fisheries Service (NMFS) Biological Opinion on the NFIP. FEMA has the ultimate authority for determining the adequacy of BiOp compliance. In December 2014, FEMA provided new floodplain [ordinance guidance for Door 3 communities](#). Implementing the FEMA guidance will assist local governments in addressing compliance with the Endangered Species Act [Biological Opinion](#)<sup>11</sup> (BiOp). The CAO update provides an opportunity for local governments to include or reference procedures for BiOp implementation in their Floodplain Management Regulations or combined Floodplain Management Regulations/CAO. This will help ensure that all staff and other parties are aware of these procedures required to comply with the BiOp.

**Programmatic Response to FEMA Puget Sound BiOp:** Within floodplains subject to the BiOp, some jurisdictions desire reducing review procedures that are often required for individual development proposals. An incentive for a reduced procedure approach is achieving programmatic compliance with the BiOp, known as "Door 2" communities. Updates to CAO provisions may be one tool to meet the requirements for this programmatic approval (Door 2 community) from FEMA. Additional guidance for preparing a Door 2 submittal to FEMA can be found at the [FEMA website](#).<sup>12</sup> As noted above, FEMA has authority for determining the adequacy of BiOp compliance.

**Flood ordinance update requirements:** Please contact your [Ecology Floodplain Specialist](#)<sup>13</sup> if your jurisdiction wants their CAO update to satisfy both GMA and NFIP requirements. Our staff will work with you to accomplish this dual update. RCW 86.16 includes specific requirements for these floodplain management ordinances. Floodplain management ordinances must be submitted to the Department of Ecology for review after local adoption.

**Flood Control Districts operated by counties – Achieving internal consistency**



An important consideration in CAO updates is maintaining *internal consistency* among various policies and programs of the local jurisdiction. Increasingly, counties are using specially designated districts such as [Flood Control Districts](#)<sup>14</sup> to secure funding to address specific issues. If your county has created a Flood Control District to help define and fund floodplain improvements and other activities, you should consider whether the FFA provisions in your CAO should be updated to reflect the Flood Control District objectives. There may be other sections under the Comprehensive Plan (such as the capital facilities plan) that could benefit from an update to incorporate Flood Control District activities conducted by a county.

**Ecology Floodplain Management staff contacts:**

Central Washington, [Michelle Gilbert](#), (509) 457-7139  
(Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, and Yakima counties)

Eastern Washington, [Rusty Post](#), (509) 329-3579  
(Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, and Whitman counties)

Northwest Washington, [David Radabaugh](#), (425) 649-4260  
(Island, King, Kitsap, San Juan, Skagit, Snohomish, and Whatcom counties)

Southwest Washington, [Jeff Stewart](#), (360) 407-6521  
(Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, and Wahkiakum counties)

**For Statewide Policy Issues:**

[Tom Clingman](#), Policy and Legislative Lead, (360) 407-7448

---

**References:**

<sup>1</sup> Municipal Research and Services Center (MRSC) information on flood hazard areas, including examples of local ordinances and links to other information:

<http://www.mrsc.org/subjects/pubsafe/emergency/ps-flood.aspx>

<sup>2</sup> WA Department of Commerce guidance on Frequently Flooded Areas:

<http://www.commerce.wa.gov/Services/localgovernment/GrowthManagement/Growth-Management-Planning-Topics/Critical-Areas-and-Best-Available-Science/Pages/Frequently-Flooded-Areas.aspx>

<sup>3</sup> Final (effective) and many preliminary Flood Insurance Rate Maps can be found at the FEMA Map Service Center: <https://msc.fema.gov/portal>

<sup>4</sup> Channel Migration Assessment web pages at Ecology:

<http://www.ecy.wa.gov/programs/sea/sma/cma/index.html>

<sup>5</sup> Guidance on identifying channel migration zones -- Mapping tools technical guidance:

<https://fortress.wa.gov/ecy/publications/SummaryPages/1406032.html>

<sup>6</sup> Land use planning for salmon, steelhead and trout (WA Department of Fish and Wildlife):

<http://wdfw.wa.gov/publications/00033/wdfw00033.pdf>

<sup>7</sup> Tsunami hazard area and evacuation route mapping (select "*Tsunami Evacuation Map*" from Map Theme menu at top left): <https://fortress.wa.gov/dnr/geology/>

<sup>8</sup> Sea level rise in Washington State: <http://www.ecy.wa.gov/climatechange/risingsealevel.htm>

<sup>9</sup> Growth Management Act statute: <http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>

<sup>10</sup> Floodplain Management statute: <http://apps.leg.wa.gov/rcw/default.aspx?cite=86.16>

<sup>11</sup> National Marine Fisheries Service NFIP Biological Opinion: [http://www.fema.gov/media-library-data/20130726-1900-25045-9907/nfip\\_biological\\_opinion\\_puget\\_sound.pdf](http://www.fema.gov/media-library-data/20130726-1900-25045-9907/nfip_biological_opinion_puget_sound.pdf)

<sup>12</sup> NFIP ESA BiOp Biological Opinion Checklist: <http://www.fema.gov/media-library/assets/85336>

<sup>13</sup> Department of Ecology information on technical assistance to local floodplain management programs:

[http://www.ecy.wa.gov/programs/sea/floods/technical\\_assistance.html](http://www.ecy.wa.gov/programs/sea/floods/technical_assistance.html)

<sup>14</sup> Information on Flood Control Districts in Washington State:

<http://www.mrsc.org/subjects/governance/spd/spd-floodlist.aspx>

## Janey Rasely

---

**From:** Heather Burger <Heather.Burger@friendsofthefarms.org>  
**Sent:** Monday, September 26, 2016 2:53 PM  
**To:** PCD  
**Subject:** Comp Plan Update Input  
**Attachments:** Friends of the Farms OBI Comp Plan Update Comments 9-26-16.docx

Attached is input submitted by Friends of the Farms on the Navigate Bainbridge/Comprehensive Plan Update.

Thank you for the opportunity to submit our comments.

**Heather Burger**   
Executive Director  
Friends of the Farms  
221 Winslow Way W, Suite 103  
Bainbridge Island, WA 98110  
206.842.5537  
[heather.burger@friendsofthefarms.org](mailto:heather.burger@friendsofthefarms.org)  
[www.friendsofthefarms.org](http://www.friendsofthefarms.org)

221 Winslow Way West, Suite 103  
Bainbridge Island, Washington 98110  
206.842.5537  
www.friendsofthefarms.org



TO: City of Bainbridge Island  
Navigate Bainbridge  
Planning Commission

FROM: Heather Burger, Executive Director  
Virginia Brewer, President of the Board  
Friends of the Farms

Date: September 26, 2016

Subject: Comprehensive Plan Update Input

Thank you for the opportunity to present comments on the 2016 Comprehensive Plan Update and for the tremendous work done by the Steering Committee.

Friends of the Farms is the only non-profit committed to promoting and preserving farmland on Bainbridge Island. For fifteen years we have worked with local farmers, and more recently with The City, to lease public farmland to commercial farmers, aid farmers in infrastructure improvements, maintain healthy farmland, and engage in many other activities with the intent of ensuring that farmland and local food remain available to the community.

Below are our recommendations for the Comprehensive Plan Update with regard to local agriculture. Comments are preceded by a bullet point; while edits are shown in red.

Goal LU-13: **Agricultural land use should be promoted through the development of and Agricultural Land Use designation with permitting requirements that are different from Residential Land Use areas. [This is a high priority element.]**

Goal LU-17:

"Promote food security **through support for** local food production, **awareness of farming practices, and reduction of the Island's carbon footprint**, and public health by encouraging locally-based food production, distribution and choice through **commercial agriculture**, urban agriculture, community gardens, farmers' market and food stands, and food access initiatives. ~~Establish partnerships and share resources to promote food access and production.~~ (This is being done by others and does not require active City involvement other than support.)

Policy LU 17.1:

**Encourage** community gardening and/or agriculture on public land where appropriate.

Policy LU 17.2:

Encourage the development of neighborhood community gardens **or small-scale commercial agriculture where appropriate.**

Policy 17.4:

Promote the dedication of land for community gardens **or small-scale commercial agriculture where appropriate.**

Policy LU 21.4:

The City and HPC shall coordinate with tribal communities, **the Parks District** and other interested stakeholders **to promote awareness, respect for and celebration of the Island's historic resources.**

**ECONOMIC**

New Policy EC 14.3:

**Support a program that helps working farms through the creation and sale of locally-constituted, high-grade compost to maintain the fertility of Island soils and minimize the Island's carbon footprint that accrues to inefficient composting or off-Island hauling of organic matter. [This is a high priority element.]**

**ENVIRONMENT**

**INVASIVE SPECIES:**

- Create an ombudsman position to bring neighbors together to solve invasive weed problems where one neighbor is adversely affecting the other. Perhaps through a "block grant" process to create weed eradication projects.

**AGRICULTURAL LANDS:**

**4th Paragraph:**

**The citizens of Bainbridge Island currently own 60-acres of farmland leased to commercial farmers and non-profits, managed by an Island-based non-profit organization in partnership with and on behalf of the City. This organization also works with private landowners to discern ways to put private land into production and increase the amount of land in permanent production while also conserving desirable open space without taking the land off of the City's tax rolls. Where appropriate, and when the density of common land use dictates, the City shall designate farmland areas as Agricultural Resource Lands, thus enabling a separate permitting process that recognizes the difference between purely residential and desirable production lands.**

Policy EN 19.6:

Prioritize **low-irrigation agricultural production** on public farmland. [Note pumpkins, strawberries, raspberries and grapes are not necessarily included within the concept of “food security” but do contribute immeasurably to the cultural memories of the Island residents, the open space feeling and the diminution of the Island’s carbon footprint.]

Policy EN 19.8:

Ensure the protection of the Island’s aquifers **and streams** by promoting agricultural uses that are not water intensive **and agricultural practices that protect water quality**.

Policy EN 19.9:

- Delete. This seriously undervalues farmers’ abilities to decipher the market and climate, and care for their land, and puts the City in an approval role for which it has no expertise.

New Policy EN 20.4:

- Assure that when there is a conflict between the tree ordinance and the right to farm there is a way to resolve the conflict and provide staff with clear guidelines to move forward.

Policy 21.3:

- Delete. The intent is unclear and the policy unneeded.

Policy EN 21.8:

- We fully support this policy and recommend elevation to a Council-reporting Commission to ensure this is taken seriously.

**FORESTS & TREES**

- The City needs to be aware of the very real danger of retaining certain trees in the seasonally windy conditions on Bainbridge Island, and the City’s liability in requiring certain trees to be retained.
- Draft policy that encourages and rewards the slow conversion of land from forested to non-forested to allow natural adaptations in adjusting to wind-loads and faunal dispersal.

**HOUSING**

We look forward to the City encouraging demonstration projects of tiny housing and off-grid neighborhoods to encourage entrepreneurship and innovation, particularly for low-income and farm intern housing.

Thank you again for the opportunity to present input to the Commission.

## JaneyRasely

---

**From:** Kimberly Coletti <king28@me.com>  
**Sent:** Sunday, September 25, 2016 1:07 PM  
**To:** PCD  
**Subject:** Disagree with Neighborhood Centers

Hello-

I'm NOT in favor of making ft. Ward a neighborhood center. It's a neighborhood now, with a nice park and quiet homes that does not need mixed use areas. We moved to this neighborhood b/c it was so family friendly. Why develop it to include retail? Not necessary. Grow the neighborhood centers that are already established - Lynwood, Rolling Bay, but don't bring it here.

Kim Coletti



Name: *Amy Collis*

Address: *13223 NE Cambridge Crest Way*

Date: **September 17, 2016**

---

**Comment**

Cultural Element  
Change verbiage about commitment to the  
Arts from "consider financial support..."  
to "Establish financial support..."

**JaneyRasely**

---

**From:** douglas@rist@dc.bainbridge@mac.com >  
**Sent:** Monday, September 19, 2016 2:42 PM  
**To:** PCD  
**Cc:** Council; Gary Christensen; Leather Wright  
**Subject:** comment on draft and use element  
**Attachments:** LUE-comment-crist.pdf

## 9.17.16 -- Comment on draft Land Use Element

Planning Commission,

As a 24-year resident of Fort Ward and fairly active in local goings-on, I was surprised to learn recently that the City has proposed making our little neighborhood – which holds distinction as a National Historic District – a “designated center” in the revised Comprehensive Plan.

Concomitant with this designation, according to the current draft of the Land Use Element, will eventually come commercial, mixed use and higher density residential zoning. If not tomorrow, at some point in the future.

Development rights and density will be transferred in from other areas of the island to quote “focus urban growth” at Fort Ward – upzoning a neighborhood that has already seen its share of dramatic change when the area was sewered 15 years ago.

I can say with reasonable certainty that none of my Fort Ward neighbors have been clamoring to bring higher-intensity zoning to our neighborhood.

Quite the opposite: we have worked very hard over the past 20 years to maintain our historic character in the face of significant buildout.

My group, Friends of Fort Ward, is currently working with the Bainbridge Park District to restore one of the fort’s historic buildings for use as a community hall.

Our neighborhood previously preserved a nearly 3-acre parcel as the Parade Grounds park, which we dedicated in 2002.

Most of the small lots left over from the neighborhood’s 1960, post-fort subdivision have already been built out, leaving a compact, walkable and comparatively affordable neighborhood, of which we are all very proud.

As a reporter for the Bainbridge Island Review newspaper in the mid-1990s, I covered City Hall while the first all-island Comprehensive Plan was being developed, in partnership between the city and the community.

So I well recall the process by which “we” worked to meet the imperatives of growth management while protecting our island character.

At that time, the community agreed to concentrate commercial development in Winslow and the three “neighborhood centers” of Rolling Bay, Island Centers and Lynwood Center.

Let’s take a look at what’s happened since then:

Rolling Bay: same buildings, same low intensity uses as 1994; no redevelopment, no change.

Island Center: same buildings, same low intensity uses as 1994; no redevelopment, no change.

Great businesses, but not really “centers” in any meaningful sense.

Meanwhile –

At Lynwood Center: we have extensive in-fill development that has created a vibrant district that draws folks from around the island for its commercial and cultural offerings. Cafes, live music, boutiques, the cat adoption shelter, and other popular services – it's all happening at Lynwood Center.

It is, along with the concentration of island residential growth in Winslow, the great success story of the Comprehensive Plan to date. Lynwood Center has become *exactly* what citizens and planners alike envisioned in 1994.

It is also very popular with the residents of Fort Ward – this I can say with certainty, because my neighbors and I all go to Lynwood Center all the time.

The array of commercial offerings there saves us a lot of drives into Winslow, with some great cultural activities thrown into the bargain. It's 10 minutes away by bike, a nice 30-minute stroll through Pleasant Beach, or if we're in a hurry, just 5 minutes by (cough cough) car.

Why, then, would we want to duplicate such a district basically next door, in a quiet residential neighborhood, diluting the current success of Lynwood Center – especially when the other designated centers, Island Center and Rolling Bay, have yet to show any particular signs of life?

Put another way:

Why mandate a new “designated” commercial center in Fort Ward, when we live just down the road from the one “neighborhood center” on the island that's actually working as planned?

I know, I know: we have sewer. So in a rarified, abstract planning sense, we're where more growth should go.

I would suggest that the mere presence of sewer is no justification for higher-intensity zoning, or you might as well consider adding “designated centers” at Point White and Rockaway Beach, since they have sewer too. Sewer is a means, but it's not a reason.

Which brings me back around to my own neighborhood.

I don't believe the City has done any outreach or meetings to gauge Fort Ward's interest in upzones, or warn us that such changes are even being contemplated. I only found out by accident, because I ran into Charles Schmid when I was in City Hall on another matter entirely.

What I hear from my neighbors is, we don't want commercial or mixed-use zoning in Fort Ward, tomorrow or the day after. We don't want to be targeted for growth.

So I would urge the Planning Commission to reconsider creating a new “designated center” at Fort Ward.

Please remove it from the draft Land Use Element – take the star off the map -- and instead focus the city's time and considerable resources on the two designated centers that really need your help -- Island Center and Rolling Bay.

Help them build out, finally, into what the community envisioned 20 years ago.

If you need a model of what they might look, visit Lynwood Center. It serves Fort Ward very well.

Douglas Crist

Friends of Fort Ward

1948 Parkview Drive

Bainbridge Island, WA

98110

[dc.bainbridge@mac.com](mailto:dc.bainbridge@mac.com)

## Jane Rasely

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**From:** Robert Dashiell <rgdimages@aol.com>  
**Sent:** Tuesday, September 6, 2016 2:40 PM  
**To:** Council  
**Cc:** Jeff Kanter; Andy Maron; Nancy Nolan; Emily Sato; Steve Johnson; Ted Jones; Jim Thrash; PCD  
**Subject:** Comp Plan Review • Surface Water Master Plan

Members of the City Council,

Kudos on a clearly improved Comprehensive Plan, albeit it's still a draft and will have revisions.

It's not the formal public comment time yet on the draft Comprehensive Plan, but I want to comment on just one policy element to keep this short.

The City Council (and public) should understand what City staff is intending with the "surface water master plan" noted in paragraph 7 of Mr. Tovar's Introduction memorandum of September 1, 2016.

It's almost certainly going to be a consultant prepared plan and paid for by the SSWM Fund.

What are the objectives of such a plan? What is the City staff trying to fix that's lacking or broken? What are the metrics the City will try to measure, and for what end?

City already has a stormwater drain system (MS4) ... and existing development regulations either require new engineered infrastructure or, shortly, the City will have low impact development standards (required by the City's NPDES-II permit) in place by 1 January 2017.

What can a "surface water master plan" fundamentally add to those existing or about to be existing requirements?

Council should now all be aware that at the last UAC meeting, the City financial staff has a proposed 27% fee increase in 2017 SSWM fees. That is only a proposal at this point ... but trust me, that's going to hit opposition.

Council should be aware that stormwater fees in Washington State are more than double the national average... Seattle being the highest in the nation. Kitsap County's SSWM rate is currently \$86.50 annual ... Bainbridge Island is \$146.76. Approximately 88% of U.S. stormwater fees are lower than those on Bainbridge Island ... without the potential fee increase.

Don't forget the City created an ordinance not to pay for streets impervious surfaces in 2011 ... that "saved the general fund almost \$1 million a year IF the impervious surface charges had been applied at a 100% rate (they weren't ... City was using 30% for some unexplained reason, probably trying to mimic the State Highways maximum reimbursements to municipalities). Objective: protect the general fund.

The SSWM Fund, paying 9.41 FTE and 52 city employees, is an absolute financial disaster for a financial efficiency standpoint already. Of course, that won't be changed by this Council because the cost allocation is simply not understandable without hours of detail work. Council had their chance to correct that two months and and punted with a policy that maybe traveled 5 yards before it went out of bounds.

A critic would assume the new surface water plan is just more empire building by the City's stormwater staff ... it's already is home to the single most useless program in the City (water flow monitoring 24/7/365), and a water quality program that for years has failed to make any significant water quality improvements. But, it's cute to see school kids involved in the annual Review ink ... although school districts have a requirement by state law to have an environmental program for elementary school children (required since 1992), and water cycle and quality is an environmental subject school curriculum's include.

OK ... back to the fundamental question: Why does the City need a surface water master plan and what will it accomplish?

Robert Dashiell  
6370 NE Tolo Road

## Jane Rasely

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**From:** Robert Dashiell <rgdimages@aol.com>  
**Sent:** Sunday, September 25, 2016 8:27 AM  
**To:** PCD  
**Cc:** Jeff Kanter; Andy Maron; Nancy Nolan; Emily Sato; Steve Johnson; Ted Jones; Jim Thrash  
**Subject:** Public Comment: Carbon Neutral or Climate Neutral or ???

Members of the Planning Commission,

This is public comment on the proposed Comprehensive Plan.

Page U-2, Goal U-4: "... encourage utility services ... that are **carbon neutral**."

**Carbon neutral** means sequester, or off-set, or buying carbon credits. The utility service could belch carbon dioxide into the atmosphere, but the utility simply have to have some scheme or program, like paying for carbon credits.

This is one approach to help slow global warming,

But, I suggest this be changed to **climate neutral**.

The important point is **climate neutral** includes the broader inclusiveness of not only carbon dioxide, but also the gases methane, nitrous oxide, hydroflourocarbons, perflourocarbons, and sulfur hexaflouride ... the full collection of gases contributing to global warming in the Kyoto Protocol.

Another consideration could be the use of **renewable energy** as the used in Policy UI4.5, Page U-6. Renewable energy is not using fossil fuels, and that concept is more inclusive than **carbon neutral**.

Finally, whatever ends up in the Comprehensive Plan, there should be document consistency.

Robert Dashiell  
6370 NE Tolo Road

## Jane Rasely

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**From:** Robert Dashiell <rgdimages@aol.com>  
**Sent:** Monday, September 26, 2016 1:57 PM  
**To:** PCD  
**Cc:** Jeff Kanter; Andy Maron; Nancy Nolan; Emily Sato; Steve Johnson; Ted Jones; Jim Thrash  
**Subject:** Public Comment: Fish and Wildlife

Members of the Planning Commission,

This is public comment on Fish and Wildlife policies, page EN-5.

Recommend changing Policy EN 5.2 to read: "The identification of fish and wildlife habitat shall be based on an **current evaluation of the species and types of fish and wildlife ...**"

This is of MAJOR importance to City SSWM utility finances and recent court rulings regarding fish passage. Literally millions of future dollars are at stake with this wording, so don't take it lightly.

The existing problem is streams classified as fish bearing streams are virtually every stream on Bainbridge Island (including ephemeral streams), and under new state hydraulic permit rules, most fish streams require a stream simulation fish passage culvert. A stream simulation culvert essentially means a 100 year flood volume will not touch the sides of the culvert. They are hugely expensive ... from five to ten time (or more) then a traditional culverts that fish have been successfully swimming through since they were first installed, assuming they are properly installed and are not in some way blocking or have become perched.

Some of streams have decade old fish data, for example, some BI streams still list steelhead, and it's likely steelhead have never been in these small lowland streams since they favor a cold and higher water volume and flow habitat. The recent Wild Fish Conservancy program to classify BI streams does not distinguish between a stickleback or a land locked cutthroat trout (found almost everywhere). Cutthroat trout are classified in the salmon family, but there are two types ... one is anadromous, one never leaves fresh water and remains small ... largely raccoon and bird food. The big picture intent fish passage intent is to improve anadromous fish habitat and provide fish passage to essentially larger salmon ... those that go to sea for a portion of their life.

For example, ephemeral McDonald Creek is presently classified as a fish stream. It has a deep culvert ... estimated cost of replacement in the neighborhood of \$5+ million if it's a fish stream requiring a stream simulation culvert or bridge, \$1+ million if it isn't. There are zero anadromous fish in this stream. Dripping Water Creek ... a 24 inch culvert replaced by a 16'+ by 9'+ foot culvert, and no anadromous salmon every in this stream. Blakey Falls Creek ... a 92 foot drop off a hillside and classified as a fish bearing stream, also ephemeral. There are no shortage of examples.

What is happening fish and stream classification wise on this island is simply absurd.

The Comprehensive Plan wording change would help to resolve this multi-agency absurdity if made and City staff doesn't ignore it.

Robert Dashiell  
6370 NE Tolo Road



## Jane Rasely

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**From:** Robert Dashiell <rgdimages@aol.com>  
**Sent:** Saturday, September 24, 2016 10:02 AM  
**To:** PCD  
**Subject:** Comprehensive Plan Comment: The Required Elements

Members of the Planning Commission,

This is a big picture comment piece that will result in just expressing an opinion and will change precisely nothing.

The Comprehensive Plan is required by the Growth Management Act.

It is a planning document to help ensure there is sufficient capital facilities and land use/housing planning to accommodate a given future population.

There are **five** required elements.

This City has doubled the number of elements, and none of this City's five additional five elements relate to the fundamental purpose of a growth management comprehensive plan.

Jurisdictions are allowed to add elements, but that is one major reason this plan took such an excruciating long time to craft. It's now equally or more of a comprehensive wish list of public ideas than a growth management plan.

That idea was reinforced when a lengthy parade of cultural and human services advocates (all well meaning) repeatedly spoke for comprehensive plan changes to reinforce the possibility of the City staff and Council funding their advocacy projects.

Water, which is simply not a significant island problem except in the minds of a few citizens, a city staff member who is a good water scientist but gets freedom to write and influence two elements to keep her extensive water fiefdom programs intact, (and one Council member) who question or simply reject all water science, has **far too much ink in this plan** ... virtually all in non-mandated elements. (Another e-mail will briefly expand on why water is not an island growth problem).

If I were in charge of this process, I would face the ire of some citizens and keep the Comprehensive Plan to the five required state mandated elements.

The added elements should be City Council management, programs and financial expenditure decisions.

Public entitlements, once provided, are almost impossible to reduce to eliminate. Same concept with additional Comprehensive Plan elements.

Life goes on.

Robert Dashiell  
6370 NE Tolo Road



**Jane Rasely**

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**From:** Robert Dashiell <rgdimages@aol.com>  
**Sent:** Saturday, September 24, 2016 11:21 AM  
**To:** PCD  
**Subject:** Public Comment: Water Resources

Members of the Planning Commission,

This is public comment on water. I could write a novel, but I'll try keep this to key points.

From page IN-10:

## **Guiding Principle #2**

**Protect the water resources of the Island.**

### **Guiding Policy 2.1**

Manage water resources for Bainbridge Island for present and future generations, recognizing that the Island's finite groundwater resources [aquifers] are the sole source of our water supply.

Comment: Although there is a sole source designation in law that requires federal projects to consider water resources, the above statement is simply not true.

We do not have a finite amount of groundwater.

It has rained on the island ever since the island was formed, and those rains continue replenish the five or six science recognized aquifers that underlie Bainbridge Island. The two deep aquifers extend west to perhaps Hood Canal and maybe beyond if the USGS science mapping it to be believed. KPUD is reportedly going to soon test that concept with a new well located near Hood Canal.

So the word "finite" is both scientifically and logically improper. Groundwater is continuously being replenished ... therefore it's not finite.

Approximately 18 billion gallons of rainwater falls on the land mass of Bainbridge Island annually (ave. rainfall 37 inches). Global warming is expected to increase that volume, but nobody yet knows the intensity or frequency of future events on a big picture scale. More intense rain in the winter months and less in the summer is about the extent of current global warming science.

USGS studies estimate between 17% and 40% of rainfall becomes groundwater that doesn't run off in springs or seeps ... it finds it's way into one of the aquifers. Of course, that varies with soil types and rain intensity.

Using the low estimate, some 3 billion gallons (from BI alone) becomes aquifer water.

Current aquifer draw on Bainbridge Island is between 6.5-7.6 million gallons a year depending on which study one references.

Ballpark, that means about one fourth of existing aquifer water is currently being utilized.

Two other sources of water are possible for the island if there ever is a shortage. First, water is one of the easiest and safest commodities to put in a pipe and move. KPUD made it clear during COBI's water outsourcing that north Kitsap County has groundwater well in excess current withdrawals, and that could be brought to the island. Water is transported in pipes all over the world ... the idea it can't be done locally is more like still believing in witches.

The second source is simply water distillation.

Two stories here.

First, I lived for years in Riyadh, Saudi Arabia. No local water, 1.5 million people. All the water came from distillation and was piped some 240 miles. System worked.

Second, I spend time in the San Juan Islands. They do have some water aquifer problems. On Lopez Island, I talked to the manger of a Marina ... all their water is from their distillation plant that has been in operation for 13 years. Works fine ... they pay DNR a yearly fee for their sea water. Then over to San Juan Island ... the south end has a development called "The Cape". Maybe 120 houses ... served by both a small well and a distillation system. No significant water problems. West end of Orcas Island near Deer Harbor ... same thing ... housing community served by a distillation system.

So aquifers being the sole source of our potable water is currently accurate, but it shows zero vision to what is readily available and proven solutions should Bainbridge ever have a concerning potable water problem. The Comprehensive Plan is a future planning document, and far too much of this report on water resources is written with blinders of what is happening in the rest of the world related to water.

Finally, a groundwater plan for the island is a sensible idea. That said, KPUD has been designated the water resource manager for Kitsap County, there is an extensive written plan that gets periodically revised, and the City of Bainbridge Island is a participatory agency.

This Guiding Policy applies:

### **Guiding Policy 2.5**

**Create a Bainbridge Island groundwater management plan for the purpose of maintaining the long-term health of our fresh water aquifers.**

**I strongly advocate a regional approach to water resources ... not breaking off and trying to do our on micro-plan, especially since best science indicate our deep wells appear to be drawing on aquifers that extend well beyond the boundaries of Bainbridge Island.**

Rather than create a BI groundwater management plan, I propose reword to: "Update the Kitsap County Coordinated Water Systems Plan to ensure the island and has sufficient clean potable water."

Respectfully,

Robert Dashiell  
6370 NE Tolo Road

**Jane Rasely**

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**From:** Robert Dashiell <rgdimages@aol.com>  
**Sent:** Monday, September 26, 2016 2:41 PM  
**To:** PCD  
**Subject:** Public Comment: Food Security

Members of the Planning Commission,

This is a nit-pic but I believe valid comment on page EN-13, Policy EN 19.6: Prioritize food production on public farmland **"to address long-term food security for island residents."**

Long term food security on this island, located in the United States of America and six miles from a major metropolitan city?

Seriously???

Manhattan Island in New York failed to provide long term food security, in their island farmlands, and you can see the dire straights that has put them in. Just one example.

This is just one of the ridiculous statements that belongs in the fiction section of the public library.

Maybe it should be rephrased as to just saving the grapes see we can make wine and all starve in a state of blissful intoxication.

Robert Dashiell  
6370 NE Tolo Road

## Jane Rasely

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**From:** Robert Dashiell <rgdimages@aol.com>  
**Sent:** Monday, September 26, 2016 3:53 PM  
**To:** PCD  
**Cc:** Jeff Kanter; Andy Maron; Nancy Nolan; Emily Sato; Steve Johnson; Ted Jones; Jim Thrash  
**Subject:** Public Comment: Water Resources

Members of the Planning Commission,

This is public comment on the Water Resources chapter.

Goal WR-1, dot 3: This says island development and population growth will be managed by water quantity.

Comment: Idealism, but that will not happen. I suspect the Growth Management Board would have a field day if this actually was our growth controlling policy since there are any number of ways to get water, and water is, in general, more than adequate to meet even the highest of population growth estimates.

Goal WR-1, dot 4: Groundwater is the only water type that needs current data assessment and reporting. Not so either surface or stormwater. This has been put into the Comprehensive plan by City staff to preserve a City science project and protect a job description and a consultant contracts.

Policy WR 1.2: Stormwater is not a "resource" that needs "protection, and certainly **not** to preserve quantity. Low impact development has exactly the opposite goal ... reduce stormwater.

Policy WR 1.5: Kitsap Health District is responsible for Kitsap County septic systems, not the City of Bainbridge Island. I suspect the City water resources wants to have more to do and would perhaps like a policy shift. I trust the Health District more than I do the City on these health related issue because they actually try to resolve problems when they find them, and this City just records the data into the water library and often fails to take any steps to identify or resolve the problem.

General comment on aquifer recharge areas: Very much a subjective "science." I strongly doubt any development (other than something like mining) will ever be limited by having as parcel classified as a high aquifer recharge. Scientist simply can't see what happens underground ... they can drill test holes and extract soil samples (like when drill a well), but I think the Planning Commission has to consider whether development real can be restricted in what might be classified as a high aquifer recharge area. And evaluating aquifer recharge on every land use application? Really?

Policy WR 2.4: Development impact on groundwater impact on the flow of springs and streams and levels of wetlands requires a hydrological impact assessment? I can't imagine this happening because the science is so indefinite and undefined ... this has the smell of another governmental environmental regulation drives up land costs and subjects the City to litigation should some hydrologist say a stream volume might be impacted by a development action. We already have critical area setbacks and stream buffers ... are they not working or do they need to be revised?

Policy WR 2.5: Institute new wellhead protection procedures? OK .. what is current deficient with existing well head protections? This might have some validity, but I'm just not aware of any existing well head protection deficiencies.

Policy WR 2.7: "Establish a stakeholder group to develop and island-wide groundwater management plan." I would add "and work with KPUD to update the Kitsap County Water Plan."

Policy WR 2.9: Do not tie the EPA Sole Source Aquifer in to something it is not. That designation and EPA rule only applies to federal projects. I believe the existing SEPA review is sufficient to preclude polluting our water resources.

Policy WR 2.11: "Develop seawater Intrusion prevention regulations." To me, that makes about as much sense as "Develop climate change prevention regulations." It's hard to regulate nature, and maybe I'm just what the City would be regulating with this new program.

Policy WR 3.9: What are "the ecological demands of the island's watersheds?" Do island watersheds have a bill of rights that I should familiarize myself with?

Policy WR 3.16: This is as blatant of a jobs preservation programs as can be written in a document. Zero consideration as to whether all the gathered data is ever used, shared with Ecology, or helpful to a City utility. Since this is a new staff input, I'm reading this as preserve and continue any program or new program the City's Water Resources Manager advocates. This is probably the most self serving policy is the entire Comprehensive Plan.

I'd write more, but the deadline for public input to the City's Comprehensive Plan for the next seven plus years is only minutes away.

Robert Dashiell  
6370 NE Tolo Road

September 21, 2016

Re: Cultural Element  
2016 Comprehensive Plan Update

Planning Commission:

It is a true testimony of our long commitment to this community for the City to formally "adopt and maintain" funding for the arts and humanities in the 2016 Comprehensive Plan Update.

May it always be true.

Sincerely,

A handwritten signature in cursive script that reads "Christine S. Davis".

Christine S. Davis  
retired member of Bainbridge Island  
Arts & Humanities Council

September 21, 2016

Re: Cultural Element  
2016 Comprehensive Plan Update

Planning Commission:

It is a true testimony of our long commitment to this community for the City to formally "adopt and maintain" funding for the arts and humanities in the 2016 Comprehensive Plan Update.

May it always be true.

Sincerely,

*Christine S. Davis*

Christine S. Davis  
retired member of Bainbridge Island  
Arts & Humanities Council

## Jane Rasely

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**From:** Jane Rasely  
**Sent:** Thursday, September 22, 2016 11:03 AM  
**To:** Gary Christensen; Jennifer Sutton; Jon Quitslund; Joseph W. Tovar ; Lisa Macchio; Mack Pearl; Maradel Gale; Michael Killion; Michael Lewars; Sarah Blossom; William Chester  
**Subject:** Public Comment  
**Attachments:** 20160922 DAVIS, CHRISTINE.pdf

Good Morning,

Please see attached public comment received this morning at City Hall.

Thank you,

 CITY OF  
BAINBRIDGE  
ISLAND  
JANE RASELY  
Administrative Specialist  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

**Jane Rasely**

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**From:** Mary V. Dombrowski <maryvdombrowski@gmail.com>  
**Sent:** Saturday, September 24, 2016 10:01 AM  
**To:** PCD; Mary V. Dombrowski; Eileen Safford  
**Subject:** Comments on Proposed Service Center in Fort Ward ~ Comprehensive Plan  
**Attachments:** Service Center.pdf

**(Please confirm receipt)**

**COMMENTS RE COMPREHENSIVE PLAN CHANGES**

Re: Fort Ward

Background

In the mid 90s, in response to the proposed expansion of the Fort Ward Sewer System and at the urging of the Fort Ward Neighborhood Association, a charette was convened at City Hall. The Mayor at the time was Janet West. Involved were residents of Fort Ward, property owners in Fort Ward, COBI personnel, State Park personnel, representatives from the Office of Archaeology and Historic Preservation from Olympia, developers, Fort Ward Neighborhood Association members, and other interested parties.

A plan was developed for Fort Ward directing set aside of wet lands, a restructuring of the plat on the Parade Ground to provide open space, and identification of historic structures. One historic structure given special consideration was the Barracks Building #16. It was to be allowed to carry 8 residences, instead of the 2 residences allowed by the underlying zoning. This was condition upon rehabilitation of the building and preservation of historic features. Also, a condition was put upon the eventual developers: payment of monies towards a community center equal to that which would have been housed in the common room of the barracks building itself.

A further aim of the Fort Ward plan was the preservation of historic artifacts from the 1889 Coastal Fort, the Army occupation, the US Naval takeover for radio operations, and the 1939 Naval expansion. Identification of the elements of the 1939 expansion was made by myself, Eileen Safford, and Gerald Elfendahl of the Bainbridge Historical Museum, earning for Fort Ward a listing as a district on the National Historic Register. The listing of the Army portion of the Fort had been achieved earlier by David Hansen of the Office of Archaeology and Historic Preservation in Olympia.

Existing residents before sewer expansion made up about 40 households. The underlying reasoning directing the plan was a minimization of impact on existing residents and reasonable accommodation of residents into newly built homes. All in all, the plan, which has now come to fruition, has proven to be satisfactory.

Now we are faced with something new: a potential Service Center at Fort Ward.

### Concerns

Here are some concerns:

Traffic in and out of Fort Ward is restricted to one road, Fort Ward Hill Road. What is its carrying capacity? Will a service center encourage more traffic into the fort? Will a service center allow Fort Ward residents to serve more of their needs within the fort, rather than traveling to Winslow or elsewhere?

What will be the boundaries of the Service Center? Height restrictions? Density? With a change in zoning, *cui bono*? Who benefits? Will property owners within a defined district land a windfall for the up-zoning of property within the Service Center? Equity? Impact on others in the vicinity?

Presently we expect already to soon see a significant change in usage at the corner of Evergreen and Fort Ward Hill Road. A design firm plans to develop the barracks building into a residential school. Simultaneously, Sewer District #7 and BIPRD are rehabbing the Bakery Building into a so-called community center. Is there here an unseen hand driving the proposal for a Service Center? These two projects alone will bring new traffic up Fort Ward Hill Road: residents and visitors to the design school, a community center offering various classes to all islanders.

### Decision

Pending a fleshing out of the particulars for the Service Center, I am withholding my opinion yea or nay. A Service Center might be a nice addition, offering economic opportunity and neighborhood cohesion. Having spent a few weeks in the village of Kulbingen, Germany when my son was on active duty there, I had the chance to observe an traditional neighborhood clubhouse in action: tent festival for October Fest, beer garden, pool hall, youth center. So, I am not entirely opposed to the idea of a Service Center in Fort Ward.

Also, the historic pattern for Fort Ward has been mixed use. Think of all the different things that went on during the 80 or so years when the Army and Navy occupied the fort: radio operations, radio training, bowling alley, bakery, jail, dense residential, blacksmithing, et cetera. At the present time we have (as an inheritance from military usage) 3 multi-plexes, numerous duplexes, and an abundance of single-family homes - some on as little as 1/5 of an acre. So I believe a Service Center could work depending on:

### Where

**When**

**Size**

**Who (benefits)**

**What it contains**

**Thank you, Planning Commissioners, for your many hours of volunteer labor on this update. I look forward to garnering more information about your proposal for Fort Ward.**

**Best,**

**Mary Victoria Dombrowski**

## COMMENTS RE COMPREHENSIVE PLAN CHANGES

Re: Fort Ward

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- Traffic in and out of Fort Ward is restricted to one road, Fort Ward Hill Road. What is its carrying capacity? Will a service center encourage more traffic into the fort? Will a service center allow Fort Ward residents to serve more of their needs within the fort, rather than traveling to Winslow or elsewhere?

- What will be the boundaries of the Service Center? Height restrictions? Density? With a change in zoning, *cui bono*? Who benefits? Will property owners within a defined district land a windfall for the up-zoning of property within the Service Center? Equity? Impact on others in the vicinity?
- Presently we expect already to soon see a significant change in usage at the corner of Evergreen and Fort Ward Hill Road. A design firm plans to develop the barracks building into a residential school. Simultaneously, Sewer District #7 and BIPRD are rehabbing the Bakery Building into a so-called community center. Is there here an unseen hand driving the proposal for a Service Center? These two projects alone will bring new traffic up Fort Ward Hill Road: residents and visitors to the design school, a community center offering various classes to all islanders.

### Decision

Pending a fleshing out of the particulars for the Service Center, I am withholding my opinion yea or nay. A Service Center might be a nice addition, offering economic opportunity and neighborhood cohesion. Having spent a few weeks in the village of Kulbingen, Germany when my son was on active duty there, I had the chance to observe an traditional neighborhood clubhouse in action: tent festival for October Fest, beer garden, pool hall, youth center. So, I am not entirely opposed to the idea of a Service Center in Fort Ward.

Also, the historic pattern for Fort Ward has been mixed use. Think of all the different things that went on during the 80 or so years when the Army and Navy occupied the fort: radio operations, radio training, bowling alley, bakery, jail, dense residential, blacksmithing, et cetera. At the present time we have (as an inheritance from military usage) 3 multi-plexes, numerous duplexes, and an abundance of single-family homes - some on as little as 1/5 of an acre. So I believe a Service Center could work depending on:

- Where
- When
- Size
- Who (benefits)
- What it contains

Thank you, Planning Commissioners, for your many hours of volunteer labor on this update. I look forward to garnering more information about your proposal for Fort Ward.



CITY OF  
BAINBRIDGE ISLAND



Name: S. FURBER

Address: 9141 NE SALMON BAY LN

Date: September 22, 2016

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#### Comment

DO NOT AMEND CODE TO LIMIT B+B+  
VACATION RENTALS. CONTRARY TO WHAT SOME  
BELIEVE, MOST WILL NOT BECOME "AFFORDABLE  
HOUSING"

APPOINT A DESIGNATED AGENCY FOR CULTURAL ELEMENT  
AIB.

TRY TO USE BEST SCIENCE WHEN DECIDING  
ON FAIR / SUSTAINABLE ISSUES

## Jane Rasely

---

**From:** Council  
**Sent:** Wednesday, September 7, 2016 3:17 PM  
**To:** Gary Christensen; Jennifer Sutton; Jane Rasely  
**Cc:** Joseph Tovar; Morgan Smith  
**Subject:** FW: Comprehensive Plan

**From:** jeannette franks [mailto:jfranks1@comcast.net]  
**Sent:** Wednesday, September 07, 2016 2:57 PM  
**To:** Council <council@bainbridgewa.gov>; Doug Schulze <dschulze@bainbridgewa.gov>  
**Subject:** Comprehensive Plan

Thank you for all your hard work on the Comprehensive Plan. it sure looks comprehensive to me!! Please forward this to any relevant people, as I think it is quite important.

Please consider in the "Environmental Element" under NOISE adding Policy EN11.4: " Measure and monitor noise of motorcycles, trucks, and announcements entering and exiting ferry on Olympic Way".

I, along with several hundred other Bainbridge residents, live quite near the ferry terminal. While it is quite handy, there is significant noise entering and exiting the ferries, well over legal limits. The loud noise is particularly burdensome when they load the 4:45 am and 5:20 am ferries. Especially motorcycles!  
Thank you.

Highest regards, *Jeannette*

Jeannette Franks, PhD 206-755-8461

## Jane Rasely

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**From:** Leigh Anne Freeman <leighannefreeman@yahoo.com>  
**Sent:** Monday, September 26, 2016 7:33 AM  
**To:** PCD  
**Subject:** Fort Ward zoning

Hello,

I wanted to weigh in on rezoning our neighborhood here in Fort Ward. We are absolutely against that. We picked this neighborhood because it wasn't near any businesses. We chose to have a 15-20 minute commute to get to the ferry 5 days a week for work to be away from traffic and be in a quiet neighborhood. We have two small boys 1 and 3. And we enjoy our neighborhood filled with families and being able to walk and bike the streets in this corner of Bainbridge with little traffic. We all drive slower and look out for little ones riding bikes or playing soccer. This was an important decision we made when choosing to relocate here and it saddens me to think of losing that neighborhood to development. There have to be places that are preserved to be a neighborhood. Fort Ward is full of families that chose not to be close to amenities for a reason. I hope you listen to us as we say no to rezoning.

Thank you for your time.

Best,

Leigh Anne McKeen

Sent from my iPhone

## Jane Rasely

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**From:** malcolmgander@comcast.net  
**Sent:** Monday, September 26, 2016 3:58 PM  
**To:** PCD  
**Subject:** Comments On the Draft Bainbridge Island Comprehensive Plan

The following comments pertain to the Water Resources Element of the Draft Comprehensive Plan (CP):

1) Please remove the confusing phrase "...a quasi-enclosed environment..." from the first sentence of this section. This means different things to different readers, whether technical or non-technical.

2) Page WR-5, Policy WR 1.4:

Suggest adding the following text (*italics is existing text, bold text is suggested text*): *Apply the policies in the element in tandem with the protective measures set by the City's Shoreline Management Master Program, Critical Areas Ordinance, and any other environmental or water resources management ordinance established by the City.* **Of primary importance are BIMC 16.08.050; and WAC Chapter 365-190, pursuant to the Growth Management Act Chapter 36.70A RCW - Critical Aquifer Recharge Areas (CARAs).**

**BIMC 16.08.050 states: "Development which may adversely affect aquifer recharge areas in the Bainbridge Island vicinity should be prohibited or restricted."**

**WAC Chapter 365-190, pursuant to the Growth Management Act Chapter 36.70A RCW - Critical Aquifer Recharge Areas (CARAs) are defined as follows:**

**"Areas with a critical recharging effect on aquifers used for potable water are areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water."**

(End of suggested text)

Note that Bainbridge Island is part of Kitsap County. This behooves the Bainbridge Island (BI) Comprehensive Plan (CP) to, at the very least, acknowledge a regulatory requirement that is mentioned within its own county's CP.

The Kitsap County CP states:

"In Kitsap County, groundwater is the source of all drinking water outside of Bremerton's service area. Places where rainfall soaks into the ground are called recharge areas. Places where the geologic conditions are such that surface contaminants could pollute water supplies are considered critical aquifer recharge areas (CARA). The Critical Areas Ordinance (CAO) recognizes two categories of critical aquifer recharge areas: Category I and II, with Category I being areas with a higher risk of contamination of water supplies.

Category I and II critical aquifer recharge areas are protected through a combination of regulatory restrictions on land uses that pose an elevated risk of contaminating groundwater and low-density zoning."

Additionally, both Island County's CP and San Juan County's CP call out CARAs. For sole source aquifers areas such as Bainbridge Island, noting CARAs in writing is as fundamental as noting the Shoreline Management Master Program and CAOs.

The following comments pertain to the Water Resources Existing Conditions & Future Needs- Appendix B portion of the CP:

1) Page 10: Draft text is presented in italics with **bold suggested text included**.

[Not all-removed] *Groundwater on Bainbridge Island comes from recharge on Bainbridge Island. Please remove the sentence immediately following this sentence, as the USGS model makes broad, unsubstantiated assumptions on the question of connectivity of aquifers between the Kitsap Peninsula and Bainbridge Island.* **Based on broadly similar geologic characteristics from aquifers in the Bremerton area to the west of Bainbridge Island, there has been speculation of a possible connection of the Fletcher Bay aquifer on Bainbridge and producing aquifers in Bremerton. However, this has not been substantiated through empirical evidence, or any peer-reviewed scientific journal.**

## Jane Rasely

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**From:** Gregory Geehan <ggeehan@gmail.com>  
**Sent:** Friday, September 16, 2016 2:41 PM  
**To:** PCD  
**Subject:** Comp Plan

These comments relate to the two paragraphs under Land in the Bainbridge Island History part of the Introduction.

There are a few inaccuracies.

- The first sentence says that Bainbridge is split into **three** geologic areas. It should say **two**. (One occupies the southern third. The second takes up the northern two-thirds.)
- The first sentence also says that the bedrock was thrust up "approximately **eighteen** to thirty million years ago". This needs two corrections. The Blakely Harbor Formation has been dated at **13** million years old, so the range should read **thirteen** to thirty. More importantly, those dates refer to when the sediments were **deposited**. They were 'thrust up' much more recently.
- I don't understand the second sentence. A 'steep gradient' as a 'backdrop to Rockaway Beach' that is related to the Seattle Fault doesn't make sense to me.
- The plates involved in a magnitude 9 earthquake are the North American and 'Juan de Fuca', not 'Pacific'.

Otherwise, it's mostly alright, although the seismic risk part strikes me as a bit misleading.

I can offer the suggested wording copied below. It makes use of the elements and phrases in the draft text, but for me is more accurate and understandable.

Thanks for your consideration.  
Gregory Geehan  
206-718-2867

Bainbridge Island is split into two geologic areas, with the southern third composed of sedimentary bedrock thirteen to thirty million years old. A primary concern for this southern third is limited water supply caused by the low porosity and structurally complex bedrock, which has been thrust up along the south side of the Seattle Fault. This fault runs from Eagle Harbor to Seattle and poses a seismic risk for earthquakes much greater than the three earthquakes over 6.0 that have occurred since World War II: in 1949, 1965, and 2001. Our island and the entire region is also at risk from a 9.0 plus earthquake involving the North American and Juan de Fuca tectonic plates.

The northern two-thirds of Bainbridge Island, with Eagle Harbor as an approximate dividing line, is composed primarily of sand, clay, and gravel deposits. These were laid down over tens of thousands of years, some by glaciers and others by rivers and streams. The last glacier formed our island's topography, dominated by north-south oriented hills. While the sands and gravels are still commercially extracted, the primary benefit is easily accessible ground-water sources.

**Jane Rasely**

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**From:** Sharon Gilpin <aronpin@gmail.com>  
**Sent:** Saturday, September 17, 2016 3:09 PM  
**To:** PCD  
**Subject:** Comments on Comp Plan  
**Attachments:** SGilpinCommentCompPlan.pdf

Attached are my comments on the Draft Comp Plan for the Planning Commission.

Thanks!

Sharon Gilpin

Sharon Gilpin  
Ft. Ward  
1574 Parkview Dr NE  
Bainbridge Island WA  
[aronpin@gmail.com](mailto:aronpin@gmail.com)

September 17, 2016

**Planning Commission  
Comprehensive Plan Comments**

I attended two of the Visioning Sessions; a couple of the community meetings and am familiar with Comprehensive Plans from my work in various cities in the Western United States. I moved to the Island 24 years ago and read the Comp Plan that I thought an amazing document.

Clear, concise and yet in practice I've watched the development on the Island; the burden of transportation impacts placed – not on the developers – but on the citizens; the elimination of a key goal in the Housing Element regarding liveboards that has been trashed; and a general practice of granting variances like candy to favored developers without regard to impacts. I've watched a lazy attitude towards cleaning up hazardous waste sites on the Island that are turned into parks and are still hazardous today.

I think there are many basic foundational issues that are missing or in contradiction with each other.

**Land Use Element**

LU 1.1 why are we using Kitsap Regional Coordinating Council growth data when the County has publicly admitted that their last projections for population growth were 50% over estimated? This information was published in the Kitsap Sun and I spoke with Commissioner Gelder about it.

What is the harm in over-estimating population growth? Over building thereby creating non-sustainable growth.

LU 5.1 If sustainability is a key goal; and reducing sprawl is part of this goal why would we add 'new' neighborhood serving centers such as Ft. Ward. This is a complete contradiction with this LU section and LU Goal 6. And 6.3 are erroneous in that Ft. Ward does NOT offer 'small scale service and commercial activity' at present.

### **Economic Element**

EC 13 Goals regarding home-based businesses should have some language about standards necessary to ensure that those businesses that receive major shipments, send out major shipments necessitating large freight trucks constantly blocking narrow roads; using loaders to unload trucks because of lack of access to the actual 'home-based' business should be relocated to business/industrial zoning areas.

EC 15. Standards should be clear on what is no longer a 'home-based' business and is fact an industrial business that must locate in a business/industrial. For example, numerous freight trucks deliveries per week, numerous 'storage rooms' with 24-hour lighting and/or heating and noisy cooling equipment running.

These types of business cannot 'harmonize' with residential neighborhoods. Sitting at one's desk and using Wi-Fi all day without traffic intrusion from commercial vehicles and few or no employees is what seems to be desirable on the Island.

### **Environmental Element**

Goal EN-1 & EN 5: No mention of the Fish Farms in Rich Passage. Why is this being ignored?

EN 1.5 and 1.6: No mention of the major polluting Fish Farms in Rich Passage. All the language about protection of near-shore; fish habitat is in contradiction because of the existence of these Fish Farms. There are many issues involved in virus dissemination into the natural fish population; the waste products that sit under the pens; the anti-biotic that are used because the Atlantic Salmon – non-native – live in close proximity which creates disease.

Anecdotally we used to be able to clam off the beach at Lytle Road on Pleasant Beach but not for years now – because of the horrible pollution of the fish farms.

We do not have to agree with the DNR or the Department of Fish & Wildlife to approve these farms. Both this and geoduck harvesting means that the State gets the revenue and Bainbridge Island reaps the burden. Eliminate EN 5.7.

**Our Comp Plan draft should make a statement about our desire to see them removed as a way of reducing impacts on our natural environment.**

### **Water Element**

The Introduction mentions that BI is a ‘quasi-enclosed environment’ – what does this mean? The very beginning of this Element should be that Bainbridge Island has been designated by the EPA as a Sole Source Aquifer.

WR 1 & 3: We should have a goal that plainly speaks to the use of tools in evaluating cumulative impacts of development on all resources via the use of EIS studies for developments over a certain sq. footage. This Island never requests developers to do EIS documents and this harms our ability to weigh the cumulative impacts on all resources. *For example – housing developments over 5 units should need an EIS document so that we can evaluate impacts on water and every other resource so that we can honestly plan and manage growth.*

### **Housing Element**

Housing is needed in many cities. Affordable housing is needed in every rich community – and that is what Bainbridge Island is – a rich community.

Our Island’s current Comp Plan states that ‘liveaboards are a part of the housing stock of the Island’. It is a beautiful statement for a City surrounded by water – an Island. It is logical. It is smart.

But this is given lip service in this document. The Shoreline Master Plan, although it had absolutely nothing to do with liveaboards, reduced the amount of liveaboards in marinas from 25% to 10%. In these days of no affordable housing, of the desire to house people that work in service jobs on the Island and others – living on one’s boat is affordable and desirable. It was

disheartening to watch the supposedly 'most progressive' members of the Council vote to throw out liveboards.

We must change this in this document. Goal HS 3 should recognize this unique form of housing that can be available on this Island.

There is nothing ecologically damaged when a person lives on her boat. All marinas are equipped with water and sewer functions. This is a resource we must reclaim if we are honestly interested in housing Island workers.

### **Transportation Element**

While the goal of reducing the use of single occupancy vehicles is a concern until there is transit available more frequently by the County's Transit agency it will remain a reality, as people need to get around. BI should push Kitsap Transit to prioritize ground transportation and forget spending millions of tax dollars chasing a fast ferry project. Our local officials should adopt that policy position. It is amazing there is no bus service on Sunday!

### **Capital Facilities Element**

Achieving concurrency means using available tools to ensure honest measurement of impacts – requiring EIS documents on certain sized developments is essential to this goal.

### **Cultural Element**

Goal 6: Ensure that public art is not 'static' but changed frequently.

### **Human Services Element**

**HS – 3** – Should recognize the opportunity available for low-income living on a boat.

Thank you.

**Jane Rasely**

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**From:** peter granstrom <pmggrant177@sbcglobal.net>  
**Sent:** Wednesday, September 7, 2016 8:08 AM  
**To:** PCD  
**Subject:** Comprehensive Plan

Thank you for the chance to offer my two cents.

Perhaps the plan should give further consideration to water and growth.  
Reports to date are old and do not take into consideration global warming/climate change.  
We are using more and will continue to use more water.  
Will conservation become an ordinance?  
Growth should be carefully looked at and addressed in growth and development.  
Hauling potable to your house may not be so far fetched! Think about it!

How much is to much growth? More apartments for workers? Most workers live off island because its cheaper, more affordable. This will not change with more housing.  
Should the "plan" have vision to address the environment equally with growth?

Thank you for your time,  
Pete Granstrom

**Jane Rasely**

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**From:** Stuart Grogan <GroganS@housingkitsap.org>  
**Sent:** Monday, September 26, 2016 3:14 PM  
**To:** PCD  
**Subject:** Comments to the Planning Commission regarding the Draft Comprehensive Plan  
**Attachments:** Comments on the 2016 draft to the Planning Commission.pdf

Please see attached.

Thanks

Stuart Grogan  
Executive Director  
Housing Kitsap  
345 6<sup>th</sup> St #100  
Bremerton, WA 98337  
Off: 360-535-6142  
Mobile: 360-620-3820  
grogans@housingkitsap.org

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**Board of Commissioners**  
*Chair Val Tollefson*  
*Vice Chair Ed Wolfe*  
Becky Erickson  
Charlotte Garrido  
Robert Gelder  
Rob Putaansuu

**Executive Director**  
Stuart Grogan



345 6<sup>th</sup> Street Suite 100  
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Phone (360) 535.6100  
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TDD (360) 535.6106

<http://www.housingkitsap.org>

Members of the Planning Commission  
City of Bainbridge Island  
280 Madison Ave. North  
Bainbridge Island, WA 98110

Dear Planning Commission:

Thank you for the opportunity to provide comments on the draft Comprehensive Plan for the City of Bainbridge Island. The draft clearly demonstrates the care and attention that you and staff have invested in the planning process and I would like to acknowledge and thank you for that effort. The following are a few comments on the Housing Section of the draft for your consideration:

1. As I mentioned in the public hearing, the draft speaks volumes to the need and support for additional units by amending the development processes, drafting incentives, and working with partners and the private sector. However, there is a whole other arena of housing support referred to as "rental assistance" that needs the acknowledgement and community support. The most commonly known form of rental assistance is the Section 8 Housing Choice Voucher. The voucher provides the holder with the freedom to find a unit that best meets their needs in a neighborhood they like near their work, school or other amenities. The voucher provides a reliable stream of income that with the holder's 30%, is close if not equal to market rents. Unfortunately, vouchers in addition to other non-employment based income like alimony or child care payments, a Veterans Assistance Supportive Housing (VASH) voucher, and social security or other disability payments, are sometimes either disallowed by landlords in the qualifying process or people are prohibited from even applying. This has been especially evident in our current tight rental housing market.

The source of income of a qualifying tenant should not be allowed to prevent someone from living in a unit. Seattle and other places in the country have adopted policies and regulations that prevent what is commonly referred to as "Sources of Income Discrimination". I would like propose that the City of Bainbridge Island's Comprehensive Plan include language that requires it adopt policies that prevent Sources of Income Discrimination and that requires the City's staff to examine its rental housing regulations to insure that property owners may not discriminate based on sources of income.

2. Earlier this year, the Department of Housing and Urban Development published a new requirement referred to as Affirmatively Further Fair Housing (AFFH). The requirement sets out both tools and a planning and analysis process for all local jurisdictions and housing authorities. Kitsap's process will begin in 2017 and be due in 2018. It will be a major effort involving many stakeholders and groups to identify issues and to develop a plan of action to eliminate any identified fair housing barriers.

As above, I would like to encourage the City of Bainbridge Island to add language to its Comprehensive Plan that assures its commitment to fair housing and to affirm its intention to review its policies, programs and regulations to further this effort.

3. In the preamble to the Housing Section, there is an excellent summary of some of the key data points and issues some of which are pulled from the Housing Needs Assessment. And, I see the intention to measure and track the response to these issues reflected in the regular reporting requirement anticipated in the draft plan. I support this effort but would like to encourage that the data that gets reported be expanded to include the housing that is available, and that has been newly constructed for special, vulnerable or difficult to serve populations such as homeless youth and youth aging out of foster care, victims of domestic violence, homeless, veterans, and re-entry housing for people coming out of incarceration.

4. In Sections HO 8.1 and 8.2, I would like to encourage you to amend and strengthen the language supporting “non-profits” and “public or private entities” to provide services and develop programs for special populations. In reading the draft, new affordable housing for a diverse population and a variety of incomes is pretty strongly supported. But because housing for special or difficult to house populations can come with challenges of acceptance in a community, I think it is important to state, explicitly, that the City of Bainbridge Island supports and will encourage the appropriate siting and inclusion of housing for these groups, including emergency and permanent shelters for the homeless, in addition to supporting the programs.

5. The draft plan anticipates working closely with non-profits and other housing and service providers in a more organized fashion. Similar efforts have been started in other parts of Kitsap County and have been successful. I would like to encourage the formation of a flexible ad hoc group that is formed and led by a few City Councilmembers or the Mayor to meet on a regular basis and I am happy to volunteer to serve on this group.

Thank you for the opportunity to contribute to this process. Please don't hesitate to contact me if you have any questions or would like additional information.

Sincerely,

*Stuart Grogan*

Stuart Grogan  
Executive Director

## Jane Rasely

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**From:** Lara Hansen <lara@ecoadapt.org>  
**Sent:** Monday, September 26, 2016 3:05 PM  
**To:** PCD  
**Cc:** Kellie Stickney  
**Subject:** Comments on the Bainbridge Island Comprehensive Plan Draft  
**Attachments:** EcoAdapt Comments on the BI Comprehensive Plan 26 September 2016.pdf

Greetings,

I regret that I was unable to attend either of the open house and public comment events held last week. Our rich civic life on Bainbridge Island makes for many conflicting opportunities for engagement and purpose. I am happy to report that my absence from the Saturday event allowed me to participate in our Island's first beach clean up day that my small group of two adults and two children collected 51 lbs of debris from the north shore of inner Eagle Harbor (Woods to Gowen Place, less Leslie Landing which was cleaned by the residents).

In lieu of participating in one of the two public comment meetings, you will find my submission of comments attached here.

Please feel free to contact me if you have any questions or needs for clarification.

Overall, I believe that great work has been done on this document by the many hardworking city staff and volunteers! I look forward to having our community made the better for it!

Sincerely,  
Lara

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Lara J. Hansen, Ph.D.  
Chief Scientist and Executive Director  
EcoAdapt  
P.O. Box 11195  
Bainbridge Island, WA 98110  
(206) 201-3834

[www.ecoadapt.org](http://www.ecoadapt.org)  
[www.cakex.org](http://www.cakex.org)  
<http://climate-adaptation.blogspot.com>

## Comments on the Bainbridge Island Comprehensive Plan, August 2016 Draft

Submitted by Lara Hansen, EcoAdapt  
with input from Stacey Justus Nordgren, Foresight Consulting  
9/26/2016

Let me begin by commending all parties involved in the process of moving our communities comprehensive plan toward a more resilient document that will serve us well going into the future. This document covers the myriad issues key to life in our Island community. Thank you for your hard work.

Unfortunately, I was not able to review the entire 339 pages. I appreciate that many of our previous comments and suggestions have been incorporated in this document. I believe the issue of climate change is taken quite seriously in its application to our community's plan. Bravo! Clearly in any instance where more detailed thought on how climate change could be added either these previous submissions can still serve as guiding documents or you are welcome to give me a call.

In this review effort, given limited time, I have focused primarily on the Guiding Principles and a few sections that caught my eye in the larger document. Please accept these comments as helpful suggestions to make the document on message and toward goal—creating the best Bainbridge possible for today and tomorrow!

### Stylistic comments:

Spaces between sentences: In this modern age double spacing between sentences is no longer the norm. This was created to make spacing even on typewriters, however computers correct this problem and a single space does the trick without making the page look like it has holes in it.

Capitalization: In some places "climate change" is "Climate Change." Why?

Italics: I am not clear on why many things in the document are sometimes italicized. For example, "greenhouse gas" is in one paragraph both italicized and not italicized.

Figure IN-3: This is missing its color coded legend.

Page IN-8, paragraph 2: "Contemporary" in a vision it is confusing. I wondered if you meant now or 2036. I'd remove this word if you in fact mean 2036 to avoid this confusion.

Page IN-8, paragraph 3: I think you have to have the last sentence in the present not past tense. We will be "accommodating growth, addressing the impacts of climate change and conserving our environment." I say this because 2036 does not mark the end of growth, the cessation of climate change or the completed conservation of the environment. All of these activities are on-going, iterative processes that will be part of our community's activity set in perpetuity.

Page IN-8: why are some things in italics?

Page IN-9: As written “preserving our special character” does not include preserving our Island’s functionality as a community. Currently you cannot buy school supplies in Winslow. With the loss of Paper Products my family drove (increasing traffic on 305) to Poulsbo and Silverdale to get what was needed on the BISD supply list. That is ridiculous. Winslow does not have small town atmosphere if it does not meet small town needs. Is there a way to include this concept? Also missing here is much tie to marine access and ecosystems, seemingly odd for an Island community.

I suggest the following:

Guiding Principle 1: “Preserve the special character of the Island, which includes downtown Winslow’s small town atmosphere **and function**, historic buildings, extensive forested areas, meadows, farms, marine views **and access**, and scenic and winding roads supporting all forms of transportation.”

Guiding Policy 1.1: adjust the end “...including better protection for trees, soils, native plants **and shorelines.**”

Guiding Policy 1.2: “...identified needs for housing, **good**, services and jobs...”

Add Guiding Policy 1.4 that loops in all language of this principle: “Review, update and fully implement the non-motorized transportation plan so that the vision of multimodal transportation becomes reality for today’s residents. Employ methods to require new and redevelopment to contribute this implementation.”

Page IN-10: Guiding Principle #2

Guiding policy 2.4 talks about sea level rise but there is no discussion about projected changes in precipitation patterns which will also affect the quality and quantity of our groundwater for future generations.

I suggest the following:

“Climate change may affect the quantity and quality of our finite groundwater resources. Anticipate and prepare for the consequences of sea level rise, altered precipitation pattern, as well as any other changes in climate and community response to climate in order to ensure ample quality and quantity of groundwater for future generations.”

Page IN-12, Guiding Principle 7: Why is “greenhouse gas” italicized? (also in Guiding Policy 7.1)

Guiding Principle 7.2: Why is “development regulations” italicized?

Otherwise, Guiding Principle 7 is a great footing for our community!

Page IN-13, Guiding Principle #8: This is a nice set up for implementation!

Page LU-1: Brilliant decision to use a 50-100 year time horizon.

Page LU 1, items 1-4: I suggest you decouple #4 to create a new 4 and a new item #5:

#4: Reduce greenhouse gas emissions.

#5: Plan for the effects of climate change such that the impacts are avoided or ameliorated.

Page EN-2, 2<sup>nd</sup> paragraph: Last sentence says “effects of climate change and sea level rise.” This is confusing. Sea level rise is one aspect of climate change in our region. The sentence goes on to say “adapting where necessary and mitigation impacts to the extent possible.” In this case adaptation is the mitigation of impacts (whereas climate mitigation is the reduction of greenhouse gas emissions). Therefore, in the interest of making this sentence accurate and not confusing, I suggest changing it to “...anticipated effects of climate change, such as sea level rise, adapting where necessary in order to reduce impacts to the extent possible.”

Page EN-18: Suggest change “climate changes” to “climate change”

Page CFE-4, Policy CF 1.3: Final bullet, like with Page EN-2, lists “...climate change and sea level rise...” which is not accurate. I suggest clarifying with “...impacts of climate change, including sea level rise.”

Again, thanks to all who have worked on the Plan to make it as strong and useful a document as it is today. Congratulations.

## Jane Rasely

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**From:** Becca Hanson <bhanson@studio-hansonroberts.com>  
**Sent:** Saturday, September 17, 2016 6:21 PM  
**To:** PCD  
**Subject:** Comments on the Comp Plan

It was a great pleasure to attend the Open House this afternoon, as well as the ensuing public comment period. As a result of listening, taking it all in and reading through the Plan this afternoon, I have the following observations, comments and edits. It should be noted that comments are preceded by a bullet point; while edits are shown in red.

I am particularly interested in the environment (including reclaiming the Island's "Dark Skies"); water resources; and agriculture, economics and land use as it affects farming and farmer housing. Thus you will find my comments concentrated in these areas.

Thank you for the opportunity to comment.

### **COMPREHENSIVE PLAN INTRODUCTION**

#### Guiding Principle #2:

- It would appear that only freshwater has been considered, however the water quality in our saltwater bays and along our shores is equally important considering the number of people who utilize the resources produced by those waters – equally as important as the farms and gardens mentioned in 2.7.

#### Guiding Principle #5:

- The principle makes no mention of ecosystem services and the need to preserve systems that functionally benefit us all – beyond the aesthetic and emotional.
- If the City is serious about Guiding Policy 5.4, this means there will eventually have to be a discussion on the Island about no free-ranging cats and the trapping of feral cats. If we are going to have intense conversation about the need to protect trees so that there is someplace for birds to alight, we also need to protect their ability to breed and raise their young.

### **LAND USE**

#### Policy LU 6.1:

Land use designations shall reflect the priority of Bainbridge Island to remain primarily residential with the need for nonresidential development concentrated in designated centers (commercial and services) and land use zones (light industrial and agricultural).

#### Policy LU 6.3:

- "Designated centers" should be supported from the point of view that they can provide nearby services and flourishing businesses while bringing people together from a wider area to mix with one another. Fort Ward is too isolated from the rest of the Island and too much of a residential neighborhood. It should be dropped from the list.

#### Policy LU 10.10 & LU 10.13:

- Both mention "lighting" but should go further to talk about conforming with "Dark Sky" policies. In fact, I would recommend that implementing "Dark Sky" should be a Guiding Principle of the Island to maintain the natural sense of the place that we all say that we value so much. Need to reference Goal EN-13.

Goal LU-13: Agricultural land use should be promoted through the development of and **Agricultural Land Use** designation with permitting requirements that are different from Residential Land Use areas. **HIGH PRIORITY ELEMENT!**

#### Goal LU-17:

"Promote food security through support for local food production, awareness of farming practices, reduction of the Island's carbon footprint and public health by encouraging locally-based food production, distribution and choice through commercial

agriculture, urban agriculture, community gardens, farmers' market and food stands, and food access initiatives. ~~Establish partnerships and share resources to promote food access and production.~~ (This is being done by others and does not require active City involvement other than support.)

Policy LU 17.1:

Encourage community gardening and/or agriculture on public land where appropriate.

Policy LU 17.2:

Encourage the development of neighborhood community gardens or small-scale commercial agriculture where appropriate.

Policy 17.4:

Promote the dedication of land for community gardens or small-scale commercial agriculture where appropriate.

Policy LU 21.4:

The City and HPC shall coordinate with tribal communities, the Parks District and other interested stakeholders to promote awareness, respect for and celebration of the Island's historic resources.

**ECONOMIC**

New Policy EC 14.3:

Support a program that helps working farms through the creation and sale of locally-constituted, high-grade compost to maintain the fertility of Island soils and minimize the Island's carbon footprint that accrues to inefficient composting or off-Island hauling of organic matter. **HIGH PRIORITY**

**ENVIRONMENT**

**INVASIVE SPECIES:**

- I would encourage the City to create an ombudsman position to bring neighbors together to solve invasive weed problems where one neighbor is adversely affecting the other. Perhaps a "block grant" process to create weed eradication projects?

**AGRICULTURAL LANDS:**

4th Paragraph:

The citizens of Bainbridge Island currently own 60-acres of farmland that is leased to commercial farmers and non-profits, and is managed by an Island-based non-profit organization in partnership with and on behalf of the City. This organization also works with private landowners to discern ways to put private land into production and increase the amount of land in permanent production while also conserving desirable open space without taking the land off of the City's tax rolls. Where appropriate, and when the density of common land use dictates, the City shall designate farmland areas as Agricultural Resource Lands, thus enabling a separate permitting process that recognizes the difference between purely residential and desirable production lands.

Policy EN 19.6:

Prioritize low-irrigation agricultural production on public farmland. (Note pumpkins, strawberries, raspberries and grapes are not necessarily included within the concept of "food security" but do contribute immeasurably to the cultural memories of the Island residents, the open space feeling and the diminution of the Island's carbon footprint.)

Policy EN 19.8:

Ensure the protection of the Island's aquifers and streams by promoting agricultural uses that are not water intensive and agricultural practices that protect water quality.

Policy EN 19.9:

- This should be deleted – it seriously undervalues farmers' abilities to decipher the market and climate, and care for their land, and puts the City in an approval role for which it has no expertise.

New Policy EN 20.4:

- Need to assure that when there is a conflict between the tree ordinance and the right to farm there is a way to resolve the conflict and provide staff with clear guidelines to move forward.

Policy 21.3:

- Huh???? This totally unclear about what you are trying to do and why a policy is needed?

Policy EN 21.8:

- TOTALLY AGREE! It needs to be elevated to a Council-reporting Commission to make sure that we are taking all of this seriously.

**FORESTS & TREES**

- The City needs to be aware of the very real danger of retaining certain trees in the seasonally windy conditions that we have on the Island, and the City's liability in requiring certain trees to be retained.

- There should be a policy that encourages (and rewards!) slow conversion of land from forested to non-forested to allow natural adaptations in adjusting to wind-loads and faunal dispersal.

**HOUSING**

I have no expertise in housing but am looking forward to the City encouraging demonstration projects of tiny housing and off-grid neighborhoods to encourage entrepreneurship and innovation. Particularly for low income and farm intern housing.

Thank you so much.  
Please do not hesitate to contact me if you have any questions.

B  
Becca Hanson, FASLA Principal



250 Madrona Way N.E. #220 | Bainbridge Island, WA 98110, USA  
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+ 1.206.842.8326  
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e [bhanson@studio-hansonroberts.com](mailto:bhanson@studio-hansonroberts.com)  
w [www.studio-hansonroberts.com](http://www.studio-hansonroberts.com)

Member:  
WAZA: World Zoo & Aquarium Association | AZA: (American) Association of Zoos & Aquariums | ZAA: Zoo & Aquarium Association (Australasia)

*This communication is from Studio Hanson/Roberts and is for the use of the intended recipient(s). If you have received this information in error, please let us know so that we can correct the situation!*

## Jane Rasely

---

**From:** Jennifer Sutton  
**Sent:** Tuesday, September 27, 2016 3:39 PM  
**To:** dhenry1@gmail.com  
**Cc:** PCD  
**Subject:** FW: Requested copy of Environmental Element at open house

Mr. Henry, the link below takes you to the webpage where you can look at the Public Hearing DRAFT Comprehensive Plan, either as a whole, or Element by Element. Let me know if you have other questions.

<http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>

If you want to go straight to the DRAFT Environmental Element, see below:

<http://www.bainbridgewa.gov/DocumentCenter/View/7160>

 CITY OF  
BAINBRIDGE  
ISLAND  
JENNIFER SUTTON, AICP  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

 Please consider the environment before printing this email and any attachment. Thank you.

---

**From:** Christy Carr  
**Sent:** Monday, September 26, 2016 2:16 PM  
**To:** Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>; Jane Rasely <[jrasely@bainbridgewa.gov](mailto:jrasely@bainbridgewa.gov)>  
**Subject:** Requested copy of Environmental Element at open house

Dave Henry  
[dhenry1@gmail.com](mailto:dhenry1@gmail.com)

 CITY OF  
BAINBRIDGE  
ISLAND  
CHRISTY CARR, AICP, PWS  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)



Name: Rebecca Judd

Address: 15375 Sunrise Dr. NE.

Date: September 22, 2016

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### Comment

Thank you for the hard work that has gone into developing our updated Comprehensive Plan. I have been impressed with the collaborative nature of this process and the depth of citizen engagement. In particular, I have been involved with the Cultural Element as a representative of the Library. It is my hope that the Cultural Element of the Comp Plan sets the framework for future city funding in this area. Restoring budget allocations to pre-recession levels will ~~and~~ enrich our connections to self & others, through enhanced programming & services.

## Jane Rasely

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**From:** Melanie Keenan <melaniekeen@comcast.net>  
**Sent:** Friday, August 26, 2016 2:34 PM  
**To:** Joseph Tovar; PCD; Ron Peltier; Council  
**Subject:** Aquifer Conservation Zones

Mr. Tovar,

Now that the "Quasi- Enclosed" city of Bainbridge Island is preparing to review the draft Comprehensive Plan Update, please provide a list of where the Plan provides for "Aquifer Conservation Zones" per RCW 36.70A.550.

A simple list of what elements and where in the draft a citizen can find this important component for protecting the Island's Sole Source Aquifer would be helpful.

Could you also please define "quasi-enclosed?" This language was used in the Water Resource Element. A definition is not available in technical references associated with geological or hydrogeologic scientific studies. Perhaps you meant to use the widely understood EPA definition of a "Sole Source Aquifer" since the Island exceeds the requirements of over 50% dependence on groundwater for a potable water supply. In fact the Island is entirely reliant on groundwater, and there is no other affordable or readily available source of water for the residents, this equals the EPA definition of Sole Source Aquifer. Plus, Bainbridge Island is totally enclosed or surrounded by salt water from the Puget Sound.

This is ostensibly questionable, and encompasses questionable intent concerning water resources, indicating a lack of understanding of groundwater science with the comprehensive plan update water resources element.

Maybe it is more appropriate to define the Comprehensive Plan Update process so far as "Quasi-Enclosed" with emphasis on the "Quasi" definition of... fake, mock, pretend, or sham. Highlighted by the definition of "Enclosed" as immured, confined, buried, embedded, or implanted.

The Majority of citizens have very little knowledge or involvement in the process to date for several reasons. The notification and website are difficult to navigate. The Planning Commission meetings are neither televised or broadcast. Most residents have concluded that their input is not worth the time or effort, since the draft was large conceived by staff and consultants beforehand, and is being introduced to the community through public meetings, which equates to theater. As opposed to providing the required format for actual community input. The fact that the Comp Plan Draft has little resemblance to the existing Comprehensive Plan to protect the Island environment and water resources in more obvious ways vs. the new overriding theme of promoting development beyond the Island's limited resources, documents how the city is ignoring taxpayer's historic well established community priorities.

Thank you  
Melanie Keenan

### NAVIGATE BAINBRIDGE COMPREHENSIVE PLAN UPDATE UPCOMING EVENTS

YOU ARE HEREBY INVITED the City will be hosting the following events as part of the Navigate Bainbridge Comprehensive Plan Update:

Saturday, September 17, 2016  
9:00 – 10:30 AM Comprehensive Plan Open House  
10:30 – Noon Public Hearing

Thursday, September 22, 2016

4:30 – 6:00 PM Comprehensive Plan Open House

6:00 – 8:00 PM Public Hearing

Both events will be held at City Hall, Council Chambers, 280 Madison Avenue North, Bainbridge Island, Washington 98110.

In anticipation that a quorum of City Council members may attend, these events are being noticed.

RCW 36.70A.550

**Aquifer conservation zones.**

**(1) Any city coterminous with, and comprised only of, an island that relies solely on groundwater aquifers for its potable water source and does not have reasonable access to a potable water source outside its jurisdiction may designate one or more aquifer conservation zones.**

**Aquifer conservation zones may only be designated for the purpose of conserving and protecting potable water sources.**

**(2) Aquifer conservation zones may not be considered critical areas under this chapter except to the extent that specific areas located within aquifer conservation zones qualify for critical area designation and have been designated as such under RCW 36.70A.060(2).**

**(3) Any city may consider whether an area is within an aquifer conservation zone when determining the residential density of that particular area. The residential densities within conservation zones, in combination with other densities of the city, must be sufficient to accommodate projected population growth under RCW 36.70A.110.**

**(4) Nothing in this section may be construed to modify the population accommodation obligations required of jurisdictions under this chapter.**

**Jane Rasely**

---

**From:** Melanie Keenan <melaniekeen@comcast.net>  
**Sent:** Monday, September 26, 2016 3:54 PM  
**To:** Lisa Macchio; Maradel Gale; Jon Quitslund; PCD; Doug Schulze; Mack Pearl; William Chester; Michael Killion; Council  
**Subject:** Comp Plan Update Comments  
**Attachments:** 20160926 Comp Plan Update Comments.pdf

Enclosed draft comments for the Comp Plan Update Draft

## Jane Rasely

---

**From:** Melanie Keenan <melaniekeen@comcast.net>  
**Sent:** Friday, August 26, 2016 2:44 PM  
**To:** Joseph Tovar; PCD; Ron Peltier; Council  
**Cc:** Lin Kamer-Walker; Sharon Gilpin  
**Subject:** Aquifer Conservation Zones

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(4) Nothing in this section may be construed to modify the population accommodation obligations required of jurisdictions under this chapter.

Comments Comp Plan Update - September 26, 2016  
Melanie Keenan

## **Appendix B Water Resources Existing Conditions & Future Needs**

**This document is problematic, a poor summary concerning the Water Resources of Bainbridge Island. Needs accuracy, revisions, proper references, and a summary that is not cherry picked. The community deserves an honest assessment of water resources on Bainbridge Island.**

Because COBI will be reliant on drinking water conservation and reduction of use for existing Island residents in order to substantiate growth projections; this document should state the Island is a Sole Source Aquifer up front. The designation by EPA promotes conservation, management and protection the Planning Commission should advocate. SSA status is a fundamental building block concerning the Water Resources of the only all Island UGA city surrounded by salt water in the state of Washington. Relevant water resource documents would prioritize this status to help manage the limited ground water resources in compliance with the Federal Safe Drinking Water Act.

Document summarizing water resources science requires.

1. Name(s) of qualified scientist(s) or engineer authoring the summary and signing off with their license. The state of Washington requires licensed geologist, hydrogeologist or engineer sign off on water resource work.
2. List of appropriate references with date author page reference to substantiate the numerous questionable claims provided in the 26 pages.

Otherwise this document appears to be a collection of a haphazard random cherry picked information from various publications taken out of context by under qualified unlicensed staff. As such this document lacks the credibility needed.

P.3 List the number of wells the city samples for Seawater Intrusion annually, you will find it is a very small number. This summary is not inclusive of many known private wells impacted by seawater intrusion on the Island to date. The Planning Commission should understand the science... if a well is impacted by seawater it is no longer useable for drinking water, and is decommissioned or redrilled to a different aquifer bearing zone, making it impossible to further sample the wells for seawater intrusion data. Thus, impossible to collect 4 consecutive readings from a well that no longer exists for Early Warning Level screening. Once a well is closed down, this does not mean the seawater/saltwater problem is gone. The nature of sampling by COBI inappropriately limits data collection and reporting of seawater intrusion. Listen carefully to staff response concerning questions about wells impacted by salt water. Usually the response is vague, and claims they do not "see" wells impacted by seawater intrusion despite the existence of several impacted wells to date, now closed down or redrilled to a different water-bearing zone. Since the city did not adequately collect or report on wells impacted by salt water historically, subsequent reports by consultants and the USGS also have no data to

report or use in the model. This lack of data by under qualified water resource staff to date does not equate to no seawater intrusion concerns. If a person fails to get annual physicals for 25 years, and claims he does not have doctor reports of health problems, this does not necessarily equal a healthy person. Several private wells on the Island have been compromised by saltwater and are simply not part of the data set for questionable reasons.

Stating wells that may have been impacted by seawater are possibly a result of "old" seawater remaining in the aquifer or other reasons, is also not credible when honest scientific sampling and reporting of seawater intrusion of a SSA island groundwater supply is lacking.

P. 5 Throughout the Comp Plan Update process the Planning Commission, Council city staff and the consultant have withheld and manipulated reporting of data for wells exceeding EWL. This was documented in a recent city staff memo to council. This section should reflect the facts (.49 with statistical manipulation vs. .5 for early warning levels) or it can be construed as fraud. Example; withholding the 2015 dry season drought readings, and only including the raining months of Jan, Feb and March to alter recent statistical reporting.

P. 6 Claims that drawdown of the Fletcher Bay Aquifer is confined to one well only is false. The USGS Bainbridge groundwater model reporting documents drawdown of the Fletcher Bay Aquifer and how it will continue even if the Island does not increase its current water use. Reason licensed scientists should author a summary of the water resources of the Island.

The USGS also stated in reporting the number, consistency and level of well monitoring the city does for reporting is inadequate for sound scientific evaluations. Since that time the city has further reduced monitoring of Island wells for reporting.

P. 7 Over simplified statements of generalized groundwater flow is flawed. Drawdown from major production wells influences groundwater movement and can actually reverse normal water movement in an aquifer, as documented in the USGS groundwater model study. City staff is relying on less than 70 wells and incomplete and flawed data to portray ground water resources. The GW model studies are very generalized snapshots based on a small data set.

P. 8 Be mindful, staff dictated the level and amount data supplied to the consultant and the level of reporting referenced on this page. The various aquifers defined on Bainbridge Island pinch and swell and are not continuous reservoirs of water. Some mapped aquifers present in one area of the Island are either less water producing or absent in other parts of the Island. The limited number of wells currently monitored means that a great deal of extrapolation was involved in generating and updating a predictive model. Garbage into a mathematical model equals garbage out. Making statements on a limited groundwater model run put together by ASPECT consulting limited by staff and management data collection and goals will soon be outdated by

next years data. Is this highly interpretive information, is this something you want to include in an 8 plus year Comp Plan, especially with Climate Change concepts and predicted precipitation changes heavily pushed throughout?

P.9 Aggressive water conservation measures...necessary to accommodate growth proposed in the Comp Plan Update. But you want to include new service centers and encourage industry and promote economy, that will use water at a far greater rate than private property homeowners?

Simply limiting impervious surfaces with new development does not begin to meet the need to preserve and protect important aquifer recharge areas. Thus the reason State Legislators provided Aquifer Conservation Zones. Entirely different than your proposed Aquifer Conservation ZONING and Low Impact Development. Retrofitting driveways won't compensate for the loss of necessary aquifer recharge areas due to growth necessary to manage the limited water resources on Bainbridge Island. Conserving important areas (no development zones) will be fundamental to managing adequate and high quality drinking water for Island residents.

How can the city adequately address recharge and water use if it fails to monitor a reasonable number of wells, fails to honestly report on the data collected, fails to be current with federal, state and county and city drinking water laws, fails to address the superfund site it owns, and other hazardous waste sites out of compliance with Federal, State and County health and safety laws?

P. 10

Age of water has not been scientifically tested, the statement that the deep aquifer water is 1000 years old is a very rough estimate. This needs to be put in context and a reference to the source would help keep staff from misreporting. There has been no age dating, assumptions are made based on limited well data to date, and highly generalized regional geology and lithology correlations. Comments that our deep aquifer groundwater originates from Kitsap Peninsula are also extrapolated from a very limited data set and highly generalized regional geologic assumptions. There are no well/pump tests to demonstrate communication between wells on Kitsap and Bainbridge Island. No study wells drilled below surface in the Puget Sound to confirm the status of the deep aquifer. There are no dye tests. There is no detailed mapping of the floor of the Puget Sound between the Island and Kitsap Peninsula. Be mindful that all of the Kitsap Peninsula including Bainbridge Island is a Sole Source Aquifer. The combined land mass is 90% surrounded by salt water. The aquifers mapped pinch and swell and are absent in many areas of the Kitsap Peninsula. There is no magic river running under Rich Passage to Bainbridge Island wells. If there is such an abundance of water coming from Kitsap, why did the USGS report concerning drawdown of his deep aquifer? Why did the city recently put \$11,000 dollars towards a study with KPUD to figure out ways to have Bainbridge more reliant on the SeaLevel Aquifer, necessary to "rest" the deep Fletcher Bay Aquifer because of documented drawdown? The understanding that the regional geology and lithology is similar to Bainbridge and the Kitsap Peninsula does not

mean the Island has an endless water supply. These are false presentations and are not put in the proper context. Most importantly the region is riddled with major faults in a major earthquake zone. Including the youngest fault in the Seattle region (1100 years old) bisects the Island and continues through the Kitsap Peninsula. This fault uplifted the south portion of the Island to expose Bedrock, thus the absence of the mapped aquifers north and west of the fault. What would further seismic activity mean to the water supply of Bainbridge? There should be reference to the extensive faults and seismic mapping that show major rifts through and around the Island interrupting potential groundwater movement from Kitsap to Bainbridge and on the Island itself.

The Kitsap Peninsula will be growing at a greater rate than the Island and the water demands in the deep aquifer will increase, possibly impacting the Bainbridge Island water supply. Kitsap also reports seawater intrusion in some production wells. Does Bainbridge have water rights involving the deep aquifer on the Kitsap Peninsula where our city government is somehow relying on the Island's water supply is an endless resource outside of it's boundaries? Also consider the proposed reliance on the SeaLevel aquifer that is recharged on the Island (in order to rest the deep aquifer), creates increased drawdown and less runoff increasing the risks of Seawater Intrusion.

P.13 You reference stormwater has long been considered a nuisance, yet in your Water Resource Element you have eliminated precipitation from the Hydrogeologic Cycle as if Bainbridge is a special place (no doubt). Precipitation is vital to aquifer recharge of a SSA Island, and as such should remain part of the document and separated from Stormwater which is defined technically and monitored and regulated differently than Precipitation.

P. 14 Eagle Harbor Wyckoff Superfund Site is not appropriately prioritized in terms of water bodies that fail to meet standards or criteria as impaired. Why not? Statements about impaired water bodies is out of context in the 2012 Water Quality Assessment. No doubt other areas delineated were also impaired. However leaving out or not naming the Wyckoff Eagle Harbor as a SUPERFUND HAZARDOUS WASTE SITE in the Comp Plan Water Resources Element and the Environmental Element needs to be addressed. Naming this will allow for the appropriate prioritization and application of resources to address this horrendous contaminated mess currently impacting the groundwater resources in that area of the Island. The city questionably purchased this site on behalf of citizens it should own it and get it cleaned (roughly 100 million dollars is needed to just stabilize the problem in place, with no funding source on the horizon).

P. 17-19 The city and DNR, EPA and Ecology needs to come to terms with the new SMP and the hypocritical allowances of questionable commercial fish farming off Island shores. There needs to be a section addressing this problematic operation and the known contamination and compromise to the natural environment.

The city should honestly list the multiple sewer breaches in Eagle Harbor over the last decade. Definitely more than one, a dozen?

P. 20 References to Climate Change and the nonprofit ECOADAPT, COBI supported and referenced endlessly in the Comp Plan Update fails to point out the most important reporting and prioritization of water resources in their Climate Impact Assessment.

<http://www.cakex.org/sites/default/files/documents/BICIA%20Final%2028%20July%202016.pdf>

In their report EcoAdapt makes reference to the current Water Resources Element and the prioritization of water resources, as well as how the Island is designated a Sole Source Aquifer. The report addresses how the largest concern for the nation and the world regarding Climate Change is adequate water resources to sustain the population. However, this is not adequately conveyed in the Comp Plan Update Draft Elements. Somehow Bainbridge missed this key concept and reduced the importance of limited water resources of a SSA Island in the Comp Plan Update. Water Resources somehow are a lower priority in the proposed draft elements being put forward by the Planning Commissioners.

The Water Resource Element is the most important element in the Comp Plan Update. As I testified in my limited 3 min public comment to you last week, the draft you are presenting to the community at this time has relegated the Island's limited Water Resource protection and management to the back seat vs. the obvious importance of water to all things concerning planning on Bainbridge Island.

The draft does not provide for growth to pay for itself as required by GMA laws. Instead reliance on the current flawed city management practices of taxing and bonding existing residences to illegally subsidize special interest developers on Bainbridge. The city fails to address Local Improvement District (LID) or Impact fees and funding by business and developers. Citizens have by inappropriately forced to fund infrastructure upgrades (roads, sewer, water) for most of the Carruthers, ASANI Coates Lynwood Center Jacobi Windermere etc development on the Island to date.

There are no current reliable metrics in place to evaluate and report on the effects of growth to date. So the directive to promote growth in the new comp plan draft is unreliable. The city rubber stamps SEPA check lists. Often completed with errors and omissions to bypass the EIS Environmental Impact Statement necessary to adequately evaluate growth impacts to the water resources and other environmental concerns.

Having put extensive efforts forward to draw attention to appropriately address water resources in the update and see how most of my input was largely ignored is disturbing. I have put together power point presentations, attended dozens of

meetings including drafting meeting and sent dozens of emails, I even met and tried to educate the Consultant on several occasions. From a citizen perspective this does not meet the requirements for a proper public process. I saw how the council made additions and subtractions to the Update during Study Sessions when the public is limited from participating. I saw how the staff was asked time again to put together a draft element or to rewrite sections instead without incorporating citizen input.

There is not enough time allowed for a citizen to go through all finalized draft elements and comment to the Planning Commission before your deadline. I will address my concerns to the council and the Growth Management Hearing Board and also address obvious lapses and misinformation if not corrected to the appropriate agencies and authorities. As it stands the Planning Commission should revisit today's deadline and allow adequate time for busy citizens ( one weekend only after the last public meeting and less than 30 days after presenting 100s of pages of draft) to read and intelligently respond to your proposed documents.

Thank you  
Melanie Keenan PG PHG

## Jane Rasely

---

**From:** Joe Tovar <joseph.w.tovar@gmail.com>  
**Sent:** Tuesday, August 30, 2016 3:50 PM  
**To:** Melanie Keenan  
**Cc:** Joseph Tovar; PCD; Ron Peltier; Council; Lin Kamer-Walker; Sharon Gilpin  
**Subject:** Re: Aquifer Conservation Zones

Hi Melanie. I have been out of town for a few days but will get some feedback to you tomorrow.

Joe Tovar

Sent from my iPhone

> On Aug 26, 2016, at 2:44 PM, Melanie Keenan <melaniekeenan@comcast.net> wrote:  
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> Mr. Tovar,  
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> Now that the "Quasi- Enclosed" city of Bainbridge Island is preparing to review the draft Comprehensive Plan Update, please provide a list of where the Plan provides for "Aquifer Conservation Zones" per RCW 36.70A.550.  
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> A simple list of what elements and where in the draft a citizen can find this important component for protecting the Island's Sole Source Aquifer would be helpful.  
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>  
>  
> Thank you  
> Melanie Keenan

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- >
- > RCW 36.70A.550
- > Aquifer conservation zones.
- > (1) Any city coterminous with, and comprised only of, an island that relies solely on groundwater aquifers for its potable water source and does not have reasonable access to a potable water source outside its jurisdiction may designate one or more aquifer conservation zones.
- > Aquifer conservation zones may only be designated for the purpose of conserving and protecting potable water sources.
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- > (3) Any city may consider whether an area is within an aquifer conservation zone when determining the residential density of that particular area. The residential densities within conservation zones, in combination with other densities of the city, must be sufficient to accommodate projected population growth under RCW 36.70A.110.
- > (4) Nothing in this section may be construed to modify the population accommodation obligations required of jurisdictions under this chapter.

**Jane Rasely**

---

**From:** joseph.w.tovar@gmail.com on behalf of Joseph Tovar <joe@tovarplanning.com>  
**Sent:** Thursday, September 1, 2016 12:09 PM  
**To:** Melanie Keenan  
**Cc:** PCD; Ron Peltier; Council; Jennifer Sutton; Gary Christensen; Cami Apfelbeck  
**Subject:** Re: Aquifer Conservation Zones

Good morning Ms. Keenan. Thank you for your interest in the proposed Draft 2016 Comprehensive Plan. Following are responses to the questions you asked.

1. You ask for a list of where the Plan provides for "Aquifer Conservation Zones" per RCW 36.70A.550. We are familiar with RCW 36.70A.550, the GMA section that creates the discretionary authority for a city to adopt aquifer conservation zones. As that term is not defined in the statute, the city includes the following definition in page 1 of the Glossary:

**"Aquifer Conservation Zone Regulations:** land use controls designed to protect the functions and values of Bainbridge Island's aquifers. These regulations may include the City's critical area regulations, the use regulations and standards of the City's Shoreline Master Program, the well-head protection requirements of Class A and B water systems, and the requirements or best management practices of future City enactments such as low impact development regulations or the standards and best management practices required by a Groundwater Management Plan."

The State deadline for the City to adopt amendments to its regulations to protect critical areas is June 30, 2017. Because Aquifer Recharge areas are included in the definition of a critical area (RCW 36.70A.030) the City has until that time to compose specific regulations. Therefore, the regulations consistent with the above definition will be drafted, heard and adopted by the City Council in the first half of next year. However, note that the "low impact development regulations" mentioned in the above definition as part of the suite of "aquifer conservation zone regulations" are already being prepared and are on schedule to be adopted before the end of 2016.

There are several places in the draft 2016 Comprehensive Plan where the sole source nature of the Island's aquifer is recognized, the importance of protecting the Island's water resources are emphasized and the specific adoption of aquifer conservation zone regulations are named as a priority.

The first place where the Plan's discussion of this issue appears is on page IN-11 of the Introduction Chapter. Guiding Principle #2 states **"Protect the water resources of the Island."** That is followed by a series of associated guiding policies which includes Guiding Policy 2.1 that states: "Manage water resources for Bainbridge Island for present and future generations,

recognizing that the Island's finite groundwater resources [aquifers] are the sole source of our water supply."

In the draft Land Use Element, at page LU-9, the following policy appears:

"Policy LU 4.9 Lands shown on Fig. 1 as "Conservation Areas" are appropriate for residential, recreational, agricultural, habitat and open space uses. The City will use a variety of conservation tools, including public acquisition of certain properties, regulatory protection of environmentally *critical areas*, and innovative *tools* such as **aquifer conservation zoning** and conservation villages to minimize the development footprint within these Conservation Areas."

More detailed discussion of aquifer conservation regulations appear in the Water resources Element. The quoted text identifies as a high priority for the City to "adopt aquifer conservation zoning regulations". The relevant text appears on page WR-14 of the draft Plan:

#### "HIGH PRIORITY ACTIONS

**WR Action #1 Adopt aquifer conservation zoning regulations** and innovative permit review processes designed to protect the Island's surface and ground waters.

Policy WR 1.4 Apply the policies in this Element in tandem with the protection measures set by the City's Shoreline Master Program, Critical Areas Ordinance, and any other environmental or water resources management ordinance adopted by the City.

Policy WR 2.1 Recognize that the entire Island functions as an *aquifer recharge area*. *Low impact development techniques* are essential for maintaining aquifer recharge.

Policy WR 2.9 Recognizing that the Island *aquifer* system is a Sole Source *Aquifer* as designated by EPA, institute an added level of development and re-development permit review to prevent or mitigate potential pollutant-generating activities associated with proposed *land use*.

Policy WR 4.7 Develop and actively enforce a strong Low Impact Development (LID) ordinance to require any and all methods and practices for new development and redevelopment to the maximum extent practicable and reasonable.

Policy LU 12.4 Protect aquifer recharge functions throughout the Island, all of which is an *aquifer recharge area*, through the application of *critical areas regulations*, Shoreline Master Program use regulations, *low impact development regulations*, and the *wellhead protection regulations* administered by the Kitsap Health District.

Policy LU 4.9 . . . The City will use a variety of conservation tools, including public acquisition of certain properties, regulatory protection of environmentally *critical areas*, and innovative *tools* such as **aquifer conservation zoning** and *conservation villages* to minimize the development footprint within these Conservation Areas."

2. Your second question concerns the meaning of the term "quasi-Enclosed" as used in the Water Resources Element. The staff discussed this term with the Planning Commission during the review of the Water Resources Element. Perhaps you were not present and therefore did not hear it. When the adjective "quasi" is used to form compound words (such as a prefix separated from a second adjective by a hyphen) it is defined as "having some, but not all of the features of" the second adjective ([www.dictionary.com](http://www.dictionary.com)).

In the case of the opening paragraph of the draft Water Resources Element, the use of the term "quasi-enclosed environment" means that the Island may have some features of an enclosed environment, but not all. For example, in terms of stormwater, the Island does not share a physical boundary with other municipalities, and, therefore, we are not connected to other municipalities' stormwater systems. Likewise, our small streams do not cross jurisdictional boundaries with other municipalities.

However, we know that our surrounding marine waters and deep aquifers do share boundaries with, and are connected to, others. Therefore, the Island has some, but not all of the features of, an enclosed environment.

The term is not defined in the Glossary, so perhaps we should do so.

Thank you again for your interest in the project.

Best Regards,  
Joe Tovar

On Fri, Aug 26, 2016 at 2:33 PM, Melanie Keenan <[melaniekeenan@comcast.net](mailto:melaniekeenan@comcast.net)> wrote:  
Mr. Tovar,

Now that the "Quasi- Enclosed" city of Bainbridge Island is preparing to review the draft Comprehensive Plan Update, please provide a list of where the Plan provides for "Aquifer Conservation Zones" per RCW 36.70A.550.

A simple list of what elements and where in the draft a citizen can find this important component for protecting the Island's Sole Source Aquifer would be helpful.

Could you also please define "quasi-enclosed?" This language was used in the Water Resource Element. A definition is not available in technical references associated with geological or hydrogeologic scientific studies. Perhaps you meant to use the widely understood EPA definition of a "Sole Source Aquifer" since the Island exceeds the requirements of over 50% dependence on groundwater for a potable water supply. In fact the Island is entirely reliant on groundwater, and there is no other affordable or readily available source of water for the residents, this equals the EPA definition of Sole Source Aquifer. Plus, Bainbridge Island is totally enclosed or surrounded by salt water from the Puget Sound.

This is ostensibly questionable, and encompasses questionable intent concerning water resources, indicating a

lack of understanding of groundwater science with the comprehensive plan update water resources element.

Maybe it is more appropriate to define the Comprehensive Plan Update process so far as “Quasi-Enclosed” with emphasis on the “Quasi” definition of... fake, mock, pretend, or sham. Highlighted by the definition of “Enclosed” as immured, confined, buried, embedded, or implanted.

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Thank you  
Melanie Keenan

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#### RCW 36.70A.550

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(4) Nothing in this section may be construed to modify the population accommodation obligations required of jurisdictions under this chapter.

## Jane Rasely

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**From:** Jennifer Sutton  
**Sent:** Tuesday, September 20, 2016 9:44 AM  
**To:** Mack Pearl; Jon Quitslund; Lisa Macchio; Maradel Gale; Michael Killion; Michael Lewars; William Chester  
**Cc:** PCD  
**Subject:** FW: Two Concerns regarding the Updated Plan

 CITY OF  
BAINBRIDGE  
ISLAND  
JENNIFER SUTTON, AICP  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

 Please consider the environment before printing this email and any attachment. Thank you.

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**From:** PCD  
**Sent:** Friday, September 16, 2016 8:26 AM  
**To:** Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>  
**Subject:** FW: Two Concerns regarding the Updated Plan

AQ

**From:** Mary Clare Kersten [<mailto:mckersten@gmail.com>]  
**Sent:** Friday, September 16, 2016 5:10 AM  
**To:** PCD <[pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)>  
**Subject:** Two Concerns regarding the Updated Plan

Hi,  
First off, I want to thank you for all your work. Without a doubt, you all went to the wall and back on this one. I'll be attending tomorrow, and I have two concerns I thought I would put up front. And I'll try to talk to some of you tomorrow during the Open House, although I'm sure you will be mobbed.  
One Concern -- This "shall" vs. "should" debate. I continue to be uneasy with the proliferation of the word "should." I could be wrong, but I see an "uncodified" Comprehensive Plan as the reason for the Visconsi debacle. So I am looking for a more iron-clad document that will truly protect the island from people like the Visconsis. Can each of you assure me that when a hearing examiner reads the word "should", that hearing examiner will interpret that word as a mandate? To me, that is the bar that needs to be set. From what I know about language, "should" doesn't do the job that "shall" does. Maybe you can persuade me otherwise. We can discuss!

Second Concern -- I believed that the original Comprehensive Plan endeavored to create a high-density Winslow, and intended to preserve the character of the rest of the island. Since I moved here 18 years ago, one of the ways our special character has deteriorated is on our roadways. All the time -- remember? -- we used to see Girls on Horseback. We have to reflect on where they all went. Now I notice cowering dog-walkers, if I even see them. Bicycle riders are having a hard time too. The cost to the taxpayer will continue to go up -- consider for a minute how much we need to spend just to keep the bicycles on the road. Lowering the speed limit will not cure this problem. There are simply too many cars on the road. The cars are there because we have allowed so many domiciles all over this island. Now, with this plan, we are going double the number of high-density service areas. This new vision, it seems to me, violates the principle that the development should be dense in Winslow, and the island character should be preserved.

Would it be possible to add language to the Comprehensive Plan that outlines a density plan that is progressive? In other words, could we wait to develop densely outside of Winslow until Winslow has maxxed out 80% of its development capacity? Could we incentivize continued high-density development in Winslow with tax incentives and other enticements? Then, could we wait to add high density to Fort Ward, the Day Road Industrial Park and other suggested sites until the present three centers -- Rolling Bay, Lynnwood Center and Island Center -- are maxxed out at 80% of their development capacity? (Island Center has not even started to realize its density potential.) Can't we require that Winslow fulfill its high-density capacity before we continue adding an untenable number of cars and homes across the island, thereby degrading the special character of this beautiful and unusual place?

I am really looking forward to seeing you all tomorrow and learning more about the proposed plan.

Most Sincerely,

Mary Clare Kersten

--  
*I support Justice Charlie Wiggins' re-election to the Washington State Supreme Court. Please consult [www.votingforjudges.org](http://www.votingforjudges.org).*

*Vote for I-732 in November -- a revenue neutral carbon tax to help reverse Climate Change.*

*Donald Trump is a FRAUD. He is an unmitigated narcissist, a serial liar, a rampant xenophobe, an unconscionable racist, an out-of-control misogynist and an ignorant birther. Ultimately, Donald Trump is "a demagogue for the lowest common denominator." (Stephen Hawking's words) I am working to defeat his candidacy and I urge you to do the same.*

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*demagogue for the lowest common denominator." (Stephen Hawking's words) I am working to defeat his candidacy and I urge you to do the same.*

## **Jane Rasely**

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**From:** Regen Knoebel <ronniereggen@gmail.com>  
**Sent:** Monday, September 26, 2016 9:33 AM  
**To:** PCD  
**Subject:** Proposed Rezoning of Fort Ward

Dear Planning and Community Development Dept,

We are writing in response to the proposed rezoning of the Fort Ward Neighborhood to include commercial and high density residential development. We, along with most of our Ft. Ward neighbors, find this idea to be terrible and completely against the vision that we see for our neighborhood and the vision we bought into when we built our house in this neighborhood. People do not move to Bainbridge Island for its "urban feel." We move to Bainbridge Island because it is a rural community in proximity to an urban center. There are already plenty of "neighborhood centers" within driving distance to Ft. Ward. People do not come to Ft. Ward for the retail development. They come for the park and to enjoy the outdoors. Right now, our children can roam free, riding their bikes and playing at the Parade Grounds without us parents worrying overly much about strangers or cars driving too fast. The proposed rezoning will greatly impact our quality of life here in Fort Ward. We are already concerned with the increased amount of traffic that will be here in Ft. Ward, especially as it is right next to our road of Devenny Ave. The young children in our culdesac ride their bikes and play up and down our road with little worry about cars interrupting our play, but the extra vigilance this community center will cause is only a fraction of what will occur with the rezoning.

Our other concern with the rezoning is that there is not a lot of extra outside traffic down to the Fort Ward neighborhood. Building a commercial center such as that of Lynwood Center (or even smaller) would not get the necessary traffic to keep a business going. So then we have the issue of empty commercial space, which is already becoming an issue in other areas of Bainbridge Island, especially in Winslow, which gets the highest amount of traffic already. The higher density residential buildings would also be a problem because the people who want to live in those types of developments want to do so in close proximity to the ferry. Our neighborhood is not in close proximity and we are afraid that the buyers developers would be looking for would not want to live this far out from Winslow. The developer would then be forced to fill the buildings with low-income renters. This would also be detrimental to the quality of the neighborhood.

We cannot express how strongly, we disagree with this proposed rezoning of the Fort Ward neighborhood. Please reconsider your proposal and focus on updating and reviewing the "neighborhood centers" already in place across the Island.

Thank you.

Matthew and Regen Knoebel  
1592 Devenny Ave NE  
Bainbridge Island, WA 98110  
(206) 307-4407

## Jane Rasely

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**From:** Janet Knox <janet@PGWG.COM>  
**Sent:** Monday, September 26, 2016 12:05 PM  
**To:** PCD; Council  
**Subject:** Comments on the DRAFT Economic Element of the Comp Plan  
**Attachments:** Economic Element 2016 Comp Plan Comments.pdf

Dear Planning Commission and Council Members,

Thank you for your devotion in serving Bainbridge citizens. Please find attached comments on the Economic Element of the Comp Plan. I served on the initial Economic Element committee and was surprised that citizens were not involved in crafting the latest revisions, although members of the planning commission have given their attention and time. I feel that the Economic Element needs to represent all citizens, as we are all the economy, by modern definition.

Thank you,

DRAFT CONFIDENTIAL AND PRIVILEGED ATTORNEY CLIENT WORK PRODUCT

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**Janet N. Knox, LG** | President & Principal Environmental Geochemist  
**Pacific Groundwater Group** | Water Resource & Environmental Consulting  
(206) 329-0141 x222 | janet@pgwg.com | www.pgwg.com



September 26, 2016

Bainbridge Island Planning Commission and City Council  
*Sent via email*

re: Comments on the Economic Element of the Comprehensive Plan

I present these comments as member of the 2004 Economic Element Advisory Committee, as business owner and employer, and as citizen and active community member of Bainbridge Island since 1987.

Thank you for your time in serving on the Planning Commission and City Council with the interests of the citizens foremost in your thoughts. While the Economic Element acknowledges some Bainbridge values, it needs to recognize that open space is one of the most vital economic values for Bainbridge.

There may have been incorrect importance placed on the 2013 Survey results. The questions posed in that survey were job or business-focused, rather than seeking to rank all economic values of our citizens. As modern economists know, a healthy economy is built on more than jobs. The economy includes environment (real estate, health, ecotourism, aesthetics, transportation (trails, gridlock, traffic noise and stress), stability of the economy as development often forces citizens to leave, and water resources (economic impacts of additional drinking water supplies, increased sewage treatment/releases or failing septic, or of environmental cleanups due to releases). Healthy economies mean using existing development efficiently. Our citizens do not support more drug stores to close down the drug stores in our town core (Winslow Drug and now possibly Rite Aid will falter) where we could walk to the pharmacy. Our citizens do not support more retail without qualification--we support more efficient and intelligent use of the existing retail. We want our existing shops to sell things we need all year, not to cater to tourists who are primarily here during holidays. This all, while protecting and expanding our open space and environmental resources.

We will need to step outside the normal sprawl development if we are to retain our tree-lined roads and more diverse wildlife than typical suburbia. We have made mistakes, with anchor businesses leaving Winslow and the loss of the hardware and drug stores, leaving vacancies in their wakes. We no longer can walk to all our basic needs in Winslow, impacting health and emitting more pollutants into the air, soil, sediment, and water, also sacrificing the glue of connecting with smiling neighbors as we walk down Winslow Way to buy a nail or ace bandage. Other businesses suffer in Winslow with these losses; the citizen who strolls to the drugstore will more likely stop by Blackbird or Wilderrest or the Bookstore. We may see further vacancies in the Safeway-Rite Aid area with the duplication of drug stores on High School Road. Vacancies are not healthy for any economy and now we must hold the line at High School Road so that we don't spread impersonal, unfriendly, energy-consuming strip malls across the Island.

The Economic Element needs to recognize that Bainbridge citizens' primary economic value to protect and expand is open space because citizens value it most highly and it is the primary quality that sets Bainbridge apart from Seattle and, unfortunately and increasingly, Kitsap. Our citizens moved to Bainbridge primarily for our schools (those with children), parks, trails, and environment and our citizens repeatedly support open space and the natural environment. We do not wish to be forced to move away because we erode those resources. Therefore, Economic stability is directly linked to open space.

For Bainbridge, the Economic Element should not be built-environment oriented because that is not our value. Instead, we flourish because of our open space—in real estate value, health, community (our friends visit us to escape Seattle or other cities), and eco-tourism (biking, hiking, birding, star viewing, foraging, garden/farm/winery touring, sailing, kayaking). Our open space brings clients directly to our retail as they walk or bike through Winslow, to Lynwood and Rolling Bay (food, restaurants, bakeries, bike stores, outdoor gear, farmer's market). These are sufficient neighborhood service centers, along with the two light industrial park areas, as they cumulatively make enough development sprawl for Bainbridge. We need to hold these areas to their boundaries and not erode further. We need to retain natural buffers around these more intensely developed, lit, and noisy areas, including roads. Their value will increase if their spaces are used efficiently. Bainbridge citizens do not support more neighborhood service centers, as they erode and impact residential areas with light, noise, traffic, and emissions.

Considerable research demonstrates that the natural environment has real, measurable economic value in biking/walking trails, biking the island roadways, picnics at our parks, fishing, foraging, and birding, etc. Below are a few links from a quick search of Google Scholar. People want to live and work on Bainbridge or walk/bike into Seattle because of Bainbridge's open space. As noted, a large number of businesses are home-based using computers. These quiet residential areas with septic tanks and small roads filled with walkers and cyclists are not appropriate for more development.

<http://www.forest.umaine.edu/files/2009/05/The-Economic-Value-of-Open-Space1.pdf>

<http://www.sraproject.org/wp-content/uploads/2007/12/theeffectsofopenspaceonresidentialpropertyvalues.pdf>

<http://www.carmelacanzonieri.com/library/6123/Chiesura-RoleUrbanParksSustainableCity.pdf>

<http://www.sciencedirect.com/science/article/pii/S0169204600000396>

[http://s3.amazonaws.com/academia.edu.documents/30918928/Thompson2002.pdf?AWSAccessKeyId=AKIAJ56TQJRTWSMTNPEA&Expires=1474669718&Signature=UWIQSzkKkU9Tx09qm8awYLQVHX8%3D&response-content-disposition=inline%3B%20filename%3DUrban\\_open\\_space\\_in\\_the\\_21st\\_century.pdf](http://s3.amazonaws.com/academia.edu.documents/30918928/Thompson2002.pdf?AWSAccessKeyId=AKIAJ56TQJRTWSMTNPEA&Expires=1474669718&Signature=UWIQSzkKkU9Tx09qm8awYLQVHX8%3D&response-content-disposition=inline%3B%20filename%3DUrban_open_space_in_the_21st_century.pdf)

<http://www.ncbi.nlm.nih.gov/pubmed/9950694>

<https://www.cbd.int/financial/values/g-economicvalue-iucn.pdf>

Our roads and infrastructure cannot bear more traffic and those who live here can navigate only if we encourage ecotourism by alternate transportation on foot and bicycle. It would be wise economic planning to work with WSDOT to encourage ferry routes to Seattle from Kitsap destinations other than Bainbridge, so that Bainbridge does not continue to be gridlocked and polluted (air, creeks, Sound) by ferry traffic and stormwater runoff. When the full economic impacts (ecological, noise, pollution, stress, health (asthma, respiratory illnesses, cancer), aesthetics, property values) of internal combustion commuting is tallied, it is wise planning to require clean, electric buses and other public transportation that will be more attractive to commuters than driving cars. If we make our roads safer and expand our trails, bicycling becomes increasingly attractive to commuters and students going to schools and sports.

Finally, the DRAFT Economic Element has many references to “encouraging”, which the City could take to mean budget or staffing needs. The best role for the City is to ensure that current zoning,

buffers, and permitting regulations are followed for Light Industrial, Winslow, Lynwood, and Rolling Bay and to not erode the natural resources of the island beyond those boundaries so that residential property values are not impacted by those developed, controlled areas.

**Specific Comments on the 2016 Comprehensive Plan DRAFT V.3 of Economic Element**  
Below, underline shows additions and strikeouts are deletions. If a Word document is available for Citizen comments, these can be added to it. In addition the actual redlined version showing edits to the previous Economic Element was not provided to citizens. The version that is available is called redlined but does not show the edits from the version produced by the Economic Element Advisory Committee. It would be transparent to show all changes made to the previous version that was passed by our citizen committee.

- page (p) 3, line (l) 37 “will be necessary as we selectively promote and permit new”
- p 4, l 24 “sectors as they are consistent with our values of efficient use of Winslow and the existing commercial areas.”
- p 5, l 10 “~~adequate space must be provided for growth~~ efficient use of existing developed areas should be preferred near public transportation (ferries, bus)...”
- p 5, l 15 Delete this policy as the expenditure for database work is not needed, nor is it a fiscal priority for the citizenry.
- P 5 l 18 Nationally, the Chamber of Commerce has been known to take political stances that are not consistent with Bainbridge Island’s citizens’ past voting record. In addition, some businesses choose not to become a member of the Chamber, particularly home-based and agricultural businesses, which are key elements of Bainbridge business. We recommend that all references to the Chamber be removed as it is a political organization and the City should be nonpartisan and inclusive of all economic interests. Also, citizens question the need for (budget) or whether the City has the expertise to study or monitor the Bainbridge economy, which is doing fine on its own.

**Policy EC 1.7**

~~Partner with the Chamber of Commerce, the Bainbridge Island Downtown Association, and others to monitor the Island’s business climate and make appropriate adjustments to the economic vitality strategy.~~

- p 5, l 40 “provide enhanced service and to retain and attract businesses. Require that businesses who benefit from those improvements, fund them.”
- p 8, l 5 Policy EC 6.1 “Create Enhance the existing attractive designated centers (Winslow, Lynwood, Rolling Bay)” add to end of policy: “Do not allow the neighborhood services centers to sprawl beyond their existing boundaries. Keep the development clustered and condensed.”
- p 8, l 40 revise to its original “..efforts to ~~reduce dependence on automobiles~~ increase use of non-motorized transportation”
- Goal EC-7 is based on incomplete analyses and assumptions: development costs citizens because infrastructure, utility use, and traffic gridlock are borne by the whole community. Tax revenues do not make up for the difference in most commercial and light industrial businesses. Also, citizens do not want to “grow the City’s economic make-up”: Therefore, Goal EC-7 should be stricken or replaced with: “Encourage local businesses to diversify the City’s economy as practical and enhance local employment.”
- p 9, l 27 “...sports, nature, and other outdoor assets of Bainbridge’s natural resources that attract visitors.”
- p 10, l 12 “should be developed based on existing zoning and their boundaries should be

controlled so that sprawl does not occur, at higher residential densities...”

- p 11, 1 6 “The built environment ~~is no less important than~~ must be done in a manner that protects our natural resources in defining...”

- p 13, 1 36 “New Business/Light Industrial activities shall be encouraged in existing commercial/light industrial zones to use the existing zoning efficiently. Expansion of those areas shall not occur as they erode the economic value of surrounding residential, open space, or agricultural real estate and may impact health, aesthetics, stress, noise, traffic, and quality of life of neighbors. Activities in the existing Business/Light Industrial zones shall be considered based on: ~~land use designations shall be considered based on the following:~~

- p 13, 1 38 “Proximity to existing B/I. The total amount of and expected need for B/I-zoned land.
- p 14 1 6 “light industrial”
- p 14 1 14

To implement the goals and policies in this Element, the City must take a number of actions, including adopting or amending regulations, creating partnerships and educational programs, and staffing or other budgetary decisions. Listed following each action are several of the comprehensive plans policies that support that ac-

- p 14 1 22 “Action #1. Adopt and maintain an Economic Development Strategy to coordinate public and private efforts to grow and sustain a healthy economy on the Island”

- p 14 1 25 The Bainbridge economy does not need the City to try to play a role and citizens do not wish the City to spend budget on trying to play a role, nor does the City have expertise. The City will be most effective by making sure that existing zoning and limits on development occur. As shown, the economy is quite creative on its own.

**Policy EC 1.3**

Coordinate with local business groups to track commercial activity, identify trends and assess the economic health of the Island. Adopt an economic vitality strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity.

- p 14 1 31 Similarly, not a priority action.

**Policy EC 1.7**

Partner with the Chamber of Commerce, the Bainbridge Island Downtown Association and others to monitor the Island’s business climate and make appropriate adjustments to the economic vitality strategy.

- p 15 1 10 “Policy EC 11.1

Improve pedestrian links between the ferry terminal, downtown Winslow, and the harbor. Visitors on foot and bicycle *should* be encouraged. Encourage and support public transit and shuttles, prioritizing energy-efficient and electric transit.

Again, thank you for your time in revising the economic element, and the Comprehensive Plan. We hope that these policies will help us retain some of the natural character and setting that we so value here in Bainbridge Island.

Sincerely,

Janet N. Knox  
8150 NE W Port Madison Road

Janet N. Knox Comments  
BI Draft Economic Element

## Jane Rasely

---

**From:** Jennifer Sutton  
**Sent:** Friday, September 16, 2016 6:20 PM  
**To:** Janet Knox  
**Cc:** PCD  
**Subject:** RE: Strikeout Version of Economic Element Revised DRAFT

Hi Janet, the redline draft on the website below includes almost all of the Planning Commission's suggested changes for the Economic Element, but would not include any changes they have made in the last month or two. However, I don't remember any discussion about the Economic Element in the last few months- they were focused on other elements.

<http://www.bainbridgewa.gov/745/Draft-Revised-Plan-Elements>

The 2016 Draft can be viewed on the link below.

<http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>



**Jennifer Sutton, AICP**

Senior Planner

[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)

206.780.3772

Please consider the environment before printing this email and any attachment. Thank you.

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**From:** Janet Knox [mailto:janet@PGWG.COM]  
**Sent:** Friday, September 16, 2016 1:27 PM  
**To:** Jennifer Sutton <jsutton@bainbridgewa.gov>  
**Subject:** Strikeout Version of Economic Element Revised DRAFT

Dear Jennifer,

I served on the 2004 Eco Element Committee and would like to review the revisions. Please email me the full Strikeout Version (we call them redlines and perhaps you do, too, but I would like to see all the changes made from the original 2004 version, please). Thank you. It would be GREAT to have it today as I have carved out time to work on it tomorrow.

DRAFT CONFIDENTIAL AND PRIVILEGED ATTORNEY CLIENT WORK PRODUCT

**Janet N. Knox, LG** | President & Principal Environmental Geochemist  
**Pacific Groundwater Group** | Water Resource & Environmental Consulting  
(206) 329-0141 x222 | [janet@pgwg.com](mailto:janet@pgwg.com) | [www.pgwg.com](http://www.pgwg.com)



## Jane Rasely

---

**From:** Jerri Lane <jerrilane@gmail.com>  
**Sent:** Thursday, September 22, 2016 5:12 PM  
**To:** PCD  
**Subject:** Comment on Comprehensive plan

Good evening, I am the Executive Director of the Bainbridge Island Downtown Association and would like to comment that the name 'Winslow' appears throughout the plan when referring to the downtown business district. I propose the glossary be amended to include 'Winslow' for historical reference, but that the downtown business district be listed as Downtown Bainbridge.

All our marketing and advertising currently use the words 'Downtown Bainbridge' when referring to the downtown business district.

Warm regards, Jerri Lane



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[www.avast.com](http://www.avast.com)



CITY OF  
BAINBRIDGE ISLAND



Name: Chapple Langemack

Address: 1115 Wing Pt. Way NE

Date: September 22, 2016

---

**Comment**

Thanks for the inclusion of cultural elements. I hope 'consider funding' can morph into more specific financial commitment

**Jane Rasely**

---

**From:** Jennifer Sutton  
**Sent:** Wednesday, September 7, 2016 10:45 AM  
**To:** PCD  
**Subject:** FW: Comp Plan/Diversity



**Jennifer Sutton, AICP**  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)  
206.780.3772

 Please consider the environment before printing this email and any attachment. Thank you.

**From:** Council  
**Sent:** Wednesday, September 7, 2016 9:36 AM  
**To:** Gary Christensen <[gchristensen@bainbridgewa.gov](mailto:gchristensen@bainbridgewa.gov)>; Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>  
**Cc:** Joseph Tovar <[joe@tovarplanning.com](mailto:joe@tovarplanning.com)>  
**Subject:** FW: Comp Plan/Diversity



**Rosalind D. Lassoﬀ, CMC**  
City Clerk  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)  
206.780.8624 (office)

**From:** Bill Luria [<mailto:bluria123@gmail.com>]  
**Sent:** Monday, September 05, 2016 1:51 PM  
**To:** Council <[council@bainbridgewa.gov](mailto:council@bainbridgewa.gov)>  
**Subject:** Comp Plan/Diversity

City Council

A while ago I suggested it was critical that the Council take the lead in beginning the sensitive and somewhat uncomfortable discussion about the lack of economic, generational and racial diversity that defines our community. Recent statistics continue to highlight this lack of diversity – median annual household income is over \$96,000; average single-family home prices approach \$700,000; rental apartments make up less than 7% of our total housing stock; people between the ages of 20 & 35 represent less than 9% of our population (compared to Kitsap County-21% and Seattle -31%); the white population exceeds 91%. As I noted before, we've become like a "gated" community, an upper income, aging, white enclave with wonderful natural features but only to serve the pleasure of those of us fortunate enough to be able to afford to live here, or to have been here long enough.

I believe that there are specific actions that the Council can take to begin the process of making us a more inclusive and diverse community. One emerging national concept that I mentioned previously, one that might have some relevance as the Council begins its formal deliberations on the update of the Comprehensive Plan, is a "Livable Neighborhoods" strategy. Livable neighborhoods are places that are affordable to diverse populations with a mix of housing types. Neighborhoods where children can play safely outdoors and where public spaces exist for neighbors to gather and socialize. Neighborhoods that are walkable, accessible to schools and public transportation, close to trails, parks and other natural amenities. Neighborhoods that are designed for pedestrians and bicycles as well as vehicles.

These are ambitious goals I know. But there might be some interesting opportunities here on Bainbridge:

High School Road Overlay District. The Council could direct the Planning Department to create a High School Road Overlay Zoning District that would require or provide incentives for any future developments to include mixed income housing.

Rolling Bay Sub-Area Plan. The Council could expedite the Rolling Bay sub-area planning process, and direct the Planning Department to develop planning guidelines for implementing a "livable neighborhoods" strategy for Rolling Bay.

Suzuki Development. The 14-acre Suzuki property would be an ideal location to implement a livable neighborhoods strategy. It would require the Council to be specific on design goals for the site and potential uses. My feeling is that a carefully designed, compact site with mixed-income housing of 35-40 units, with some possible small very-limited neighborhood-based retail or commercial spaces surrounding a public "square" would be financially feasible. What I do not believe is compatible with a livable neighborhood for the Suzuki site are large-scale, acreage-absorbing, traffic generating community facilities such as the proposed Boys and Girls Club. The site should be developed solely as a residential neighborhood.

HDDP/Inclusionary Housing Ordinance. The lack of required affordable housing at the newly-proposed 135-unit Bainbridge Landing project in downtown Winslow highlights for me the limitations of our present codes to

ensure that affordable housing is developed in the most appropriate areas. The Council should direct the Planning Department to begin the formal process of strengthening the HDDP ordinance to mandate the inclusion of affordable housing in all tiers, or to consider the development of an inclusionary housing ordinance that rectifies the flaws of a previous ordinance that was repealed.

If the above seems too much of a stretch at this time, the Council might consider creating a short-term (60 or 90 day) citizens task force to come up with specific recommendations on ways to create livable neighborhoods here on Bainbridge.

Thanks again for the opportunity to comment.

## Jane Rasely

---

**From:** smaslach <smaslach@earthlink.net>  
**Sent:** Monday, September 19, 2016 2:48 PM  
**To:** PCD  
**Subject:** comment

To the Bainbridge Island Planning Commission:

I wish to comment on the following portions of the City of Bainbridge Island – Island Wide Transportation Plan, Chapter 3 - Operations and Mobility, Figure 3-8, Guide To Potential Connectivity Improvements, Items 11, 12, 15. **Roadways within the Gazzam Lake Preserve**

These suggested connectivity projects were put in place in the 2004 Plan at a time when property owners and developers were seeking to develop the land that is now the Gazzam Lake Preserve. There has been much effort and expense since then to create the Preserve and expand it to include the Close property. This land is now an important Park and Preserve on the island, with one of the few trails that descends to a public beach on the Sound.

The establishment of the Preserve should have superseded and deleted the portions of the Plan that called for development of roads within the Preserve. I have been told that this portion of the Plan exists only as an oversight, but I also realize that these recommendations will remain unless there is a positive and prompt effort to eliminate these suggested projects. As it stands now, the Plan being considered has these recommendations within it as matter of default.

I strongly urge that this portion of the Plan be recognized as highly injurious to the Preserve, and that these items be quickly eliminated from the Plan.

Sincerely, and with thanks,

Steven and Julia Maslach

7000 Blue Sky Ln.

Bainbridge Island WA 98110

206-842-9088

**Jane Rasely**

---

**From:** Lindsay Masters <lindsay@bacart.org>  
**Sent:** Monday, September 26, 2016 4:00 PM  
**To:** PCD  
**Subject:** 2016 Comprehensive Plan Update - Cultural Element feedback

To the Planning Commission,

Please accept the following feedback on the latest draft of the Cultural Element portion of the Comprehensive Plan update. I make these suggestions with an eye toward strengthening the language around our city's support for cultural endeavors, as a way of laying a firmer foundation for future financial support.

Under Cultural Implementation:

- CUL Action #1: Change the word "Consider" to "Adopt and maintain."
- CUL Action #3: Change the word "Consider" to "Ensure"

Thank you all for the work you've done thus far to revise this element of the Comprehensive plan, and the tireless work you are doing on behalf of our community!

Sincerely,  
Lindsay Masters

**Lindsay Masters**  
Executive Director  
**Bainbridge Arts & Crafts**  
a nonprofit art gallery  
(206) 842-3132

**Jane Rasely**

---

**From:** Lynn Nordby <lnordby@msn.com>  
**Sent:** Friday, September 23, 2016 10:15 AM  
**To:** PCD  
**Subject:** Comp Plan Cultural Element

I want to commend the Planning Commission for including a Cultural Element in the city's updated Comp Plan. Bainbridge Island is often cited for it's vibrant arts community and while the arts are indeed an important component of a healthy community they are also an important part of the local economy, providing direct employment and supporting jobs in local stores, restaurants and other suppliers.

Once again thank you for your foresight and diligence on behalf of our community.

Lynn K. Nordby  
Bainbridge Island

## Jane Rasely

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**From:** Alison Osullivan <aosullivan@suquamish.nsn.us>  
**Sent:** Monday, September 26, 2016 3:51 PM  
**To:** PCD; Christy Carr; Gary Christensen  
**Subject:** City of Bainbridge Island 2016 Comprehensive Plan Update  
**Attachments:** BI Comp Plan 092616.pdf

Attached are the Suquamish Tribe comments.  
Alison

Alison O'Sullivan  
Biologist, Suquamish Tribe Fisheries Department



18490 Suquamish Way (street)  
P.O. Box 498 (mailing)  
Suquamish, WA 98392  
phone: (360) 394-8447  
fax: (360) 598-4666

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## Jane Rasely

---

**From:** Alison Osullivan <aosullivan@suquamish.nsn.us>  
**Sent:** Monday, September 26, 2016 3:54 PM  
**To:** PCD; Christy Carr; Gary Christensen  
**Cc:** Dennis Lewarch  
**Subject:** RE: City of Bainbridge Island 2016 Comprehensive Plan Update

And here is the additional language from our archaeologist for the Introduction – People section:  
Suquamish Ancestors first inhabited Bainbridge Island and the Kitsap Peninsula around 13,000 years ago and continue to live in the area to the present day. The Suquamish People occupied winter villages and seasonal camps throughout the island as they fished, hunted, collected shellfish, and collected plants and other vegetation resources. Several areas on the island have religious significance to Tribal members and some areas near the marine shoreline were burial sites. Many significant cultural resources have been documented along the contemporary marine shoreline of Bainbridge Island. Inland portions of the island have not been investigated as intensively as shoreline landforms but likely have evidence of past Suquamish land use.

It should also be stressed in the comprehensive plan language that there is high probability of finding significant cultural resources throughout the island.

Alison

**From:** Alison Osullivan  
**Sent:** Monday, September 26, 2016 3:51 PM  
**To:** 'pcd@bainbridgewa.gov' <pcd@bainbridgewa.gov>; 'Christy Carr' <ccarr@bainbridgewa.gov>; gchristensen@bainbridgewa.gov  
**Subject:** City of Bainbridge Island 2016 Comprehensive Plan Update

Attached are the Suquamish Tribe comments.  
Alison

Alison O'Sullivan  
Biologist, Suquamish Tribe Fisheries Department



18490 Suquamish Way (street)  
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PHONE (360) 598-3311  
Fax (360) 598-8295  
<http://www.suquamish.nsn.us>

## THE SUQUAMISH TRIBE

PO Box 498 Suquamish, WA 98392-0498

September 26, 2016

Christy Carr, Senior Planner  
Bainbridge Island Planning and Community Development  
280 Madison Avenue North  
Bainbridge Island, WA 98110

Subject: City of Bainbridge Island 2016 Comprehensive Plan Update

The City of Bainbridge Island (City) lies within the Suquamish Tribe's "Usual and Accustomed Fishing Area" (U & A). The Tribe seeks protection of all treaty-reserved natural resources through avoidance of impacts to habitat and natural systems. The Tribe urges the City to avoid land use decisions that will impact natural resources within the Tribe's U & A. The Tribe has reviewed the draft and has the following comments.

### General Comments

#### Density

It has been made clear via multiple Puget Sound Growth Management Hearings Board decisions pertaining to urban densities that a city is required to satisfy the urban densities goal of the GMA, which is 4 du/acre or greater unless there are exceptional circumstances. Exceptional circumstances include environmental constraints such as natural hazards and environmentally sensitive areas which may justify residential densities under 4 du/acre. Justification of exceptional circumstances need to be clearly stated and defensible. A base density of 1-2 units per acre based on existing development patterns does not comply with the density requirements of the Growth Management Act and neither does base density of 2 units per acre for residential development in Neighborhood Centers or 2.9 to 3.5 units per acre in the High School Road District.

Although Bainbridge is an Urban Growth Area in its entirety it still is not exempt from having to ensure that growth happens in an orderly and contiguous manner. Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas.

### Vegetation

Throughout the document there are references to vegetation. However this needs to emphasize the retention and replacement of native vegetation. Critical area buffers should only be restored/revegetated using native species. Native plants generally require much less chemical input than exotic or non-native plants. Locally native plants don't require pampering (ensuring success and longevity) because they're perfectly suited to the climatic conditions of your yard, so they are less likely to get stressed and/or sick. Of course, not all exotics will wither and die in Washington soil. In fact, some exotic plants like it here so much that they become invasive, escaping from gardens and choking out the native species. Invasive exotics are a serious threat to biodiversity. It is estimated that, 42% of the plants on the Endangered Species list ended up there because of competition from invasive exotics. Invasive exotics threaten the survival of natural communities.

Plantings of native flowers, shrubs, vines, and trees are the best way to restore natural habitats for native birds, insects, mammals, reptiles, amphibians, and fish. Native plants provide native wildlife species with the food, cover, and nesting spots they need in order to thrive. Some exotic plants may provide songbirds with berries or squirrels with seeds, but what do they provide to the flies, beetles, bugs, wasps, bees, spiders, and other creatures that sustain and support food webs? For example, non-native plants may bloom earlier or later than local plants do, missing an opportunity to provide cover or food during critical feeding or migration periods. In addition, non-native plants can interbreed with local natives, which can result in a hybrid that has reduced vigor or lower survival rate. Non-native species also have very different soil-plant relationships. Soil organisms influence plant communities and are crucial to plant survival and performance. These soil-plant interactions are crucial to maintaining local biodiversity. Native plants ensure greater success and require less city time/effort to implement and monitor contingency plans.

### Trails

When implementing the Parks, Recreation and/or Open Space Plans (especially trails, bridges and other structures) ensure that coordination with WDFW and local Tribes occurs to ensure protection of treaty reserved natural and cultural resources. Any trails constructed should be "soft trails" consisting of minimum widths and pervious surfaces which have fewer impacts and still provide educational and recreational opportunities for the public. Trails should not be located within wetland or riparian (freshwater or marine) habitat areas for most of their length. Instead, locate trails well away from streams, wetlands, shorelines, and their associated buffers. An occasional bend or perpendicular side trail for viewing or access to streams and wetlands is generally acceptable. Although trails and viewing platforms are acceptable and we understand that some intrusion may be needed, the majority of the paths should try to avoid intrusion whenever possible. We understand that loop trails are perceived as "more interesting" however, there must be some compromise when it significantly increases the impacts (including but not limited to encroachment, vegetation removal, introduction of invasive species, erosion, human intrusion, and soil disturbance). A linear trail is the much better choice as it would still provide access and limit impacts. Vegetation removal should be minimized to the greatest extent possible. Creosote and Pentachlorophenol should not be used for any part of trail structures. It is preferred that if wood is used it should be only untreated wood (cedar is best).

### Specific Comments

#### Introduction – People

The Suquamish Tribal Historic Preservation Officer is making some edits/corrections to the text and those will be provided separately to the City via email. Information on the location of archaeological sites is exempt public disclosure under the Washington State Freedom of Information Act in order to protect archaeological resources. Therefore, access to site location data must be restricted.

#### Guiding Principles

There is no principle policy regarding protection of Tribal treaty rights. Suggested language is as follows: Support and protect the rights of treaty tribes having usual and accustomed fishing, shellfish harvesting and gathering areas within City jurisdiction. Activities which would meet these objectives include actions such as protecting and enhancing the habitat of aquatic resources and protecting tribal access to aquatic resources.

#### Policy HO 4.6 Accessory Dwelling Unit (ADU), Page HO-7

Accessory dwelling units should also be prohibited if impacts to critical areas and/or their buffers is required.

#### Policy LU 14.1, Page LU-21

Change "should" to "shall". As per state law invasive species "*shall*" be removed if listed on the state noxious weed list. <http://www.nwcb.wa.gov/washingtons-noxious-weed-laws>.

#### Appendix B Water Resources Conditions and Needs

Commercial Shellfish Growing Areas and Recreational Shellfish Harvest Areas are also impacted by dense concentrations of moored vessels (docks and buoys). Additional language is needed that additional docks and buoys will not be allow in any waterbody that would result in a downgrade or closure to shellfish harvest due to the number of vessels in the waterway as per the National Shellfish Sanitation Program (NSSP).

- Policy WR 3.16 should also include an up to date inventory of permitted and unpermitted buoys.
- Policy WR 6.2 should also include the Suquamish Tribe.

Thank you for the opportunity to provide these comments. If you have any questions or would like to discuss these comments, please contact me directly at (360) 394-8447.

Sincerely,



Alison O'Sullivan  
Biologist, Environmental Program

## Jane Rasely

---

**From:** Brenda Padgham <brenda@bi-landtrust.org>  
**Sent:** Thursday, September 8, 2016 4:50 PM  
**To:** PCD  
**Cc:** Michael Lewars; Mack Pearl; Maradel Gale; Jon Quitslund; William Chester; Lisa Macchio; Michael Killion; Sarah Blossom; Connie Waddington  
**Subject:** Bainbridge Island Land Trust Comments on draft Island Transportation Plan  
**Attachments:** BILT Comments on draft Transportation Plan.pdf

Dear Commissioners,

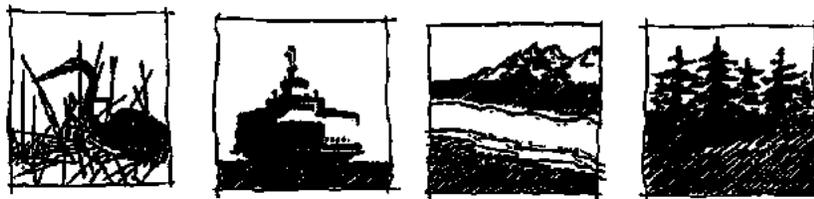
Please find attached Bainbridge Island Land Trust's comments on the draft Island Transportation Plan. Connie Waddington, BILT President, will be in attendance this evening to present the attached comments for the record.

Thank you,

*Brenda Padgham*  
*Conservation Director*  
*Bainbridge Island Land Trust*  
*(206) 842-1216, (206) 724-1478 (cell)*  
[brenda@bi-landtrust.org](mailto:brenda@bi-landtrust.org)



## BAINBRIDGE ISLAND LAND TRUST



September 8, 2016

TO: City of Bainbridge Island Planning Commission  
FM: Connie Waddington, Bainbridge Island Land Trust Board President *CW*  
RE: Island Wide Transportation Plan – Comprehensive Plan Update

---

Bainbridge Island Land Trust has been involved in the protection of important conservation and public lands on Bainbridge Island for over 27 years. We are a member supported non-profit organization supported by over 800 families and we have been involved in the protection of important habitats and public passive parks equating to over 1300 acres.

We submit the follow comments to the Planning Commission after our initial review of the draft Island Wide Transportation Plan, dated August 17, 2016, and specifically Figure 3-30, a map illustrating Future Connectivity Improvements. The Bainbridge Island Land Trust is concerned over the following proposed projects:

**Protect #4: Wardwell Road.** The undeveloped parcels referred to in this area are largely owned by the Land Trust or BIMPRD and road access is not desirable through or adjacent to the Wildlife Corridor Land Trust Property or Meigs Parks/Farm – the later properties being protected by a Land Trust Conservation Easement. Non-motorized use on a non-paved surface would be the preferred alternative.

**Project #6: Mandus Olson Road.** This proposal would bi-sect the East Grand Forest purchased by a bond through BIMPRD and a million dollar state grant and the Hilltop Park and Conservation Easement – a Land Trust project widely supported by donations by the public and our community and cost share with state grant funds and BIMPRD. Non-motorized use on a non-paved surface is the preferred alternative.

**Project #7: Paulanna Road to Wardwell.** This proposal would go through an extensive wetland and a fish bearing stream, as identify by the Wild Fish Conservancy and Bainbridge Island Land Trust Stream Survey/Assessment in 2014. It is adjacent to a Land Trust Conservation Easement.

**Project #11: Marshall Road.** The proposal would impact the Gazzam Preserve, a Land Trust held conservation easement and the upper portion of the Close Property preserve, both properties that were acquired with the assistance of the Land Trust, in partnership with federal and state funders, private donors, and the BIMPRD. The road would likely be in violation of the terms of the Conservation Easement.

**Project #12: Springridge Road.** The proposal would impact the Gazzam Preserve, a Land Trust held conservation easement and the upper portion of the Close Property preserve, both properties that were acquired with the assistance of the Land Trust, in partnership with federal and state funders, private donors, and the BIMPRD.

**Project #15: Deerpath Lane.** The proposal would cut right through the Gazzam Preserve, a Land Trust held conservation easement. The road would likely be in violation of the terms of the Conservation Easement.

**Project #19: Agate Pass Lane.** Figure 3-30 does not show where the proposed #19 would be. Please update the map. The Land Trust owns a preserve in this area.

**Project #20: Lovgreen Road.** Figure 3-30 does not show where the proposed #20 would be. Please update the map. The Land Trust has conservation easements in this area.

---

In regards to the **Non Motorized System Plan, Map C** there is a Trail Connection Zone shown through the Land Trust owned Wildlife Corridor. We believe the Land Trust should be afforded the opportunity to discuss the viability of a trail through this habitat with the City and alternatives to a connection with Meigs Park/Farm, a Land Trust held Conservation Easement property.

The Land Trust appreciates the opportunity to comment on the draft Transportation Plan. While we understand the importance of looking long term on at our Island's transportation infrastructure, we also believe this needs to be done in a manner that is mindful of the investments already made in other quality of life issues important to our island, such as habitat preservation and passive parks, trails, and open space. We look forward to a more robust discussion on these matters in the future.



September 18, 2015

City Council  
CITY OF BAINBRIDGE ISLAND  
280 Madison Avenue  
Bainbridge Island, Washington 98110-1812

**SUBJECT: Objection To Planning Commission Recommendation On Andrew Cainion's Site Specific Comprehensive Plan Amendment Request And That There Has Been No Prior Special Area Planning Process Undertaken for Island Center**

Honorable Mayor and Council Members:

On behalf of Andrew Cainion and with his consent, I am objecting to the recommendation made at the September 10, 2015 Planning Commission meeting. It was at that meeting / Public hearing that the Planning Commission made a decision on Andrew Cainion's Site Specific Comprehensive Plan Amendment application filed in June of this year.

I made a phone call request to Jennifer Sutton to obtain a copy of the written decision. That phone call was placed on Tuesday September 15<sup>th</sup> and so far there has been no further communication with Ms. Sutton. Besides the fact that the Planning Commission made a decision to deny Mr. Cainion's Plan Amendment request, at their meeting on the 11<sup>th</sup> their discussion focused on the map portion of the amendment and not the text amendments that were part also of his amendment proposal. It is important to know exactly what action the Planning Commission recommended. And according to the Bainbridge Island Municipal Code 2.16.190.C.6 the Planning Commission is required to set forth findings of fact whenever it makes a decision / recommendation that is forwarded to the City Council. Applicants are entitled to review those findings of fact prior to the City Council's review. **Therefore this is my first objection to the proceedings conducted by the Planning Commission.**

While not required, it is noteworthy that the Planning Department staff made no recommendation or provided any summary analysis for the Planning Commission's consideration. This fact makes it all the more important for the Planning Commission to make its findings of fact in any

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recommendation forwarded to the City Council and likewise for applicants to be assured their comprehensive plan amendment request was fairly considered. Equally important is for the Planning Commission to forward to the City Council the complete record of testimony both written and oral considered by the Planning Commission.

**Mr. Cainlon's and my second objection to the Planning Commission's action / recommendation is centered on the failure of the City to take any action to complete the Special Area Planning Process for Island Center and Rolling Bay.** This issue is most poignant in the light of the current 2014 – 2016 Comprehensive Plan update. Here it is September of 2015 and the City has no work program item to complete or start a Special Area Planning Process for either Rolling Bay or Island Center. That fact is both a disservice to all of the property owners in and near these centers and belies the lack of credibility of the process the City is supposedly undertaking for the whole City.

The City of Bainbridge Island has had the requirement for a Special Area Planning study to be conducted for each of the three centers on Bainbridge Island – Rolling Bay, Island and Lynwood for now over twenty years. Lynwood Center is the only one of the three to have been so planned. One was started in Island Center, but the process was aborted just prior to the comprehensive plan update the City undertook in 2004. That means the City has not in fact been responsible to conduct a planning process that it mandated for now twenty plus years. That is how long the City has had the requirement on the books and there were aspects of the Special Area Planning process that the City considered as early as 1994 in its first Comprehensive Plan prepared under the requirements of the Growth Management Act.

What is the reason the City has been so derelict to conduct a fair comprehensive planning process for all three centers? Is it bias on the part of City personnel against the property owners in Rolling Bay and Island Center? Or is it a result of misplaced priorities? Remember, your comprehensive plan stipulates that the four areas where population increase must be primarily focused is in Winslow and the three centers. Witness your Framework Policies 1.2 and 1.3 as well as the discussion text associated with each of these policies.

**Mr. Cainlon's and my third objection relates to the disparate treatment Mr. Cainlon has received in how the City has treated first his zoned property and later his efforts to re-establish the commercial zoning of his property.** Attached to this letter is a lengthy and detailed account of the barriers

the City has placed in Mr. Cainion's way in securing the commercial development of his property at Island Center. These historic facts as placed in context of the actions taken by City staff, appointed and elected individuals tells a story of mistreatment by the City in its planning and zoning process. Based on a projection of current actions by the City in this Comprehensive Plan update process, there is no attempt to address any of the City's past mistakes with respect to Mr. Cainion or even assume any responsibility for fulfilling its obligations to properly plan for the increase in population the State mandates the City must accept.

Note that while the attachment goes into detail with regard to how Mr. Cainion has been treated in the past, the balance of this letter details our objection to the Planning Commission's recommendation and the City's current plan update process. The following summary issues are key to how it appears Mr. Cainion will be treated in the balance of the City's plan update process.

For the record Mr. Cainion has been an active participant in all prior comprehensive planning and zoning processes the City has undertaken that affected Island Center and his property since the Island became a City in 1991. Included in that statement is this process, beginning in January of this year (2015) and his testimony on the underpinning Buildable Lands Analysis report.

**PRIOR ZONING AND PLANNING** - Mr. Cainion's property at Island Center came into the City in 1991 zoned commercial. When Kitsap County zoned this property commercial, they did so after thorough review of its environmental conditions as well as compliance with the County's Land Use Plan and Zoning requirements. It was 1996 when the City of Bainbridge Island revoked his commercial zoning. But even though that action was taken, provisions were made in the 2004 Comprehensive Plan Update that if a Special Area Planning process addressed the Island Center area his property and others, could be considered for commercial use and zoning along with some parcels to have higher density residential zoning. However, the City stalled that process both in 2004 and has refused in the years since to initiate any action to fulfill the requirement specified in the 2004 Comprehensive Plan.

Besides the Special Area Planning process that the City must undertake, another way individual property owners might participate in this current plan update process is to propose a "Site Specific Comprehensive Plan Amendment." Such amendments are possible during the course of any year between Growth Management Act mandated ten year

comprehensive plan updates. But as was true in the 2002-2004 era such requests can be made as part of the City's update activities. Regarding Site Specific Plan Amendment proposals, according to the provisions allowed by the Council, property owners had a sixty (60) day window to submit a Site Specific Plan Amendment request that ended on June 30, 2015. Mr. Cainion submitted his request prior to that June 30 date.

**TWO PREVIOUS SITE SPECIFIC PLAN AMENDMENT PROPOSALS** - It is likely well known that Mr. Cainion submitted two prior Site Specific Plan Amendment applications in 2006 – 2007 and again in 2010. The record will show that the City rejected those applications based on the fact a Special Area Planning process had not been undertaken prior to the amendment requests. Until the City resolves what it intends to do about the responsibility it has to carry out a Special Area Planning process for Island and Rolling Bay Centers, it seems likely that individual Site Specific Comprehensive Plan Amendment applications and proposals will not fare well in the City's decision making process. Based on past experience and the Planning Commission's September 11<sup>th</sup> recommendation (when published) there is evidence of how the City Council will respond in a like manner.

**PLAN SPECIFIC – A "CATCH 22"** - The City's 2004 Comprehensive Plan is quite specific in requiring that a "Special Area Planning Process" be undertaken before any changes in land use, zoning or boundaries can occur in Island and Rolling Bay Centers. Because of the provisions in the Plan and lack of any commitment on the part of the City to properly plan for these Centers, **what the City has set up is a "Catch 22" situation** whereby property owners have no ability to proceed with a proper plan amendment proposal unless the City first proceeds with the required Special Area Planning process.

**THE CITY'S PREJUDICIAL ACTIONS** - For emphasis, in the years following 2004, the City has steadfastly refused to take any initiative or steps to complete the process the City requires in its 2004 Comprehensive Plan. As a result, the property owners in and near Island and Rolling Bay Centers are penalized by such prejudicial action. This is, in fact, a penalty and a prejudicial action (by fiat) because citizens with property next to the centers cannot move forward with any plans for their property that might otherwise be in compliance with what the Plan says is intended for these Centers.

Originally, the 2004 Comprehensive Plan stated that there were three areas outside of Winslow that could be developed at "urban densities"

and thereby take a portion of the urban population allocation between the years 2004 and 2024. Island Center, Rolling Bay and Lynwood Centers were those three. The City did in fact devote the necessary staff and monetary resources to address Lynwood Center in a special area planning process and at the conclusion of same amended the Comprehensive Plan. Island Center and Rolling Bay received no such preferential treatment by the City and still await the City to fulfill its responsibilities under the plan the City adopted in 2004.

#### **IRONY OF ABORTED SPECIAL AREA PLANNING PROCESS FOR ISLAND CENTER**

- Ironically, there was a Special Area Planning process undertaken for Island Center in the 2002 – 2004 era and a complete plan was drafted. But for reasons never specifically identified the plan was withdrawn before it received full review with a recommendation by the Planning Commission. Obviously the plan proposal was not considered by the City Council in its 2004 plan adoption process. Besides the fact that Mr. Cainlon participated in that Special Area Planning process, devoting hours of his time, other property owners were similarly treated with disrespect for the time and effort they expended when the finished plan was withdrawn. **There never was a public statement about why that plan could not be considered in the Planning Commission's or City Council's public hearing process as was the case for Lynwood Center. And the City Council did not extend even the courtesy of a thank you for all who had participated in that plan proposal.**

**CONTINUED "CATCH 22" IN CURRENT PLANNING PROCESS** - Now it is 2015 a year past the date the Growth Management Act specifies that Comprehensive Plans are to be re-examined by each jurisdiction planning under the act. So far there is no indication that the City intends or is willing to undertake its responsibilities as spelled out by the policies in the 2004 Comprehensive Plan in the current plan update process. Instead, property owners were instructed to submit individual Site Specific Plan Amendment applications. As stated above Mr. Cainlon did submit a Site Specific Plan Amendment that contained both a proposed map amendment and proposed policy amendments. However, there is disconnect between those instructions and what may be the end result in the plan adoption process. **Clearly, based on past actions of the City Council, property owners in Island Center and Rolling Bay are still caught in the City's "Catch 22," Kafkaesque maze.**

**AN OPTIONAL WAY FORWARD** - One way forward for property owners in both centers would be for the City to change their 2004 Plan and remove the requirement for a prior Special Area Planning process before land use

or boundary changes could be made in both centers. That would mean eliminating: Goal 1, LU Policy 1.3 (Page 10), Goal 2, LU Policy 2.2 (Page 11); Neighborhood Service Center Goal 1, NSC Policy 1.3 & NSC Policy 1.5 (Page 24). By eliminating these goals and policies, individual property owners could proceed with a Site Specific Comprehensive Plan amendment application based on its provisions and its individual merits. Failure to eliminate these goals and policies would continue to cause the property owners in or near these centers to face "noncompliance" issues with respect to the plan's policies and cause the City to eventually reject any individual plan amendment proposal.

**ISSUE RESTATED** - To restate the issue, if the City is unwilling to own up to its responsibilities to properly plan for the two remaining Neighborhood Service Centers, then it must not, in good conscience play games with the citizens by pretending that there might someday be a Special Area Planning process for these two or any other such centers. In other words it needs to eliminate that requirement in its Comprehensive Plan in this update process.

**IF UNWILLING TO ABANDON THE SPECIAL AREA PLANNING PROCESS THEN** - Should it be that the City continues to be unwilling to eliminate the goals and policies discussed above and maintain a Special Area Planning Process, then it must pick up the planning document and restart the process undertaken for Island Center in the 2002 – 2004 era and take it to public hearing and adoption as has been true for Lynwood Center. The City already spent the money for the majority of the work. Now all that has to be done is to re-examine that body of work and see if there are any modifications needed to reflect today's conditions and present the plan to the Planning Commission for their review and recommendation.

Perhaps the one issue that could be modified in the plan's proposals is that it is not necessary for sanitary sewers to be extended to Island Center. There is ample technology in the use of community drain fields and advanced septic treatment processes to allow such community drain fields to accommodate the waste water from properties in the Center and do so in a manner that allows aquifer recharge. Since Bainbridge depends on aquifer recharge for a continuous water supply, that should be a "no brainer" solution for how to serve an area like Island Center or Rolling Bay with an effective way to dispose of sewage effluent.

**MR. CAINION HAS WAITED A LONG TIME FOR THE CITY TO TAKE THE RIGHT ACTION** - Many on the Council know that Mr. Cainion has waited a long time to have his commercial zoning re-established. Incidentally in all three

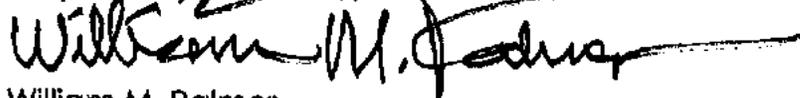
of the alternative land use proposals for Island Center his property would have been eligible for Neighborhood Service Center Zoning. Also, it should be well known that in addition to his participation in every planning process the City has undertaken since incorporation in 1991. He has committed monetary resources as well as his time, he is still willing to do so. But the City needs to live up to its responsibilities to property owners like him, particularly in Island, but also in the Rolling Bay centers and take the initiative to properly plan for these areas.

**ACTION THAT IS NEEDED NOW** - What is needed now is the voice of the Mayor and City Council as to what steps the City will commence to undertake the Special Area Planning process for Island and Rolling Bay Centers as was the case for Lynwood Center. Or to change the provisions in the Comprehensive Plan to remove the goals and policies cited in this letter. Mr. Cainion and I would appreciate a timely written response to the request made in this letter as Mr. Cainion must make decisions about his next step.

If somehow the City cannot commit funds to re-start at the Island Center Special Planning Process, then the least it can do is recommend approval of Mr. Cainion's Site Specific Comprehensive Plan map and text amendments.

**RESPONSE REQUESTED FROM COUNCIL BY** – While it may be true that the Council will take no action on the Planning Commission's recommendation until March or April of 2016, some action is necessary at this time. It is particularly important to hear from the City Council now because of the City's apparent lack of commitment or action to have initiated a Special Area Planning process or propose alternative relief from that process as specified in this letter. Therefore in all fairness to Mr. Cainion and others, it is necessary to hear from the City Council regarding their proposed action to resolve this "Catch 22" problem by no later than October 14<sup>th</sup>.

Respectfully submitted,



William M. Palmer

W.M. PALMER CONSULTANTS

Encl.

cc.

Andrew Cainion  
Jennifer Sutton

## Jane Rasely

---

**From:** Althea Paulson <altheapaulson@gmail.com>  
**Sent:** Tuesday, September 20, 2016 1:30 PM  
**To:** Jennifer Sutton  
**Cc:** Morgan Smith; PCD  
**Subject:** Re: MFTE

Hi Jennifer—

Thanks for this info. I was able to write my post and publish it last Friday. I plan to attend the Thursday workshop.

I was gratified to learn from you that the CC will likely consider the MFTE as part of the work program development during the budget process. That would be timely, in light of the potential interest by OPG in using the exemption for Bainbridge Landing. (I got a quote from Jon Rose for the article I posted, <https://bainbridgenotes.wordpress.com/2016/09/16/draft-comp-plan-pushes-reality-tested-affordable-housing-idea/>)

One more question: Would staff be bringing a draft ordinance to the CC during that process? One Council member suggested that I prepare a draft ordinance. I would be happy to gather some ordinances used by other cities as samples, if that would be helpful.

Take care. Maybe I'll see you Thursday.

Althea

On Sep 16, 2016, at 6:17 PM, Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)> wrote:

Hi Althea, Sorry for the late reply.

There are policies in the current DRAFT of the 2016 Housing Element that would support the City utilizing a multifamily property tax exemption, as allowed by state law. That "housing tool" itself is not proposed for creation through this Update process, but the expectation is that the Council would include consideration of a MFTE as part of the City's work program development that take's place during the budget process.

Hope you are able to attend tomorrow or Thursday! Information below.

<http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>

Jennifer Sutton, AICP  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)  
206.780.3772

Π Please consider the environment before printing this email and any attachment. Thank you.

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

From: Morgan Smith

Sent: Thursday, September 15, 2016 9:34 AM

To: Althea Paulson <alheapaulson@gmail.com>

Cc: Jennifer Sutton <jsutton@bainbridgewa.gov>

Subject: RE: MFTE

Althea:

I'm sending your message on to Jennifer Sutton, who is leading the Comp Plan Update. The follow-up/implementation items will be coming forward once the Update itself is complete, so as 2017 and beyond actions. I'm not sure what cost benefit analysis may have occurred at this point, since I haven't participated at that level of discussion for every element, but Jennifer can likely respond.

Thanks, Morgan

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

From: Althea Paulson [mailto:alheapaulson@gmail.com]

Sent: Thursday, September 15, 2016 8:07 AM

To: Morgan Smith <msmith@bainbridgewa.gov>

Subject: MFTE

Hi Morgan—

I'm working on a piece for my blog on affordable housing. I see in the draft Housing Element of the Comp Plan update that the MFTE is mentioned several times, including in the "High Priority Action" section. Is anyone on city staff working on a proposal for CC consideration to adopt an MFTE ordinance? Also, do you have any sense of its potential monetary impact on the City?

I assume you would be the person who knows about this, but if not, could you let me know who could give me that info? Thanks.

My best to you—

Althea

## Jane Rasely

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**Sent:** Friday, September 16, 2016 6:17 PM  
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**Cc:** PCD  
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There are policies in the current DRAFT of the 2016 Housing Element that would support the City utilizing a multifamily property tax exemption, as allowed by state law. That "housing tool" itself is not proposed for creation through this Update process, but the expectation is that the Council would include consideration of a MFPE as part of the City's work program development that take's place during the budget process.

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**Subject:** MFTE

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I assume you would be the person who knows about this, but if not, could you let me know who could give me that info?  
Thanks.

My best to you—  
Althea

## Jane Rasely

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**From:** Council  
**Sent:** Thursday, September 15, 2016 8:44 AM  
**To:** Doug Schulze; Morgan Smith  
**Cc:** Jane Rasely  
**Subject:** FW: Strike-out Copy of Comp Plan Draft  
**Attachments:** MEMO RE 2004 AND 2016 VISION AND PRINCIPLES.pdf

**From:** joseph.w.tovar@gmail.com [mailto:joseph.w.tovar@gmail.com] **On Behalf Of** Joseph Tovar  
**Sent:** Wednesday, September 14, 2016 7:25 PM  
**To:** Ron Peltier <rpeltier@bainbridgewa.gov>  
**Cc:** Gary Christensen <gchristensen@bainbridgewa.gov>; Jennifer Sutton <jsutton@bainbridgewa.gov>; Council <council@bainbridgewa.gov>  
**Subject:** Re: Strike-out Copy of Comp Plan Draft

Good evening, everyone. Councilmember Peltier asked us to "provide a strike-out version of the current Comprehensive Plan update." Jennifer Sutton is preparing a document that will show the strike-outs in the Goals and Policies in the Elements.

I have prepared this memo to convey the same information regarding the City-wide Vision and Overriding/Guiding Principles.

See you at Saturday's Open House!

Joe

On Wed, Sep 7, 2016 at 7:41 PM, Ron Peltier <[rpeltier@bainbridgewa.gov](mailto:rpeltier@bainbridgewa.gov)> wrote:

Joe, Gary,

Please provide me with a strike-out version of the current Comprehensive Plan update. I'm not asking for the red-line version. I want a copy that shows all the previous language that has been stricken from the current draft. A digital copy would be fine.

Thanks,

Ron Peltier





Joseph W. Tovar  
FAICP

## MEMORANDUM

TO: Bainbridge Island City Council  
FROM: Joe Tovar, FAICP  
SUBJ: Comparison of the draft 2016 Comprehensive Plan Vision and Guiding Principles to the 2004 Comprehensive Plan Vision and Overriding Principles

DATE: September 14, 2016

In a September 7 email, Councilmember Peltier asked us to “provide a strike-out version of the current Comprehensive Plan update. I’m not asking for the red-line version. I want a copy that shows all the previous language that has been stricken from the current draft. A digital copy would be fine.” Jennifer Sutton is preparing a document that will show the strike-outs in the Goals and Policies in the Elements.

I have prepared this memo to convey the same information regarding the City-wide Vision and Overriding/Guiding Principles.

Attachment A compares the draft 2016 Vision and the 2004 Vision. The draft 2016 Vision carries forward key values and concepts from the 2004 Vision, and I have used color coding to identify where those appear in both. For example, the emphasis in the 2004 Vision on Winslow and neighborhood centers is shown in yellow, while the references to open spaces, winding roads and an agricultural landscape are shown in green. References to the characteristics and needs of the people on the Island are shown in blue. This same color coding is applied to the draft 2016 Vision Statement to show where it carries forward those same values and concepts.

The 2016 Vision reflects that the 2016 Plan has eight, rather than five, Guiding Principles (detailed in Attachment B) and is also longer and more detailed because it incorporates the individual Visions in the ten Elements of the 2016. There were no individual Element vision statements in the 2004 Plan.

In Attachment B, I have used the strikethrough and underlining format to show where the text of the Five Overriding Principles in the 2004 Plan have been carried forward, supplemented and clarified in the Eight Guiding Principles and Guiding Policies in the draft 2016 Plan.

As Councilmember Roth suggested at the September 6 Council meeting, it is important to focus first “at the top,” i.e., on the Vision and Guiding Principles, before delving deeply into the details of the individual Elements. Much of the updated content in the ten Elements takes clear and specific policy direction from the updated Vision and Guiding Principles. If the Council wishes to make changes to the draft Goals, Policies, and Actions in the Elements, it will be necessary to also review and potentially alter some of the Vision and Guiding Principles to maintain consistency.

## ATTACHMENT A - COMPARISON OF THE 2004 AND DRAFT 2016 VISION STATEMENTS

### VISION STATEMENT (2004 PLAN)

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

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

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

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

### VISION STATEMENT (2016 DRAFT PLAN)

Bainbridge Island's people reflect a range of ages, ethnicities, household sizes, livelihoods and personal aspirations – we are 28,660 individuals who share a strong sense of community and a commitment to environmental stewardship. We respect this legacy of the generations that came before, beginning with the Island's indigenous people, followed more recently by European and Asian immigrants who built timber, maritime and agricultural economies

Contemporary Bainbridge Island is home to a diverse mix of people including farmers, artists, students, business professionals, service employees, and retirees. We are an optimistic, forward-looking and welcoming people - open to new ideas, industrious business people, new and traditional cultures, and people of all ages and backgrounds. There is no word for exclusion in Lushootseed, the language of the first peoples of Puget Sound.

Our success at balancing the inter-dependent goals of environmental stewardship, economic development and the needs of our people are evident in the many ways we have accommodated growth, addressed the impacts of climate change and conserved our environment.

Bainbridge Island's water resources are climate resilient and are able to sustain all forms of life on the Island. Aquifers are continuously monitored and managed to maintain our supply of fresh water at a level that meets the high standards for drinking. Education on water conservation has resulted in a significant reduction in the average water consumption per household and low impact development techniques applied to all land uses and redevelopment helps to recharge the Island's aquifers.

Winslow, Lynwood Center, and the Island's other neighborhood centers have gracefully evolved into compact, mixed-use, human-scaled, and walkable places. They are the thriving centers of civic life, cultural amenities, goods, services and a wide range of housing and employment opportunities. These centers are pedestrian districts, linked to each other and the region by a network of walkways, bicycle trails and transit that promote healthy lifestyles and reduce the Island's greenhouse gas emissions.

Affordable housing is available for much of the local service sector workforce. Improvements in communications infrastructure have enabled more successful local enterprises, including home-based business.

The Island is a national destination for visitors to experience artistic excellence, and learn about sustainability and resilient community development. Local employment opportunities are diverse, including small manufacturing, artisanal crafts, high tech, e-commerce, arts, and food. Small retailers are thriving by serving the needs of local residents as well as visitors. A robust non-profit sector strengthens social capital, provides services and employment opportunities.

Outside of the centers the predominant land use pattern is lower density with lower building heights, which minimizes the footprint of the built environment and maximize the protection of tree canopy, aquifers, surface waters, fish and wildlife habitat. The Island's broad conservation landscape of canopied woodlots, parks and saltwater shorelines is dotted with working farms, historic structures, and a housing stock that has become more compact, energy-efficient, and well-integrated into the landscape.

Agriculture is a thriving part of the Island's economy. All City-owned agricultural land is under cultivation and produces seasonal foods for local consumption. The number of farms on private acreage has increased and is supplementing the local food supply. Capital facilities planning has kept up with changes in the natural and built environments, meeting the needs of a population that expects a high level of service.

All residents have reliable electric power, telecommunications services to meet their needs, potable water, solid waste and recycling services, and storm water facilities that prevent flooding and erosion, eliminating pollutants before the water enters Puget Sound.

The good will, imagination, and pragmatism of our citizens foster an environment in which we engage with, listen to, and learn from one another. Bainbridge Island functions as a caring community that provides human services where needed to maintain the well-being of all its members, where every person feels connected to the community, and where each individual has opportunities.

Community cultural planning sets direction for integrating the arts, humanities and history with urban design, economic development, education and other initiatives that nurture the quality of life on Bainbridge Island.

Artistic creativity and humanistic inquiry advance other community goals such as economic vitality, quality education, and community planning and design. Investments in the arts and humanities are investments in the growth of the community, enriching the lives of its residents, and making Bainbridge Island a better place to live.

## ATTACHMENT B COMPARISON OF 2004 AND DRAFT 2016 PRINCIPLES

The draft 2016 Guiding Principles carry forward the values in the five “Overriding Principles” from 2004, but add three new Principles and include a number of “guiding policies” which clarify the Guiding Principles. Added Guiding Principle #6 introduces the values of social, economic and environmental Sustainability, Guiding Principle #7 addresses Climate Change, and Guiding Principle #8 introduces the concept that the Plan should be implemented not only by the City’s capital budget, but also its operating budget.

The difference between the 2004 “Overriding Principles” and the draft 2016 “Guiding Principles” is shown below using ~~strikethroughs~~ to show deleted text and underlining to show added text.

### ~~FIVE OVERRIDING~~ GUIDING PRINCIPLES THAT GUIDE THE PLAN

#### **Guiding Principle #1**

**Preserve the special character of the Island, which includes downtown Winslow’s small town atmosphere, historic buildings, extensive forested areas, meadows, farms, marine views, and scenic and winding roads bordered by dense vegetation supporting all forms of transportation.**

#### **Guiding Policy 1.1**

Adopt an island-wide conservation plan to identify and apply effective strategies to preserve the natural and scenic qualities that make the Island a special place, including better protections for trees, soils, and native plants.

#### **Guiding Policy 1.2**

Accommodate new growth in *designated centers* that meet the Island’s identified needs for housing, services and jobs while respecting conservation and environmental protection priorities.

#### **Guiding Policy 1.3**

The built environment represents an important element of the Island’s special character. Improve the quality of new development through a review process that implements the community *vision* and supports long-term goals for the preservation of the Island’s special character.

#### **Guiding Principle #2**

**Protect the water resources of the Island.**

#### **Guiding Policy 2.1**

Manage water resources for Bainbridge Island for present and future generations, recognizing that the Island’s finite groundwater resources [aquifers] are the sole source of our water supply.

#### **Guiding Policy 2.2**

As part of long-range land use planning, consider the impacts of future development to the quality and quantity of groundwater that will be available to future Islanders and to the natural environment. To that end, strive for sustainable groundwater

withdrawal, conserve aquifer recharge, guard against seawater intrusion, and prevent adverse impacts to ground water quality from surface pollution.

**Guiding Policy 2.3**

Preserve and protect the ecological functions and values of the Island's aquatic resources.

**Guiding Policy 2.4**

Sea level rise may reduce the volume of our finite groundwater resources. Anticipate and prepare for the consequences of sea level rise to ensure ample quality and quantity of groundwater for future generations.

**Guiding Policy 2.5**

Create a Bainbridge Island groundwater management plan for the purpose of maintaining the long-term health of our fresh water aquifers.

**Guiding Policy 2.6**

Recognizing the importance of our ground water and other water resources to present and future generations of Bainbridge Islanders, apply the precautionary principle to activities that pose a potentially adverse impact upon those resources.

**Guiding Policy 2.7**

Allow for the reasonable needs of farms, home gardens, and domestic landscapes, when planning for the long-term sustainable use of the Island's finite groundwater resources.

**Guiding Principle #3**

**Foster diversity with a holistic approach to meeting the needs of the residents of the Island, and the human needs of its residents consistent with the stewardship of our finite environmental resources. ~~its most precious resource.~~**

**Guiding Policy 3.1**

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

**Guiding Policy 3.2**

Make budget decisions that adequately consider the well being of all Island residents with the goal of providing opportunities to be contributing members of the community.

**Guiding Policy 3.3**

Support, protect, and enhance the value of the arts and humanities as essential to education, quality of life, economic vitality, the broadening of mind and spirit, and as treasure in trust for our descendants.

**Guiding Principle #4**

**Consider the costs and benefits to Island residents and property owners ~~should be considered~~ in making land use decisions.**

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**Guiding Policy 4.1**

Respect private property rights protected by the State and U.S. Constitutions.

**Guiding Policy 4.2**

Recognize that private property rights are not absolute, but must be balanced with necessary and reasonable regulation to protect the public health, safety and welfare.

**Guiding Principle #5**

**The use of land on the Island Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.**

**Guiding Policy 5.1**

Regulate all development on the Island consistent with the long-term health and carrying capacity of its natural systems.

**Guiding Policy 5.2**

Recognize that the sustainable use of the Island's finite land base is a macro component of *green building* practices.

**Guiding Policy 5.3**

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

**Guiding Policy 5.4**

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

**Guiding Principle #6**

**Address the needs of the present without compromising the ability of future generations to meet their own needs.**

**Guiding Policy 6.1**

Within our plan, replace the state's mandated 20-year plan horizon with a horizon of one hundred years in order to recognize the longer-term life cycles of natural systems. Tailor green building practices, and public infrastructure investments to be in line with this longer-term perspective.

**Guiding Policy 6.2**

Advance social equity on the Island by addressing basic human needs, including *affordable housing*, personal health and safety, mobility, and access to human services.

**Guiding Policy 6.3**

Seek appropriate ways to provide economic opportunities for all community residents within a diversified Island economy.

**Guiding Principle #7**

**Reduce greenhouse gas emissions and increase the Island's climate resilience.**

**Guiding Policy 7.1**

Mitigation: Participate with state, regional and local partners to reduce greenhouse gas emissions consistent with the 1990 benchmark and future year targets set forth in state law, educate the public about climate change and incentivize Island activities, including land use patterns and building practices that reduce greenhouse gas emissions.

**Guiding Policy 7.2**

Adaptation: Minimize or ameliorate the impacts of climate change on our community and our Island's ecosystems through climate-informed policies, programs, and development regulations.

**Guiding Policy 7.3**

Evaluate the climate vulnerabilities and implications of city actions and identify policies that alleviate those vulnerabilities. Consider the effects of shifting conditions (e.g., sea level rise, changing rainfall patterns, increasing temperatures and more extreme weather events) and the effects they cause (e.g., altered vegetation, changing water demands, economic shifts).

**Guiding Principle #8**

**Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.**

**Guiding Policy 8.1**

Promote good governance and an Island culture of citizenship, stewardship and civic engagement.

**Guiding Policy 8.2**

Update each City department's work program annually, allocate sufficient time and resources and provide needed policy direction to achieve consistency with and implement the *Comprehensive Plan* in a manner that is transparent and consistent with the community vision.

**Guiding Policy 8.3**

Grow a diversified and vibrant local economy.

**Guiding Policy 8.4**

Nurture a healthy and attractive community including a focus on the quality of the built environment through progressive *development regulations* and reviews.

**Guiding Policy 8.5**

Build reliable infrastructure and connected mobility that encourages physical activity such as biking and walking while also respecting the Island's scenic qualities.

**Guiding Policy 8.6**

Grow a green, well-planned, environmentally sustainable community.

**Guiding Policy 8.7**

Plan for a safe city where citizens, City officials, and Law Enforcement work together in an environment of accountability and trust.

**Guiding Policy 8.8**

When implementing policies, consider longer-term, indirect or unintended consequences of decisions.

## Jane Rasely

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**From:** Dave Erbes  
**Sent:** Tuesday, September 27, 2016 7:07 AM  
**To:** Olemara Peters  
**Cc:** Jennifer Sutton; Jane Rasely; Dave Erbes  
**Subject:** RE: comments to Proposed Comp Plan

Good Morning Olemara!

Thank you for your concern and taking the time to become involved in your Island's future! I've forwarded your email to the appropriate personnel, mainly Jennifer Sutton and Jane Rasely.

Thanks,

 CITY OF  
BAINBRIDGE  
ISLAND  
DAVE ERBES  
Permit Specialist  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

---

**From:** Olemara Peters [mailto:biomusic@frontier.com]  
**Sent:** Monday, September 26, 2016 15:52  
**To:** Dave Erbes <derbes@bainbridgewa.gov>  
**Subject:** comments to Proposed Comp Plan

Dear Mr. Erbes,

Thanks to COBI and the Planning Dept for providing the Open Houses and Public Hearing. I'm very sorry to have missed them.

And now I can't find where the public's comments are posted —

<http://www.bainbridgewa.gov/CommunityVoice/Ideas?initiativeID=Navigate-BainbridgeThe-Comprehensive-Pla-10>

doesn't seem to be it.

I see, at least, the video of the Sept 17 meeting

<http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>

— many thanks to COBI for posting it! I would like to passionately second the comments of Jane Silberstein, Olaf Ribeiro, Charles Schmid, Jacqueline Young, Ana Westday, Mary Clare Kersten, Tami Meader, Chris Snow (his point about “ensure” rather than merely “consider,” must be extended (beyond “arts”) to all matters of conservation, ecology, trees-protection, water-protection..).

In general, I remain outraged at COBI's and the Planning Dept's favoring of developers over wildlands, waters, heritage trees, life-quality — exemplified most blatantly by the Visconsi debacle.

Below are 5 other matters I feel the Comp Plan proposal needs to take care of, and doesn't yet take care of at all (this compilation is incomplete, I'm up against the deadline for this submission, but I hope it will at least open the door for these additional concerns).

Sincerely,  
Olemara Peters

<http://www.bainbridgewa.gov/DocumentCenter/View/7165> "UTILITIES ELEMENT"

#### POTABLE WATER:

The people of Bainbridge need to know that — despite many I've met who say "I know fluoride is terrible, but we don't have to worry about it here — Bainbridge isn't fluoridated" —

- the Winslow water district IS fluoridated, and covers much of the island
- Public Works Dept. personnel justify fluoridation as "decided by a vote of the people"; however, that vote was apparently over 40 years ago, and currently most of us-the-people are apparently unaware of it;
- the Public Works Dept. has never replied to my (for years) repeated requests to identify the fluoridation agent used, and to state how much of it is removed by wastewater treatment (since fluoridated-wastewater outflows have been demonstrated to impair, for instance, salmon migration — see, for instance,

[Fluoridation and the Environment \(high resolution\) - YouTube](#) ▶ 31:07

[https://www.youtube.com/watch?v=4PYej\\_OgZHE](https://www.youtube.com/watch?v=4PYej_OgZHE) );

- "fluoridation agents" are never pharmaceutical grade — typically are industrial waste products (of aluminum-refining or phosphate-fertilizer production) that would otherwise legally have to be sent to sealed hazardous-waste disposal (due to the included mercury, arsenic, cadmium, lead, and radioactives), and no seller or user of a "fluoridation agent" has yet provided analysis of these components' levels.
- COBI must provide complete analysis of water AFTER addition of any "fluoridation agent" (in any fluoridated water district — I understand that's currently Winslow and Rockaway Beach water districts), and proof of safety of such additive.

#### Water metering

- Any installation of wireless (or potentially-wireless) water meters (i.e., AMR or AMI or "smart" water meters) must be subject to the same requirements I've listed below for electric metering. (I can attest that an AMI water meter, at a Redmond location I'm involved with, is repelling the previously rich population of wild-birds, ever since the first day it was installed.)

#### PUBLIC SEWER:

- the Public Works Dept. has never replied to my (for years) repeated requests to identify the fluoridation agent used, and to state how much of it is removed by wastewater treatment (**since fluoridated-wastewater outflows have been demonstrated to impair, for instance, salmon migration**);

#### ELECTRICAL:

Metering needs to require PSE (and/or any other power-supplier involved) to provide customers AND THEIR NEIGHBORS, including administrators of neighboring wildlife-habitat areas, with

- Opt-IN, rather than Opt-Out, regarding wireless utility meters ("AMR" — Automatic Meter Reading — or "AMI" — Automated Metering Infrastructure) meters, sometimes called "smart" meters
- truthful disclosure of meters' wireless transmissions (frequencies, power, lengths and intervening intervals, how many per 24 hrs — as distinct from the usual deceptive "only [ ] seconds/day" coverup of thousands of spikes)

COBI must provide (because PSE demonstrably doesn't)

- the documented bioimpacts of wireless (radiofrequency/microwave-emitting) technologies (even predating such meters) — the research that clearly counterdemonstrates all the typical industry-funded claims of RF “safety”. (All those claims are based on studies prior to 1984 (before even cellphones, let alone “smart” meters)
- independent assessment of such meters’ benefits/detriments to energy-efficiency, cost-effectiveness (to customers, not just to the power company), security (household safety from hacking, burglary, etc.) and larger-system (safety from power-grid hacking) —e.g.  
<http://gettingsmarteraboutthesmartgrid.org> and  
[http://gettingsmarteraboutthesmartgrid.org/the\\_high\\_road\\_to\\_a\\_true\\_smart\\_grid\\_video](http://gettingsmarteraboutthesmartgrid.org/the_high_road_to_a_true_smart_grid_video)  
and home fire-safety (“smart”-meter-started housefires) — please see  
<http://safemeters.org/fire-hazards-by-brian-thiesen/>

#### TELECOMMUNICATION :

COBI must (because telecomm providers don't) provide the public (including all telecomm-facilities' neighbors, including wildlands-administrators) the documented bioimpacts of wireless (radiofrequency/microwave-emitting) technologies (even predating such meters) — the research that clearly counterdemonstrates all the typical industry-funded claims of RF “safety.” Such claims of “safety” are based on studies prior to 1984 (before even cellphones). There's a large body of subsequent research demonstrating RF harm. A good beginning of it is at [www.bioinitiative.org](http://www.bioinitiative.org). (An important new element is Prof. Martin Pall's uncovering of the pathway of bio-harm from RF exposures at non-thermal levels — the pathway is interference with voltage-gated calcium channels, VGCC's (I've always noticed RF as interfering with cell-membrane activities; this research confirms my experience.). I can provide more info if wanted, but not within COBI's deadline for this submission.)

Meanwhile, the FCC in July approved “5G” technology, whose bioimpacts will be far greater. Is the Comp. Plan any better set to deal with that than already with current telecomm's bioimpacts?

In haste — for more information, I recommend  
<https://www.youtube.com/watch?v=OMxfffqyDtc> 38:38  
“FCC: intimidating press, suppressing science at “5G” rollout”

(or if you're in haste, there's some summary of it — ff you can jump over the ads) at  
<http://www.naturalhealth365.com/5G-wireless-technology-1958.html> )

and its preceding documentary by the same filmmaker, at [www.TakeBackYourPower.net](http://www.TakeBackYourPower.net)

Begin forwarded message:

From: Islanders for Responsible Development <[ifrd98110@gmail.com](mailto:ifrd98110@gmail.com)>  
Subject: Thursday's Open House & Public Hearing at COBI  
Date: September 21, 2016 at 11:33:01 AM PDT

To: undisclosed-recipients;;  
Bcc: [biomusic@frontier.com](mailto:biomusic@frontier.com)

Hi There Islanders!

This is another friendly reminder that **tomorrow, Thursday September 22nd**, from 4:30 - 8:00 pm, the Planning Commission is hosting an Open House followed by a Public Hearing at City Hall concerning the revised Bainbridge Island Comprehensive Plan. <http://www.bainbridgewa.gov/Calendar.aspx?EID=1566>

The Open House is a great time to walk through the proposed elements of the new comprehensive plan and speak with planning commissioners and staff about your thoughts.

- **Thursday September 22nd**
- **Bainbridge Island City Hall ( Council Chambers, 280 Madison Avenue North)**
- **4:30 – 6:00 PM Comprehensive Plan Open House**
- **6:00 – 8:00 PM Public Hearing (Public Comment)**

Navigate Bainbridge Link: <http://www.ci.bainbridge-isl.wa.us/615/Navigate-Bainbridge-Comprehensive-Plan-U>

During Saturday's Open House and Public Hearing the COBI staff and Planning Commission were very responsive. They had good information and seemed to take into account what people had to say. Please consider going tomorrow/Thursday if you didn't make Saturday's meeting.

If you can't go please write to the Planning Commission ([pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)) by September 26th with your input on the Comp. Plan.

*Our Island's future depends on us!*

Very Best,  
Islanders For Responsible Government  
[IFRG FaceBook Page](#)

*If you wish to be removed from our email list please respond to this email with 'unsubscribe'. Thank you.*

**Jane Rasely**

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**From:** Island Center <islandcenterbainbridge@gmail.com>  
**Sent:** Monday, September 26, 2016 12:24 PM  
**To:** PCD; Sarah Blossom; Ron Peltier; Kol Medina; Wayne Roth; Michael Scott; Val Tollefson; Roger Townsend  
**Subject:** Island Center Renewal  
**Attachments:** Christian Pick.tif

Please see attached. Thanks!

September 22, 2016

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

I am a resident of Bainbridge Island and am writing to you today in support of the review and renewal of the area at Island Center.

I am concerned about the Island center area as it functions today because of:

- **Safety** – Miller road is a busy highway alternative on the Island and the four way stop at Miller and New Brooklyn is congested with through traffic and local area traffic to businesses. With little shoulder and business parking very close to the street the area is hazardous to pedestrians, cyclists and motorists. The safety concern is time sensitive as the area continues to become increasingly congested.
- **Amenities** – I would like to see island center become a more vibrant neighborhood center. A wider variety of businesses and services would be welcome in this centrally and conveniently located neighborhood. Amenities like playgrounds or non motorized trails and paths would add greatly to the local community.
- **Neighborhood Aesthetics** – The Island Center area is not known for its curb appeal, yet it is a highly visible centrally located neighborhood seen by many daily. The businesses in this area are vital to the Island and should not be displaced, but a more appealing plan for the area more in keeping with the aesthetics of Bainbridge Island would be a welcome change.

I am urging the city to make the review of Island Center a priority. There are significant issues in this area that should be addressed by our community. If the areas surrounding the business area of Island Center are developed as they are currently zoned over the next few of years we will miss the opportunity to revitalize this area and make it a true asset to the neighborhood and island.

Sincerely,

*Christina Pick*

Name:

*Christina Pick*

Address:

*13402 Hidden Cove Ln NE  
Bainbridge Island*

Phone:

*409-222-3010*

**Jane Rasely**

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**From:** Island Center <islandcenterbainbridge@gmail.com>  
**Sent:** Monday, September 26, 2016 12:28 PM  
**To:** Sarah Blossom; Kol Medina; Ron Peltier; Wayne Roth; Michael Scott; Val Tollefson; Roger Townsend; PCD  
**Subject:** Island Center Area - Chris Pick  
**Attachments:** Chris Pick.tif

September 22, 2016

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

I am a resident of Bainbridge Island and am writing to you today in support of the review and renewal of the area at Island Center.

I am concerned about the island center area as it functions today because of:

- Safety – Miller road is a busy highway alternative on the island and the four way stop at Miller and New Brooklyn is congested with through traffic and local area traffic to businesses. With little shoulder and business parking very close to the street the area is hazardous to pedestrians, cyclists and motorists. The safety concern is time sensitive as the area continues to become increasingly congested.
- Amenities – I would like to see island center become a more vibrant neighborhood center. A wider variety of businesses and services would be welcome in this centrally and conveniently located neighborhood. Amenities like playgrounds or non motorized trails and paths would add greatly to the local community.
- Neighborhood Aesthetics – The Island Center area is not known for its curb appeal, yet it is a highly visible centrally located neighborhood seen by many daily. The businesses in this area are vital to the island and should not be displaced, but a more appealing plan for the area more in keeping with the aesthetics of Bainbridge Island would be a welcome change.

I am urging the city to make the review of Island Center a priority. There are significant issues in this area that should be addressed by our community. If the areas surrounding the business area of Island Center are developed as they are currently zoned over the next few of years we will miss the opportunity to revitalize this area and make it a true asset to the neighborhood and island.

Sincerely,



Name: CHRISTOPHER PICK.

Address: 13402 HIDDEN COVE LN NE 98110

Phone: 214.444.8749.

## Jane Rasely

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**From:** Celeste - Charles Anderson Co <celeste@charlesandersonco.com>  
**Sent:** Monday, September 26, 2016 11:57 AM  
**To:** Council; Sarah Blossom; Kol Medina; Ron Peltier; Wayne Roth; Michael Scott; Val Tollefson; Roger Townsend  
**Cc:** PCD  
**Subject:** Renewal of Island Center - Fletcher Bay Resident

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

I am a resident of Fletcher Bay on Bainbridge Island and am writing to you today in support of the review and renewal of the area at Island Center.

I am concerned about the island center area as it functions today because of:

- **Safety** – Miller road is a busy highway alternative on the island and the four way stop at Miller and New Brooklyn is congested with through traffic and local area traffic to businesses. With little shoulder and business parking very close to the street the area is hazardous to pedestrians, cyclists and motorists. The safety concern is time sensitive as the area continues to become increasingly congested.
- **Amenities** – I would like to see island center become a more vibrant neighborhood center. A wider variety of businesses and services would be welcome in this centrally and conveniently located neighborhood. Amenities like playgrounds or non motorized trails and paths would add greatly to the local community.
- **Neighborhood Aesthetics** – The Island Center area is not known for its curb appeal, yet it is a highly visible centrally located neighborhood seen by many daily. The businesses in this area are vital to the island and should not be displaced, but a more appealing plan for the area more in keeping with the aesthetics of Bainbridge Island would be a welcome change.

I am urging the city to make the review of Island Center a priority. There are significant issues in this area that should be addressed by our community. If the areas surrounding the business area of Island Center are developed as they are currently zoned over the next few of years we will miss the opportunity to revitalize this area and make it a true asset to the neighborhood and island.

Sincerely,

Celeste Pinedo  
9285 Fletcher Bay Rd NE  
Bainbridge Island, WA 98110  
206 858 3564

## Jane Rasely

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**From:** Jane Rasely  
**Sent:** Friday, September 23, 2016 5:21 PM  
**To:** Gary Christensen; Jennifer Sutton; Jon Quitslund; Joseph W. Tovar ; Lisa Macchio; Mack Pearl; Maradel Gale; Michael Killion; Michael Lewars; Sarah Blossom; William Chester  
**Subject:** Written Public Comment  
**Attachments:** 20160922 ALCALA, KATHLEEN.pdf; 20160922 COLLIS, AMY.pdf; 20160922 FISCHER, SANDY.pdf; 20160922 JUDD, REBECCA.pdf; 20160922 LANGEMACK, CHAPPLE.pdf; 20160922 PALMER, WILLIAM.pdf; 20160922 SPOOR, REGINA.pdf; 20160922 WIENS, JOHN.pdf

Good Afternoon,

Please find attached written public comment received at the Open House last night, September 22, 2016.

Thank you,

 CITY OF  
BAINBRIDGE  
ISLAND  
JANE RASELY  
Administrative Specialist  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

## Jane Rasely

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**From:** Anderson, Paul S. (ECY) <paan461@ECY.WA.GOV>  
**Sent:** Tuesday, August 30, 2016 8:02 AM  
**To:** Jane Rasely  
**Cc:** Bunten, Donna (ECY)  
**Subject:** RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Jane:

Thanks for sending the notice on the City's Comprehensive Plan update to Ecology. From the Environmental Checklist, I see that the proposed changes include updates to the policy section of the Comp Plan related to fish and wildlife habitat and water resources (wetlands?) but I wasn't sure if this update will also include revisions to the City's critical areas ordinance. Could you please clarify whether the proposed updates will include the critical areas ordinance? Ecology typically doesn't comment on Comprehensive Plan updates but we would comment on changes to the wetlands and fish and wildlife sections of the critical areas ordinance.

Thanks, Paul

Paul S. Anderson, PWS  
Wetlands/401 Unit Supervisor  
Washington State Department of Ecology  
3190 - 160th Ave. SE  
Bellevue, WA 98008  
Phone: (425) 649-7148  
Cell: (425) 765-4691  
Fax: (425) 649-7098  
Email: [Paul.S.Anderson@ecy.wa.gov](mailto:Paul.S.Anderson@ecy.wa.gov)

**From:** Jane Rasely [mailto:[jrasely@bainbridgewa.gov](mailto:jrasely@bainbridgewa.gov)]  
**Sent:** Friday, August 26, 2016 1:02 PM  
**To:** [aosullivan@suquamish.nsn.us](mailto:aosullivan@suquamish.nsn.us); [bilibrary@krl.org](mailto:bilibrary@krl.org); Brian Kelly ([bkelly@soundpublishing.com](mailto:bkelly@soundpublishing.com)) <[bkelly@soundpublishing.com](mailto:bkelly@soundpublishing.com)>; [ceschmid@att.net](mailto:ceschmid@att.net); [cordaro@integrity.com](mailto:cordaro@integrity.com); [edwardC@KitsapTransit.com](mailto:edwardC@KitsapTransit.com); [ehsafford@earthlink.net](mailto:ehsafford@earthlink.net); Kaehler, Gretchen (DAHP) <[Gretchen.Kaehler@DAHP.wa.gov](mailto:Gretchen.Kaehler@DAHP.wa.gov)>; Luke Carpenter <[lcarpenter@bifd.org](mailto:lcarpenter@bifd.org)>; Blanton, Michael L (DFW) <[Michael.Blanton@dfw.wa.gov](mailto:Michael.Blanton@dfw.wa.gov)>; OR-SEPA-REVIEW@wsdot.wa.gov; PCD <[pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)>; Perry@biparks.org; [sarah@insidebainbridge.com](mailto:sarah@insidebainbridge.com); [sarahleebainbridge@gmail.com](mailto:sarahleebainbridge@gmail.com); DNR RE SEPACENTER <[SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov)>; SEPADesk (DFW) <[SEPAdesk@dfw.wa.gov](mailto:SEPAdesk@dfw.wa.gov)>; ECY RE SEPA REGISTER <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; Walker, Solenne (DNR) <[Solenne.Walker@dnr.wa.gov](mailto:Solenne.Walker@dnr.wa.gov)>; [steve.brown@kitsappublichealth.org](mailto:steve.brown@kitsappublichealth.org); [strudel@suquamish.nsn.us](mailto:strudel@suquamish.nsn.us); Tom Brobst <[tom.brobst@pse.com](mailto:tom.brobst@pse.com)>; [tvanwinkle@bainbridge.wednet.edu](mailto:tvanwinkle@bainbridge.wednet.edu)  
**Cc:** Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>  
**Subject:** 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Good Afternoon,

Please see the attached SEPA Notice and Checklist. You will find Ordinance and Comprehensive Plan update information here: <http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>.

If you have any questions or concerns, please contact Senior City Planner Jennifer Sutton at (206) 780-3772 or [jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov).

Thank you,



**Jane Rasely**

**Administrative Specialist**

[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)

206.780.3758 (office) 206.780.5104

## Jane Rasely

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**From:** Whitney Rearick <whitney@housingresourcesbi.org>  
**Sent:** Monday, September 12, 2016 4:04 PM  
**To:** PCD  
**Subject:** Housing and the Comprehensive Plan

Hi Gary -

I've been reviewing the draft Comprehensive Plan and was delighted to see the focus on improving the affordable housing situation on Bainbridge - I've read a lot of these plans, and BI's is great. I have a couple questions that I'd like to discuss with you. Got time to meet in the next week or two?

Thanks -

Whitney

--  
**Whitney Rearick** | Executive Director

**Housing Resources Bainbridge**

206-842-1909 x13 | 208-863-9655 (m)

[fb.me/HRBainbridge](https://fb.me/HRBainbridge)

**Jane Rasely**

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**From:** Whitney Rearick <whitney@housingresourcesbi.org>  
**Sent:** Monday, September 26, 2016 3:48 PM  
**To:** PCD  
**Subject:** Comments on 2016 Comprehensive Plan attached  
**Attachments:** HRB 2016 Comp Plan Comments.pdf

Greetings -

Attached are my comments on the 2016 Comprehensive Plan. Please let me know if you have any questions or comments.

Thanks -

Whitney Rearick

--

**Whitney Rearick** | Executive Director

**Housing Resources Bainbridge**

206-842-1909 x13 | 208-863-9655 (m)

[fb.me/HRBainbridge](https://fb.me/HRBainbridge)



HOUSING RESOURCES BAINBRIDGE  
A Community Land Trust

730 Ericksen Ave NE, Ste 100  
PO Box 11391  
Bainbridge Island, WA 98110  
206-842-1909

September 26, 2016

Dear Bainbridge Island Planning Commission members:

Thank you for the opportunity to comment on the 2016 Bainbridge Island Comprehensive Plan. I was delighted to see such a strong focus on affordable housing within the housing element of the plan. As noted in the Housing Element introduction, a third of island residents make incomes well below the median wage. If they were to lose their homes, these households would have few, if any, housing options on the island. With only 7% of the total housing units on the island being rentals, and median for-sale home prices topping \$700,000, most low and moderate income workers simply have no option but to live elsewhere. In fact, many have already left.

The City of Bainbridge Island should create housing policies that not only provide options for high-income people, but also generate housing options for those who can't afford to spend \$700,000 on a home.

As you review the comprehensive plan draft, please keep in mind the cost of *not* building affordable housing on Bainbridge Island. As long as there are coffee shops, stores, clinics and schools, we will always have low-wage workers on the island. By not providing options for workers to live on the island, we are forcing them into long daily commutes. There are also community members who, because of disability, age, or other circumstances are unable to work. These community members deserve stable, affordable housing options as well.

Not providing housing for these members of our community represents a loss to Bainbridge Island of human capital. It's a loss in community participation, volunteer hours, contributions to the arts, and yes, support for our local economy. Low and moderate income people want to live in Bainbridge for the same reasons as everybody else: they appreciate our schools, our spectacular scenery, and our high quality of life.

When families spend more time commuting instead of spending time with their loved ones and in their communities, it negatively impacts the environmental and social sustainability of our city.

Below are some suggested edits to the Housing Element of the 2016 Comprehensive Plan:

- **“Policy HO 1.1 Decrease to 20% or less the number of cost burdened families living in rental housing (down from 40%)” and “Policy HO 1.2 Decrease to 18% or less the number of cost burdened families owning homes (down from 34%).”** The time horizon on this plan is 20 years - plenty of time to create enough affordable housing inventory to reduce the percentage of cost-burdened families to zero. Burdensome housing costs affect the ability to pay for health care, education and other necessities. These costs in turn make it more difficult for residents to get

ahead, potentially hastening a slide into poverty, or increasing the risk of a catastrophic financial event.

- With the ratio of multifamily housing currently at only 16%, demand for multifamily rentals and condos is very high. To meet demand and to provide the most housing options for low and moderate income people on Bainbridge Island, COBI should seek to increase the percentage of multifamily units significantly beyond 18%, as suggested in the draft plan.
- **Goal HO-2: "Beginning in 2019, prepare biennial reports on the status of housing on Bainbridge Island..."** A biennial report on status of housing on Bainbridge Island is an exciting and original idea. Please consider including an analysis of the environmental impact of *not* building housing for the people who work on Bainbridge Island, as outlined above.
- **Goal HO-3: "Promote and maintain a variety of housing types..."** COBI's interest in innovative development patterns is laudable. To enhance this effort, descriptions in this section should be expanded, along with ideas for implementation. For example, *conservation villages* are not defined anywhere in the document. Some depicted housing types, such as mixed use multifamily housing, would be difficult to develop under current zoning codes and the current land availability.
- With most of the island zoned for single family homes, if COBI wishes to encourage economic diversity, city code will need to allow for an affordable way to do single family development. COBI should enact policies that encourage the creation of small lots and clustered housing developments outside the Winslow area. Such policies would not only provide more options for affordable housing development, but also would preserve open space.
- **Policy HO 4.2: "Increase the efficiency of the review process and revise building envelope..."** in housing development, the term "building envelope" typically refers to items like siding and flashing. Consider using another term here.
- **Policy HO 6.2: "In order to provide for permanently affordable housing pursue effective strategies to reduce the land cost component of *for-purchase* housing..."** Reducing the land cost of any kind of affordable housing development means lowering monthly housing costs for buyers as well as tenants. Suggest replacing the words "for-purchase" with "affordable."
- **Policy HO 6.5: "Provide incentives to construct affordable housing for farm workers on or near farmlands."** Consider including changes to zoning in this policy statement. Typically farmworker housing is multifamily in nature. Zoning would need to allow for this type of construction near farmland.

It is especially heartening to see that our city leaders are eager to think creatively about how to solve the problem of affordable housing on Bainbridge Island. As you know, every day our community loses members, as more and more residents are forced, because of a lack of housing options, to move off the island. City leaders should also act with a sense of urgency. As potential new community members who wish to move closer to jobs, family, or just to be part of the thriving Bainbridge island community are forced to look elsewhere for housing, Bainbridge loses opportunities for economic diversity.

I suggest COBI prioritize policies that enable the production of both modest market rate housing, *and* the kind of subsidized housing that organizations like Housing Resources Bainbridge produces. These

policies would encourage construction of small homes and multifamily housing, and the creation of small lots and clustered housing.

I also suggest moving to high priority the identification of new housing funding sources. Bainbridge must compete for construction laborer with construction projects in Seattle. That, combined with the cost of land on the island, and the high demand for units, means that construction is unlikely to get any cheaper in coming decades. Subsidizing the cost of development is critically important if we want to provide affordable housing under existing market conditions.

As with every city, the needs of the people of Bainbridge vary from household to household. Everyone deserves choices in where they can live in their community, be it rental or home ownership, multifamily or single-family. By acting soon, and boldly, city leaders have the chance to provide choices to all its residents, not just the few who can afford expensive homes.

Thank you for the opportunity to comment on Bainbridge Island's 2016 comprehensive plan. Please don't hesitate to contact me if you have any questions regarding my comments. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Whitney Rearick". The signature is fluid and cursive, with a long horizontal stroke at the end.

Whitney Rearick  
Executive Director  
whitney@housingresourcesbi.org

## Jane Rasely

---

**From:** PCD  
**Sent:** Monday, September 12, 2016 4:42 PM  
**To:** 'Whitney Rearick'  
**Cc:** Gary Christensen  
**Subject:** RE: Housing and the Comprehensive Plan

Ms. Rearick,

Gary will be out of the office for the rest of the week. I would be happy to setup an appointment for you the week following, but would also encourage you to attend the Planning Commission Open House this Saturday, September 17, 2016 at 10:00 AM or next Thursday, September 22, 2016 at 4:30 PM. Planning Commissioners and City Staff will be available to answer questions and have conversation with a Public Hearing following each Open House. Public comment will be received at the Public Hearing with the Planning Commission deliberating at a later date.

If you would still like to make an appointment with Gary, he has 2:00 PM on Tuesday, September 20 or 10:30 AM on Thursday, September 22 available. Please let me know which you would prefer.

Thank you,



**Jane Rasely**  
Administrative Specialist  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)  
206.780.3758 (office) 206.780.5104

**From:** Whitney Rearick [mailto:whitney@housingresourcesbi.org]  
**Sent:** Monday, September 12, 2016 4:04 PM  
**To:** PCD <pcd@bainbridgewa.gov>  
**Subject:** Housing and the Comprehensive Plan

Hi Gary -

I've been reviewing the draft Comprehensive Plan and was delighted to see the focus on improving the affordable housing situation on Bainbridge - I've read a lot of these plans, and BI's is great. I have a couple questions that I'd like to discuss with you. Got time to meet in the next week or two?

Thanks -

Whitney

--

**Whitney Rearick** | Executive Director  
**Housing Resources Bainbridge**  
206-842-1909 x13 | 208-863-9655 (m)  
[fb.me/HRBainbridge](https://www.facebook.com/HRBainbridge)

## Jane Rasely

---

**From:** Olaf Ribeiro <fungispore@comcast.net>  
**Sent:** Tuesday, September 20, 2016 4:58 PM  
**To:** PCD  
**Cc:** Gary Christensen; Jennifer Sutton  
**Subject:** Comments on Environmental Element  
**Attachments:** ENVIRONMENTAL ELEMENT Comments..doc

I have attached my comments on the **Environmental Element** for your consideration.

Thank you.

Olaf Ribeiro

842-1157



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

**TO:** Planning Commission –City of Bainbridge Island  
**CC:** Gary Christensen (Planning Director); Jennifer Sutton (Senior Planner)  
**From:** Olaf Ribeiro  
 10744 Manitou Beach Dr.  
 842-1157

**ENVIRONMENTAL ELEMENT:**

The Environmental Element has great importance since it relates to our future approach to mitigating climate change. It is therefore very important to make sure that this element uses language that makes it mandatory that we follow its goals. Using words that leave doubt as to it's intend tends to weaken the intent of each goal. For instance with regard to pesticide use, (EN 1.7 & EN 6.6), it is important to use the word "Shall" than "Should". Likewise when discussing the goals in geologically hazardous areas.

The original draft Element contained the word "should" 65 times and the word "shall" 7 times. 42 cities in WA use the word "shall" extensively in their documents and only 3 cities in WA use the word "should".

The present draft now contains the word "shall" 24 times and "Shall" 9 times. A vast improvement! However, the "shoulds" have now been replaced by non-committal terms. More mandatory terms are preferable.

The word "should" and "shall" have been defined by various dictionaries. The one that best describes these words is in Webster's Dictionary.

**SHALL**

When used as an auxiliary verb, *shall*, "denotes a requirement that is mandatory whenever the criterion for conformance with the specification requires that there be no deviation" (2). This word implies obligation and is traditionally used by laws and regulations.

**SHOULD**

On the other hand, *should* "denotes a guideline or recommendation whenever noncompliance with the specification is permissible." When used as an auxiliary verb, it expresses "a conditional or contingent act or state ... or moral obligation"

I would like to have an opinion from the City Attorney as to how the city legally defines the use of "Shall" and "Should". Is the city's definition the same as used in the Comp Plan?

**Introduction:**

Paragraph 5. Delete reference to the 2013 & 2014 value survey. The questions in these surveys were vague and did not rank citizens' values on various aspects of the environment. There is no way to know how the citizens feel about various aspects of the environment from these surveys. There were no questions asked about tree retention, climate change, water or other environment elements.

EN 2.3: Add "tree retention and planting". Trees are one of the best ways to mitigate climate change (carbon sequestration, filtration of air pollutants, etc.).

**Add: EN 2.5**

1. All city operations shall be conducted in a manner conducive to ensuring resource conservation.
2. Reduce waste. Reuse and recycle as much as possible.
3. Encourage the use of products made from recycled material.

**Fish & Wildlife:**

EN 5.3:

Add: The protection and enhancement of mature trees, fish and wildlife habitat.....**Geologically Hazard Areas:**

Since we have critical area slopes that are subject to landslides, it is important that before the removal of any vegetation, a certified Arborist be consulted.

EN 8-1

Change all "Should" to "shall"

EN 8. 3. **Add:** An analysis by an arborist and a geotechnical engineer shall be required.

EN 8.6 **Add:** The slope must be planted with plant material recommended by Dept. of Ecology manual "*Slope Stabilization and Erosion Control using vegetation*".

**Air Quality****EN-10: Protect & Promote Clean Air**EN 10.5 **Add:** Work on strategies for reducing vehicle trips to reduce pollution.**Promote the reduction of cumulative noise impacts**EN 11.1 **Add:**

1. Protect residential neighborhoods from noise levels that interfere with sleep and relaxation
2. Require new residential developments to include traffic noise abatement designs and materials to minimize noise from road and highways.
3. Consider noise levels when setting speed limits.

**Invasive species:**

EN-14

**Add:** Provide training sessions for citizens to ID noxious weeds.**Agricultural Lands:**

Soil erosion by wind and water represents an economic cost to agriculture. Erosion can reduce the long term fertility of the soil by removing nutrient rich top soil and organic matter, and can affect water infiltration and increase runoff. This leads to sedimentation and contamination of streams, rivers and other water bodies, impacting fish and wildlife, and increasing water treatment costs.

Due to climate change, heavier downpours are now predicted. This is important for its impact on surface water flooding, soil erosion and nutrient loss and subsequently for pollution of water courses. An estimated 25 % of the phosphates and 50 % of nitrates in rivers are from agricultural sources.

How do you equate this with a forested area that offers carbon sequestration, takes up several hundred gallons of water and filters pollutions, among many other benefits.

En 19.8: With drier and hotter summers, greater use of water will be required for farming.

**Encouraging and supporting farming**

EN 20.1:

**Add:** However, farming shall not be at the expense of removing mature forested land.

**Jane Rasely**

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**From:** Deborah Rudnick <debrudnick@gmail.com>  
**Sent:** Wednesday, September 21, 2016 9:37 AM  
**To:** PCD; Council  
**Subject:** Comments on the Water Resources element of the Comprehensive Plan  
**Attachments:** DR Comments on COBI Comp Plan Water Resources Sections 8-16 draft .pdf

Dear Council and planning commission-

Thank you for the opportunity to comment on the current revised draft of the Island's comprehensive plan; my comments are attached.

Sincerely,

Deb Rudnick  
Deborah Rudnick  
debrudnick@gmail.com

Dear City staff and leadership:

Thank you for the opportunity to comment on the revised draft of the Comprehensive Plan. I am directing my comments primarily towards the Water Resources components of the Plan.

I would like to thank staff and leadership for a revision that really reads as though the public participation process, including past workshops, has been considered and in several important ways integrated into the Water Resources element. This revision includes a more substantial treatment of climate change issues and of pro-active approaches to both ground water and surface water resources, and I am pleased to see both these things. There are some aspects of both topics that I think would benefit from further clarification or integration, but I am happy to see that these issues are being given serious treatment in the Plan update.

Excerpts from the Comprehensive Plan in my review that follows appear in plain text, and I have added my commentary or questions in *italics*. Specific comments are as follows:

**Guiding Policy 2.4 (p. IN-10)**

Sea level rise may reduce the volume of our finite groundwater resources. Anticipate and prepare for the consequences of sea level rise to ensure ample quality and quantity of groundwater for future generations.

*Sea level rise is not the only significant impact we are likely to experience under climate change, but it is the only aspect of climate change referenced in these guiding principles. Substantive shifts in hydrology, including more intense rain events and hotter, dryer summers, are also expected under current models, and these hydrologic changes should also be recognized in the guiding principles, as it will be essential to prepare for these shifts as well.*

*(This is somewhat unrelated but I noticed in my review that Figure LU-10 on page 36 has a picture of the Visconsi property, fully treed. This should be updated to reflect current site conditions).*

**Goal EN-14 (suggested changes in red)**

Collaborate with the Kitsap County Noxious Weed Board and other relevant agencies **and organizations** to develop and maintain a plan to remove and control invasive plant species, as well as prepare for vulnerability to future invasive plant **and animal** species. *Why animals in preparing for the future, but not in the present?*

Policy EN 14.1

Coordinate with public agencies and nonprofit organizations to **remove control and where feasible eradicate** invasive plant species **on public property** from public lands.

Policy EN 14.2

Improve public outreach to encourage residents to **remove and control control and where feasible eradicate** invasive plant species on private property.

*There should be a recognition here that the County and State already have a designated tiered approach to the identification and required control of invasive plant species, within which COBI should work to prioritize control efforts on both public and private property.*

## **Water Resources Element:**

### **Comments on Introduction:**

*This is not an accurate way of describing the hydrologic cycle: "In fact, it is all the same water simply given a different name and managed according to where it resides in the hydrologic cycle at any given time (see Fig. WR-1)." Readers are encouraged by this definition to think of these water resources as simply interchangeable, whereas they most definitely are not. I think it would be better to leave out this misleading sentence.*

### **Climate change, p. 98:**

*"...climatic conditions are likely to become warmer. This will result in more intense rain events during the wet season with longer, drier summer, though overall annual volume of rainfall will remain approximately the same. It is more complicated than simply warmer = more intense rain events; suggest altering wording to state that climate change is projected to bring substantive changes in the hydrologic cycle including... and change "will remain approximately the same" to "under current models is expected to remain..."*

*"Wetter conditions during the wintertime will increase water availability but may cause flooding or diminish water quality." It is not necessarily true that wetter conditions during winter time will increase water availability, and in fact, more rapid runoff and intense rain events may reduce overall water availability in terms of groundwater recharge, as is noted towards the end of this paragraph. Sentence needs to be revised accordingly.*

### **Vision comments:**

*"Bainbridge Island's water resources (precipitation on the surface and in the ground) are climate resilient and demand and quantity are adequate for all forms of life on the Island." Firstly, I do not understand the statement that "demand" can be adequate for all forms of life. Second, how do we evaluate "adequate quantity for all life forms"? This is a misleading and I think unachievable vision. When we work to understand and manage for rates of withdrawal and recharge, we are striving towards an estimate of sustainable supply, not a known adequacy.*

*"Aquifers are continuously monitored and maintained above the early warning level." This sentence may mislead a reader into thinking we have a complete and ongoing knowledge of water levels in all our aquifers and can immediately adjust for a sustainable water supply, which is simply not true. We do not nor is it reasonable to expect us to continuously monitor aquifers. We periodically monitor wells that give us insights into aquifer dynamics, and we have a good model that needs to continue to be updated and used, which allows us to understand patterns in aquifer declines that could lead to the trigger of a warning level.*

*"Education on water conservation has resulted in a significant reduction in the average water consumption per household." Suggest putting this statement in the present tense to match the rest of this section.*

### **Goal WR-1**

*"Manage the water resources of the Island in ways that restore, enhance and preserve their ecological and hydrologic function." Suggest rephrasing this as ...in ways that protect, maintain, and where necessary restore ...*

### **Policy WR 1.1**

*"Study future climate and demand scenarios to accurately understand future water resource conditions." Suggest replacing "understand" with "plan for".*

### **Policy WR 1.2**

“Groundwater, surface water and stormwater are resources that shall be protected and managed to preserve water quality and quantity, and to retain natural ecological and hydrologic function to ~~the maximum extent practicable.~~” *“To the maximum extent practicable” is not a meaningful statement, I suggest removing it.*

### **Policy WR 2.2**

“Areas of high aquifer recharge should be identified and assessed as part of a land use application. Care should be taken to minimize the effect of development on these areas.” *My read of this statement is that aquifer recharge should be assessed in the course of individual land use applications. This is a piecemeal approach that carries a high risk that aquifer recharge is not viewed holistically, as the introduction of this section encourages we must do. We need to identify and assess aquifer recharge across the Island in a more comprehensive and thorough fashion, particularly if we are to understand where there are areas available for recharge protection and potentially enhancement, especially as those decisions may well take place across parcel boundaries. Our current aquifer recharge map for the Island is critically unresolved and does not constitute a sufficient planning tool. Suggest rewriting this policy to address recharge information comprehensively and holistically.*

### **Policy WR 2.3**

“To promote efficient use of groundwater resources, encourage the expansion of public and private water systems rather than encouraging shallow or individual residential wells.” *This is a broader question/comment: what are the policy mechanisms by which this can be done? I ask because as a homeowner of a recently built home, my developer was told when he wanted to connect to the city well system that he would have to pay upwards of 50K to lay piping from an extant system in to our development, vs spend many thousands less to drill 2-household wells that do not fall under a system. The choice for him was simple and economic; are there viable ways to change that equation so there actually are incentives? How are we putting this into practice as a City? Otherwise, this sounds like an unfunded mandate of sorts.*

### **Policy WR 2.5**

In cooperation with the appropriate regulatory agencies (e.g., Washington State Department of Health and the Kitsap Public Health District) institute new wellhead protection procedures. *What is lacking in our current wellhead protection procedures, which are state-mandated, that this policy goal is necessary?*

### **Policy WR 2.6**

Encourage the use of integrated pest management techniques and the reduction of pesticide and herbicide use within the City boundaries. *IPM is a good objective, but “reduction of pesticide and herbicide use” isn’t really that meaningful, because one is left asking “compared to what?” Suggest alternate language such as “minimizing pesticide and herbicide use to the extent practicable by prioritizing IPM and less toxic alternatives when appropriate”.*

### **Policy WR 2.9**

Recognizing that the Island aquifer system is a Sole Source Aquifer as designated by EPA, institute an added level of development and re-development permit review to prevent or mitigate potential pollutant-generating activities associated with proposed land use. *Suggest adding to this after pollutant-generating activities” “or activities that could affect patterns in stormwater runoff or aquifer recharge”.*

**Policy WR 2.11**

Develop a water conservation program. *For who? The state requires water conservation for water systems- are we talking about going above and beyond? Is this reaching out to City utility payers, commercial entities, citizens in general, or...?? Needs clarification.*

**Policy WR 2.13**

Develop a program that encourages homeowners to explore innovative methods for recapturing and reusing surface water runoff and grey water as approved by the Washington State Department of Health and the Kitsap Public Health District. *Rather than "encourages homeowners to explore", how about make this more a more active voice as "incentivizes and facilitates innovative methods for homeowners and business owners to reuse stormwater and gray water as approved by..."*

**Policy WR 3.2**

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 be restored to enhance their function. Allow reductions in vegetated buffers only in areas where such reductions, if consistently applied, would not result in significant cumulative impacts to aquatic resources and fish and wildlife habitat. *It seems like this and subsequent policies that discuss vegetated buffers should refer to the CAO and SMP for guidance on the quantity and quality of vegetated buffers.*

**Policy WR 3.6**

Herbicides and pesticides shall not be used in aquatic resource areas and buffers and should be discouraged in the areas that drain into them. *This statement is in direct violation of the City's own partnership in noxious weed control programs like Island-wide knotweed control. There are herbicides which are approved for use near aquatic resources when used by a licensed applicator and this policy could do great ecological disservice to disallow this option where it is necessary for the control of invasive plants.*

**Policy WR 3.7**

Prohibit access to aquatic critical areas by farm animals. Agricultural activities within proximity of aquatic resources should complete a farm management plan addressing water quality and other natural resource protection. *How is "within proximity of" defined?*

**Policy WR 3.9**

Promote watershed-based mitigation to meet federal regulations, improve mitigation success and better address the ecological demands of the island's watersheds. *I do not understand the intent of this policy? Can an example be given, or some additional clarifying information? What are "ecological demands" of a watershed? I do not understand that statement.*

**Policy WR 3.12**

Allow stream relocation only where relocation would result in improved stream habitat or when a property owner would otherwise be denied all reasonable use of the property. *Are we suggesting that if a property owner owns a parcel that is encumbered significantly by a critical area such as a stream or stream buffer, if that person cannot develop, stream relocation would be allowed? Is this not instead where we figure out an alternative mechanism like TDRs or other ways to ensure adequate protection other than moving a stream- it seems unlikely state or federal government would concur with such a decision?*

**Policy WR 3.14**

Resident and migratory fish streams and adjacent land should be preserved and enhanced to ensure a sustainable fishery. *We don't have any fisheries based on residential fish. Arguably our streams provide habitat for salmon species that are fished for in the Puget Sound area, but I would suggest a more compelling and relevant argument is sustaining sustainable populations of resident and migratory fish.*

#### **Policy WR 3.16**

Maintain a comprehensive program of surface water inventory, data gathering and analysis. The program shall include monitoring and assessment of physical, chemical and biological health of surface water ecosystems to include streams, ephemeral streams, lakes, wetlands and marine waters. This may include water, flow, sediment, habitat, submerged aquatic vegetation, fish and shellfish tissue, aquatic species diversity and other ecosystem health indicators. *Suggest pollutants be added to this list.*

#### **GOAL WR-4**

Rather than capture and carry stormwater away as a waste stream, protect it from pollutants and retain it on site to replenish aquifers and maintain wetland and summer stream flows, preserving or mimicking the natural water cycle to the maximum extent practicable. *This is an important goal. Suggest removing the word "summer" and replacing with "natural", and adding an "s" to wetland.*

#### **Policy WR 4.7**

Develop and actively enforce a strong low impact development (LID) ordinance to require any and all methods and practices for new development and redevelopment to the maximum extent practicable and reasonable. LID is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning and distributed stormwater management practices that are integrated into a project design. *Shouldn't LID be described in the definitions section, and refer to that, rather than describing here?*

#### **GOAL WR-5**

Ensure that sewage is collected, treated and disposed of properly to prevent public health hazards and pollution of groundwater, Island surface water and the waters of Puget Sound. *Missing from this goal and the policies that support it are any recognition of opportunities for water conservation through reducing water needs in sewage conveyance, reuse of treated stormwater for irrigation, and any exploration of the potential for groundwater recharge of treated effluents.*

#### **Policy WR 6.1**

Assemble and maintain an inventory of contaminated sites on the Island to track site location, contaminant(s) of concern, cleanup status and potential to impact nearby surface or groundwater. *Is this different than the DoE's list, and if so, how?*

#### **GOAL WR-7**

The City, in concert with federal, state and local governments, public water purveyors, watershed councils, non-profits, citizens and other appropriate entities will continue to improve and implement a comprehensive public education and outreach program to promote protection and management of all water resources. *Missing from this goal and supporting policies is a recognition that "the public" is not a uniform mass, and that outreach and education programs accordingly can and should be tailored to very different needs among multiple demographics on this island including age, length of residence on the Island, business*

*owner vs homeowner, and many other differentiations.*

**Policy WR 7.1**

Educate and inform the public about the purpose and importance of aquatic environments, their vulnerabilities and observed status and trends in ecological health and function. *Suggest changing "aquatic environments" to "aquatic resources" for consistency with rest of section.*

**IMPLEMENTATION:** *What differentiates "high" and "medium" priority actions? If the city "must create outreach and education programs" (arguably, it already has several, so continuation and expansion might be a better way to phrase this) in order to implement these goals, why are education and outreach policies only found in "medium priority" actions?*

Thank you for the opportunity to comment, and for your hard work to create a comprehensive plan that provides us with a proactive approach for the stewardship of our Island and its resources.

Sincerely,



Deborah Rudnick, Ph.D.  
Chair, Bainbridge Island Watershed Council

## Jane Rasely

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**From:** Jennifer Sutton  
**Sent:** Tuesday, September 20, 2016 2:40 PM  
**To:** Mack Pearl; Jon Quitslund; Lisa Macchio; Maradel Gale; Michael Killion; Michael Lewars; William Chester  
**Cc:** PCD  
**Subject:** FW: Affordable Housing and the Comp Plan

 CITY OF  
BAINBRIDGE  
ISLAND  
JENNIFER SUTTON, AICP  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

 Please consider the environment before printing this email and any attachment. Thank you.

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**From:** Gloria Saylor [mailto:gloriasaylor@ymail.com]  
**Sent:** Tuesday, September 20, 2016 1:17 PM  
**To:** Council <council@bainbridgewa.gov>  
**Cc:** Doug Schulze <dschulze@bainbridgewa.gov>; Jennifer Sutton <jsutton@bainbridgewa.gov>  
**Subject:** Affordable Housing and the Comp Plan

Dear Council members,

I was very interested to learn that the draft of the new comp plan housing element includes some novel, and some tested, proposals to increase the stock of affordable housing on the Island. Ideas such as amending the City's development rules to encourage tiny houses, micro units and cottage housing; expanding opportunities for infill in Winslow and the Neighborhood Centers; and allowing the creation of small lots and smaller footprint homes (I assume these are in the areas where we have sewerage and public water available) are all ones that could help ease the shortage of affordable units on the Island.

Adopting the tested and popular Multi-Family Property Tax Exemption (MFTE) program would also be a positive step, which could be done without waiting for the Comp Plan final approval. The urgency of creating affordable housing is very real when the average price of an Island home is \$860,548 vs. \$763,877 in August last year.

This has a profound impact on our community - teachers needing to commute farther from other areas and interfering with their ability to be part of the community in which they teach and depleting their energy for the classroom; making it difficult to find people willing to staff jobs in retail sales or even higher wage work.

We need you to prioritize this work to make sure our community remains viable.

Thank you for your service,  
Gloria Saylor  
Bainbridge Is., WA 98110

**Jane Rasely**

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**From:** Charles Schmid <ceschmid@att.net>  
**Sent:** Thursday, September 15, 2016 5:18 PM  
**To:** PCD  
**Subject:** Comments on Comp Plan  
**Attachments:** ABCLandUseElement.pdf; ABCLandUseElement.docx

Attached are comments on the draft Comprehensive Plan for members of the Planning Commission, Planning Director and senior staff member Jennifer Sutton. Thank you for routing it ASAP since the hearing is Saturday.  
Charles

**Jane Rasely**

---

**From:** Charles Schmid <ceschmid@att.net>  
**Sent:** Sunday, September 25, 2016 12:22 PM  
**To:** PCD  
**Cc:** Charles Schmid  
**Subject:** Memo commenting on Economic Element  
**Attachments:** ABCEconomicElement.docx

Please find a three page memo on the Comp Plan Economic Element in word  
Charles Schmid  
ceschmid@att.net

**To:** Members of the Planning Commission  
**Cc:** Gary Christensen , Planning Director  
Jennifer Sutton, Senior Planner  
Joe Tovar, Consultant  
**Subject:** Comments and Recommendations on the Economic Element of  
*Bainbridge Island Comprehensive Plan*



**Appendix:** List of Members of the Committee which Created the 1994 Economic Element for the 1994 Comprehensive Plan

**Date:** 25 September 2016

**From:** Charles Schmid, Association of Bainbridge Communities (ABC),  
365 Ericksen Ave. # 327, Bainbridge Island WA 98110

First of all I want to say that I really appreciate having the video of the hearing on line allowing me – along with my fellow citizens to monitor the citizen testimony on the draft Comprehensive Plan. Likewise I appreciated the open house with staff representing the different elements so that we could be better prepared with our testimony.

As I mentioned during my presentation at the hearing on Thursday (September 22<sup>nd</sup>), I am concerned about the changes in the Economic Element which make the City more business oriented in some 2016 policies than expressed the 2004 Comprehensive Plan. My first indication of this came while comparing text from Framework for 2004 plan with 2016:

Item # 3: 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.

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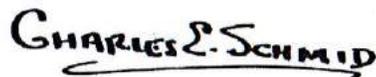
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Reading these lofty goals in the Economic Elements for 2016 – many of which were created over 15 years ago – one cannot help but see that market forces have made a few goals and policies obsolete before they are even ready for approval by the City. Stores which served downtown residents have disappeared (hardware store, office supply store and drug store). The Virginia Mason Medical Clinic is about to go to the Village in spite of receiving a rezone a few years ago so it could remain in Winslow. Fortunately Town and Country grocery store has decided to remain downtown and restaurants serve residents and tourists alike.

Economics is obviously an important aspect of government, and must reflect the values of its citizens. Hence in concluding my memo I thank you for working on this element, reading this memo and look forward to knowing how the Economic Element was developed for the 2016 Comprehensive Plan. I have read Appendix A of the 2016 Plan, and looked through the Vision Survey and scanned the many points listed under the Listening Sessions, and found them interesting. Please let me know if there are any documents I should read to better understand the process for creating the Economic Element.



Charles Schmid  
Secretary/Treasurer

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1994/2004 Comprehensive Plan

Jeff Brein  
Tom Clune  
Suzy Cook  
Tom Croker  
Janet Knox  
Lee Kueckelhan  
Craig Merrill  
Shelby Rallis  
Doug Roben  
Michael Schuyler  
Hidde Van Duym  
Connie Waddington

**Jane Rasely**

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**From:** Charles Schmid <ceschmid@att.net>  
**Sent:** Sunday, September 25, 2016 12:38 PM  
**To:** PCD  
**Cc:** Charles Schmid  
**Subject:** CORRECTED Memo on Comments on Economic Element  
**Attachments:** ABCEconomicElement.docx

For some reason Word messed up the copy of my Memo  
I just sent, Please delete earlier version and use this one instead  
(providing it turn out right this time. If not I will send a version in pdf format)  
Charles Schmid

**To:** Members of the Planning Commission

**Cc:** Gary Christensen , Planning Director

Jennifer Sutton, Senior Planner

Joe Tovar, Consultant

**Subject:** Comments and Recommendations on the Economic Element of  
*Bainbridge Island Comprehensive Plan*

**Appendix:** List of Members of the Committee which Created the 1994 Economic Element for the  
1994 Comprehensive Plan

**Date:** 25 September 2016

**From:** Charles Schmid, Association of Bainbridge Communities (ABC),  
365 Ericksen Ave. # 327, Bainbridge Island WA 98110



First of all I want to say that I really appreciate having the video of the hearing on line allowing me – along with my fellow citizens to monitor the citizen testimony on the draft Comprehensive Plan. Likewise I appreciated the open house with staff representing the different elements so that we could be better prepared with our testimony.

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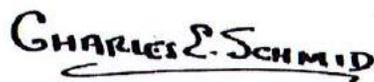
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## Jane Rasely

---

**From:** Charles Schmid <ceschmid@att.net>  
**Sent:** Sunday, September 25, 2016 1:43 PM  
**To:** PCD  
**Cc:** Charles Schmid  
**Subject:** Pdf version of C. Schmid Memo on Economic Element  
**Attachments:** ABCEconomicElementforpdf.pdf

I am not sure if my two previous versions of my 9/25 version came through in Word properly - since the memos didn't print out correctly when I checked them.

At any rate here is the pdf version - which is less prone to errors.  
Sorry for taking three emails to get this to you.  
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ceschmid@att.net

**To:** Members of the Planning Commission  
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Joe Tovar, Consultant  
**Subject:** Comments and Recommendations on the Economic Element of  
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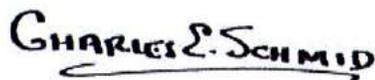
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**To:** Members of the Planning Commission  
**Cc:** Gary Christensen , Planning Director  
 Jennifer Sutton, Senior Planner  
**Subject:** Comments and Recommendations on the Land Use Element of  
*Bainbridge Island Comprehensive Plan*  
**Date:** 15 September 2016  
**From:** Charles Schmid, Association of Bainbridge Communities (ABC),  
 365 Ericksen Ave. # 327, Bainbridge Island WA 98110



**INTRODUCTION**

This memo provides observations and recommendations on the *Land Use Element of Bainbridge Island*. (Public Hearing Draft 8/26/16) with the intent to improve its clarity and to create a document which better matches the values and expectations of Island residents.

I found the labeling of Designated Centers and Neighborhood Centers confusing in that some titles are inconsistent. To show this I went to the goals/policies to make a list where each occurs.

The following lists the named Designated Centers

Table of Contents

1. Winslow
2. High School Road Area

Figure LU-3 on Page LU-3

1. Winslow
2. Lynwood Center
3. Rolling Bay
4. Island Center
5. Day Road
6. Sportsman Triangle (does this include New Brooklyn?)
7. Fort Ward

Is High School Road a Designated Center?  
 From this we can conclude all Neighborhood Centers are Designated Centers with the exception of Miller Road/Battle Point Drive

Goal LU-5

1. Winslow
  2. Neighborhood Centers
- “Collectively Winslow and the Neighborhood Centers constitute Bainbridge Island’s designated centers” Where is Day Road and Sportsman?

Goal LU 6.5

1. Day Road
2. Sportsman Triangle
3. Winslow
4. Lynwood
5. Rolling Bay
6. (above does not imply these are the only ones in set)

The following lists Neighborhood Centers

Table of Contents

1. Lynwood Center
2. Island Center
3. Miller Road/Battle Point Drive Contract Rezone
4. Rolling Bay
5. Fort Ward

Goal LU-10

1. Rolling Bay
2. Lynwood
3. Day Road (Should this be there?)
4. Fort Ward
5. Island Center
6. (Above does not imply these are the only ones in set.)

*Goal LU-10 is missing Miller Road/Battle Point Drive Contract Rezone*

**Day Road** is listed as a Neighborhood Center in one list, but this is probably an error. **Sportsman Triangle** is listed as a Designated Center but not as a Neighborhood Center so we must assume it is not a Neighborhood Center. Not on the List is Mac 'n Jack's at 4790 Eagle Harbor Drive. Should this site be listed as a contract NC somewhere?

### Comments on Neighborhood Centers

Uses allowed in Neighborhood Centers are quite broad. **Goal LU-9** notes they "provide Island-wide commercial and service activity outside Winslow. These areas should be developed at higher densities .." In the past the City Planning Director interpreted a taxi dispatch center at Rolling Bay as a service and allowed around 10 taxis and personal cars of drivers to be parked at Rolling Bay Neighborhood Service Center and to be dispatched at all hours. The taxi company has since folded, but COBI's interpretation should not be allowed to remain as it would permit express mail trucks, trucking firms, and even garbage trucks to park there. (Many years ago Kitsap County denied an application for parking garbage trucks at Rolling Bay NSC.) They, like taxis, belong in the B/I zone. Recommendation: *insert "on-site" preceding "services."* Another loophole is calculating dwelling densities in Neighborhood Centers. I calculated that 10 dwelling units per acre are available for Lynwood and Ft. Ward (assuming the Ft. Ward NC will hook up to Sewer District 7) if every dwelling unit is permitted to have an ADU. Recommendation: *not allow ADUs if the NC density has gone to the maximum of 5 units per acre.*

**Fort Ward** would be assumed to come under the same regulations as Lynwood Center which allows higher densities (see above). Also note Fort Ward is only 10 minute drive to Lynwood which can provide the same amenities. The present Comp Plan (1995) policy LU 1.4 states "New Commercial centers should be considered only after detailed analysis of the economic impact of the new development shows there will be no significant, adverse impact on the existing commercial centers, including Winslow." This remains in the draft Comp Plan. (LU-6.4) Have the new proposed commercial centers had a detailed analysis showing no significant, adverse impact on Winslow? Recommendation: *Eliminate adding proposal for Fort Ward to be a Neighborhood Center until a future need and approval by local residents can be shown.*

I am not sure how assigning **Day Road** to be a Neighborhood Center was arrived at. It definitely shouldn't be treated like Lynwood Center and Rolling Bay - with restaurants, retail, dwelling units, etc. The 1994/2004 Plan makes it clear all parcels in the Day Road B/I zone are needed for future B/I uses vital to the Island's economy and services. In addition there are many reasons to not have retail there, including traffic congestion at the intersection of Day Road and Phelps Rd. with SR 305. Setting aside this B/I area for light manufacturing was the intent when the original 1994 Comprehensive Plan was approved, and should be respected since the need for land zoned for B/I has not changed.

Recommendation: *Eliminate designating Day Road area as a Neighborhood Center.*

### Comments on Business Industrial Zone

**Goal 10** states the **Business/Industrial Zone (B/I)** "provides opportunities for new businesses and expansion of existing Island businesses, for diversity of jobs and for low-impact industrial activity that contributes to well-paying jobs, where traffic congestion, visual, and other impacts on the surrounding neighborhood can be minimized." This is followed by LU-11 to "provide appropriate land for B/I....". In 1994 planners, City staff, the business community, and citizens realized that it was important to set aside and plan land for future use for warehousing and similar activities which would not possible to create in the future. Sometime after 1994 a

proposal was made to change LM to B/I to also allow Business parks. Applications for restaurants, a brewery and retail were initially denied. Later COBI Planning and Community Development Department loosened the requirements to only permit retail for products made on the premises and food service for employees. Still later COBI Planning and Community Development extended uses to the wide range of retail and services now found at the Sportsman Triangle (Coppertop) through a conditional use permit. Requirements for amenities like sidewalks and street trees for B/I are not as rigid as those for Winslow, which essentially led to sprawl of commercial businesses to the Sportsman over the repeated objections expressed by ABC's neighborhood organization, the Murden Cove Preservation Association (MCPA). MCPA protested this evolution from the previous prohibited uses, but the City continued to issue permits to non-B/I uses which are there now. Many residents and visitors now use and enjoy these commercial facilities, and it is too late to alter what has been done other than wonder how our City could have permitted all these applications for such a wide range of uses typically not combined in well-planned municipalities. The variety of uses in an B/I zone represents the worst example of open zoning. Unless the city acts now during this Comprehensive Plan process to avoid repeating approval of similar applications, it will be too late to deny similar commercial sprawl to spread to the Day Road B/I zone where a marijuana retail store was already approved.

Recommendation: *Given the Planning Commission apparently has not yet acted on this crucial subject it is important that they or the City Council act immediately to save B/I land and to reduce sprawl (LU 5.1) which would be created by a new commercial center at Day Road on both sides of Highway 305.*

### **Other Comments/Recommendations in sequential order**

Table of Contents – Add Water Dependent Industrial

**Goal LU-1** – change to a positive statement

....sustain high standards that will ~~not diminish~~ enhance the quality of life and ~~or degrade~~ improve the environment of the Island

**Policy LU 2.1** First paragraph

Is it clear what “within the parameters of existing data” means?

**Policy LU 2.1** second paragraph

Add “traffic Level of Service (LOS)” to the list of factors.

**Figure LU-5 Future Land Use Map on page LU-7**

This is very important – but it is impossible to read. Please place a readable one on line.

**Policy LU 4.4** “The special planning area process for each designated center shall be informed by surface water and aquifer data in the respective watershed and appropriate provision made to limit permitted uses or require specific measures to protect the water resource.” What does “shall be informed by” mean?

**Policy LU 4.5**

“The special planning area process for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix, and the desired and required services and infrastructure to serve the selected use mix and intensity.” I assume this applies to all 8 designated centers.

**Policy LU 4.7**

Add “,policies” after *goals*.

**Policy 4.9** appears on both pages LU-6 and LU-7. They have different policies.

**Policy LU 4.9**

Add “noise” after air quality

**Policy LU 5.1** dotted list

Add and “restores” between “Maintains” and “and enhances the fish and wildlife habitat”

**Policy LU 5.2** Change the word order to be clearer: “Increased density over and above existing zoning in the NCs should only occur through density bonuses for affordable housing or through a shift in density from critical areas and farms through TDRs.”

**Comment:** The reliance of TDRs to increase density in some areas in exchange for preserving open spaces is commendable [See LU-18]. However this plan, to our knowledge, has not worked in the past 20 years. The Planning Commission should go on record that it is of the opinion it will work now including the reasons why – otherwise this is just a dream to make readers of the Comprehensive Plan feel good while other policies to increase density are implemented. (See Action #9). One approach to make it work is to carry out a TDR for converting forested land to agricultural land. Also note Neighborhood Centers can increase density by adding Accessory Dwelling Units (ADU) which are not counted in the density. Has the Planning Commission decided how to treat this apparent contradiction? See notes for LU 6.7

**Figure LU-6 (photo on page LU-8)**

Add “Scenic Highway” in front of “SR 305” for those who don’t know this is a state designated scenic highway.

**Policy LU 6.6**

Add “citizen awareness” between the word “fairness” and “predictability.” And add “and code compliance requests” after “approval.” This would be part of LU Action #5.

**Policy LU 6.7**

Please check allowing ADUs in all residential zones. I recall residential ADU’s within shoreline designation require a CUP. Allowing ADU’s in Neighborhood Centers essentially doubles the density, creating R-10 in some areas. Allowing ADU’s to be sold to persons who are not the landowners defeats the original purpose of ADU’s. I think ADU’s should be counted as density in NCs. Please add to the policy that the maximum density for ADUs is 2.5 for subdivisions in neighborhood centers. This would result in a maximum density of 5 units per acre for Neighborhood Centers attached to sewer and water. (see above)

**LU 9.20** Change “The base density of residential development in the Neighborhood Centers is 2 units per acre. A density bonus of 3 units per acre may be obtained in areas not served by public water and sewer ...” to “The base density of residential development in the Neighborhood Centers is 2 units per acre. A density bonus of 1 unit per acre may be obtained for a total of R-3 in areas not served by public water and sewer ...”

## Winslow and Other Issues

**Pages LU-11 and LU 12** Most all the goals and policies for Winslow have been removed. These are necessary to leave in since Winslow is the major Designated Center, and we contend these policies are important to remain in the Comp Plan. There are minimal pages inserted for Winslow's neighborhoods (overlay districts), while only including a summary of the Mixed Use Town Center (MUTC). Please put back the overlay districts for Winslow – otherwise the Revised Comprehensive Plan will primarily contain goals, policies, and implementation for designated areas with little regard for Winslow.

**Policy LU 10.13** Add: Minimal Noise levels based on mixed use of living units, retail and offices.”

**Policy LU 11.4** Shouldn't "sewerage" be added or does "wastewater" cover that?

**Policy LU 11.7** Add after roadways "including Scenic Highway 305." The final sentence could be confusing in that "setback" and "buffer" can be confusing terms, and its policy conflicts with the first sentence.

**LU 13.2** Either eliminate or better define cluster development based on problems with cluster development for recent subdivisions.

**LU 13.4** Does critical areas include high aquifer recharge? If not add Avoid building in high aquifer recharge areas,

**LU 14.1** Change "should" to "shall" in two instances.

**LU 14.3** This was changed from the present plan {OS 1.6}, with words requiring mapping of tree-covered hillsides followed by developing regulations. Does the mapping have to be carried out before protection? If so revert back to original which is closer to a policy than the present requirement.

### Other Points

Shouldn't goals and policies be included for **subdivisions**? Recent subdivisions have been criticized – and if the City and its citizens wish to avoid similar mistakes, there must be added or strengthened goals and policies included in the Land Use Element. Is it possible to add a general statement for concurrency as a goal? This seems to be overlooked in general.

The confusion as to how the draft Land Use Element treats Day Road and Sportsman Triangle must be resolved. Day Road appears to mistakenly be called a Neighborhood Center [See LU-9 on page LU-29 which should be LU-10] while Sportsman Triangle is a Designated Center like Winslow – but has different regulations. See notes under Goal 10 above. One approach may be found in **LU Action #2** "Adopt a multi-year planning work program for adopting the subarea plans for Island Center, Rolling Bay, Fort Ward, Sportsman Triangle, and Day Road." This may be a reasonable only if the City takes immediate steps to avoid continuation of permitting non-B/I uses in B/I zones. Also the Ft. Ward Neighborhood should be asked if they want a Neighborhood Center at the present time as they are the ones who will be affected by it.

## Conclusion

Most of this memo is directed to details – which I hope are not too “picky” and contribute to readers having a better understanding of the “new” “Designated Centers.” Also I have added my recollections of how the Sportsman Triangle B/I developed which might help understand how we got there. Also a strong plea to put the basic policies for Winslow back in the Comprehensive Plan so the Plan is not just designated centers outside Winslow. And finally I’ll note that while I appreciate that the Land Use Element needs to cover urban growth in the designated areas, I wished it had devoted more goals and policies which expand on Goal LU 1.2 : “Outside of Winslow and the Neighborhood Centers, the Island has a rural appearance with forested areas, meadows, farms and winding, narrow, heavily vegetated roadways. These characteristics represent the Island character that is so highly valued by its residents.

CHARLES E. SCHMID

**To:** Members of the Planning Commission  
**Cc:** Gary Christensen , Planning Director  
 Jennifer Sutton, Senior Planner  
**Subject:** Comments and Recommendations on the Land Use Element of  
*Bainbridge Island Comprehensive Plan*  
**Date:** 15 September 2016  
**From:** Charles Schmid, Association of Bainbridge Communities (ABC),  
 365 Ericksen Ave. # 327, Bainbridge Island WA 98110



**INTRODUCTION**

This memo provides observations and recommendations on the *Land Use Element of Bainbridge Island*. (Public Hearing Draft 8/26/16) with the intent to improve its clarity and to create a document which better matches the values and expectations of Island residents.

I found the labeling of Designated Centers and Neighborhood Centers confusing in that some titles are inconsistent. To show this I went to the goals/policies to make a list where each occurs.

The following lists the named Designated Centers

Table of Contents

1. Winslow
2. High School Road Area

Figure LU-3 on Page LU-3

1. Winslow
2. Lynwood Center
3. Rolling Bay
4. Island Center
5. Day Road
6. Sportsman Triangle (does this include New Brooklyn?)
7. Fort Ward

Is High School Road a Designated Center?  
 From this we can conclude all Neighborhood Centers are Designated Centers with the exception of Miller Road/Battle Point Drive

Goal LU-5

1. Winslow
2. Neighborhood Centers

“Collectively Winslow and the Neighborhood Centers constitute Bainbridge Island’s designated centers” Where is Day Road and Sportsman?

Goal LU 6.5

1. Day Road
2. Sportsman Triangle
3. Winslow
4. Lynwood
5. Rolling Bay
6. (above does not imply these are the only ones in set)

The following lists Neighborhood Centers

Table of Contents

1. Lynwood Center
2. Island Center
3. Miller Road/Battle Point Drive Contract Rezone
4. Rolling Bay
5. Fort Ward

Goal LU-10

1. Rolling Bay
2. Lynwood
3. Day Road (Should this be there?)
4. Fort Ward
5. Island Center
6. (Above does not imply these are the only ones in set.)

*Goal LU-10 is missing Miller Road/Battle Point Drive Contract Rezone*

**Day Road** is listed as a Neighborhood Center in one list, but this is probably an error. **Sportsman Triangle** is listed as a Designated Center but not as a Neighborhood Center so we must assume it is not a Neighborhood Center. Not on the List is Mac 'n Jack's at 4790 Eagle Harbor Drive. Should this site be listed as a contract NC somewhere?

### Comments on Neighborhood Centers

Uses allowed in Neighborhood Centers are quite broad. **Goal LU-9** notes they “provide Island-wide commercial and service activity outside Winslow. These areas should be developed at higher densities ..” In the past the City Planning Director interpreted a taxi dispatch center at Rolling Bay as a service and allowed around 10 taxis and personal cars of drivers to be parked at Rolling Bay Neighborhood Service Center and to be dispatched at all hours. The taxi company has since folded, but COBI's interpretation should not be allowed to remain as it would permit express mail trucks, trucking firms, and even garbage trucks to park there. (Many years ago Kitsap County denied an application for parking garbage trucks at Rolling Bay NSC.) They, like taxis, belong in the B/I zone. Recommendation: insert “on-site” preceding “services.” Another loophole is calculating dwelling densities in Neighborhood Centers. I calculated that 10 dwelling units per acre are available for Lynwood and Ft. Ward (assuming the Ft. Ward NC will hook up to Sewer District 7) if every dwelling unit is permitted to have an ADU. Recommendation: not allow ADUs if the NC density has gone to the maximum of 5 units per acre.

**Fort Ward** would be assumed to come under the same regulations as Lynwood Center which allows higher densities (see above). Also note Fort Ward is only 10 minute drive to Lynwood which can provide the same amenities. The present Comp Plan (1995) policy LU 1.4 states “New Commercial centers should be considered only after detailed analysis of the economic impact of the new development shows there will be no significant, adverse impact on the existing commercial centers, including Winslow.” This remains in the draft Comp Plan. (LU-6.4) Have the new proposed commercial centers had a detailed analysis showing no significant, adverse impact on Winslow? Recommendation: Eliminate adding proposal for Fort Ward to be a Neighborhood Center until a future need and approval by local residents can be shown.

I am not sure how assigning **Day Road** to be a Neighborhood Center was arrived at. It definitely shouldn't be treated like Lynwood Center and Rolling Bay - with restaurants, retail, dwelling units, etc. The 1994/2004 Plan makes it clear all parcels in the Day Road B/I zone are needed for future B/I uses vital to the Island's economy and services. In addition there are many reasons to not have retail there, including traffic congestion at the intersection of Day Road and Phelps Rd. with SR 305. Setting aside this B/I area for light manufacturing was the intent when the original 1994 Comprehensive Plan was approved, and should be respected since the need for land zoned for B/I has not changed.

Recommendation: Eliminate designating Day Road area as a Neighborhood Center.

### Comments on Business Industrial Zone

**Goal 10** states the **Business/Industrial Zone (B/I)** “provides opportunities for new businesses and expansion of existing Island businesses, for diversity of jobs and for low-impact industrial activity that contributes to well-paying jobs, where traffic congestion, visual, and other impacts on the surrounding neighborhood can be minimized.” This is followed by LU-11 to “provide appropriate land for B/I....”. In 1994 planners, City staff, the business community, and citizens realized that it was important to set aside and plan land for future use for warehousing and similar activities which would not possible to create in the future. Sometime after 1994 a

proposal was made to change LM to B/I to also allow Business parks. Applications for restaurants, a brewery and retail were initially denied. Later COBI Planning and Community Development Department loosened the requirements to only permit retail for products made on the premises and food service for employees. Still later COBI Planning and Community Development extended uses to the wide range of retail and services now found at the Sportsman Triangle (Coppertop) through a conditional use permit. Requirements for amenities like sidewalks and street trees for B/I are not as rigid as those for Winslow, which essentially led to sprawl of commercial businesses to the Sportsman over the repeated objections expressed by ABC's neighborhood organization, the Murden Cove Preservation Association (MCPA). MCPA protested this evolution from the previous prohibited uses, but the City continued to issue permits to non-B/I uses which are there now. Many residents and visitors now use and enjoy these commercial facilities, and it is too late to alter what has been done other than wonder how our City could have permitted all these applications for such a wide range of uses typically not combined in well-planned municipalities. The variety of uses in an B/I zone represents the worst example of open zoning. Unless the city acts now during this Comprehensive Plan process to avoid repeating approval of similar applications, it will be too late to deny similar commercial sprawl to spread to the Day Road B/I zone where a marijuana retail store was already approved.

*Recommendation: Given the Planning Commission apparently has not yet acted on this crucial subject it is important that they or the City Council act immediately to save B/I land and to reduce sprawl (LU 5.1) which would be created by a new commercial center at Day Road on both sides of Highway 305.*

#### **Other Comments/Recommendations in sequential order**

Table of Contents – Add Water Dependent Industrial

**Goal LU-1** – change to a positive statement

...sustain high standards that will ~~not diminish~~ enhance the quality of life and ~~or degrade~~ improve the environment of the Island

**Policy LU 2.1** First paragraph

Is it clear what “within the parameters of existing data” means?

**Policy LU 2.1** second paragraph

Add “traffic Level of Service (LOS)” to the list of factors.

**Figure LU-5 Future Land Use Map on page LU-7**

This is very important – but it is impossible to read. Please place a readable one on line.

**Policy LU 4.4** “The special planning area process for each designated center shall be informed by surface water and aquifer data in the respective watershed and appropriate provision made to limit permitted uses or require specific measures to protect the water resource.” What does “shall be informed by” mean?

**Policy LU 4.5**

“The special planning area process for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix, and the desired and required services and infrastructure to serve the selected use mix and intensity.” I assume this applies to all 8 designated centers.

**Policy LU 4.7**

Add “,policies” after *goals*.

**Policy 4.9** appears on both pages LU-6 and LU-7. They have different policies.

**Policy LU 4.9**

Add “noise” after air quality

**Policy LU 5.1** dotted list

Add and “restores” between “Maintains” and “and enhances the fish and wildlife habitat”

**Policy LU 5.2** Change the word order to be clearer: “Increased density over and above existing zoning in the NCs should only occur through density bonuses for affordable housing or through a shift in density from critical areas and farms through TDRs.”

**Comment:** The reliance of TDRs to increase density in some areas in exchange for preserving open spaces is commendable [See LU-18]. However this plan, to our knowledge, has not worked in the past 20 years. The Planning Commission should go on record that it is of the opinion it will work now including the reasons why – otherwise this is just a dream to make readers of the Comprehensive Plan feel good while other policies to increase density are implemented. (See Action #9). One approach to make it work is to carry out a TDR for converting forested land to agricultural land. Also note Neighborhood Centers can increase density by adding Accessory Dwelling Units (ADU) which are not counted in the density. Has the Planning Commission decided how to treat this apparent contradiction? See notes for LU 6.7

**Figure LU-6 (photo on page LU-8)**

Add “Scenic Highway” in front of “SR 305” for those who don’t know this is a state designated scenic highway.

**Policy LU 6.6**

Add “citizen awareness” between the word “fairness” and “predictability.” And add “and code compliance requests” after “approval.” This would be part of LU Action #5.

**Policy LU 6.7**

Please check allowing ADUs in all residential zones. I recall residential ADU’s within shoreline designation require a CUP. Allowing ADU’s in Neighborhood Centers essentially doubles the density, creating R-10 in some areas. Allowing ADU’s to be sold to persons who are not the landowners defeats the original purpose of ADU’s. I think ADU’s should be counted as density in NCs. Please add to the policy that the maximum density for ADUs is 2.5 for subdivisions in neighborhood centers. This would result in a maximum density of 5 units per acre for Neighborhood Centers attached to sewer and water. (see above)

**LU 9.20** Change “The base density of residential development in the Neighborhood Centers is 2 units per acre. A density bonus of 3 units per acre may be obtained in areas not served by public water and sewer ...” to “The base density of residential development in the Neighborhood Centers is 2 units per acre. A density bonus of 1 unit per acre may be obtained for a total of R-3 in areas not served by public water and sewer ...”

## Winslow and Other Issues

**Pages LU-11 and LU 12** Most all the goals and policies for Winslow have been removed. These are necessary to leave in since Winslow is the major Designated Center, and we contend these policies are important to remain in the Comp Plan. There are minimal pages inserted for Winslow's neighborhoods (overlay districts), while only including a summary of the Mixed Use Town Center (MUTC). Please put back the overlay districts for Winslow – otherwise the Revised Comprehensive Plan will primarily contain goals, policies, and implementation for designated areas with little regard for Winslow.

**Policy LU 10.13** Add: Minimal Noise levels based on mixed use of living units, retail and offices.”

**Policy LU 11.4** Shouldn't “sewerage” be added or does “wastewater” cover that?

**Policy LU 11.7** Add after roadways “including Scenic Highway 305.” The final sentence could be confusing in that “setback” and “buffer” can be confusing terms, and its policy conflicts with the first sentence.

**LU 13.2** Either eliminate or better define cluster development based on problems with cluster development for recent subdivisions.

**LU 13.4** Does critical areas include high aquifer recharge? If not add Avoid building in high aquifer recharge areas,

**LU 14.1** Change “should” to “shall” in two instances.

**LU 14.3** This was changed from the present plan {OS 1.6}, with words requiring mapping of tree-covered hillsides followed by developing regulations. Does the mapping have to be carried out before protection? If so revert back to original which is closer to a policy than the present requirement.

### Other Points

Shouldn't goals and policies be included for **subdivisions**? Recent subdivisions have been criticized – and if the City and its citizens wish to avoid similar mistakes, there must be added or strengthened goals and policies included in the Land Use Element. Is it possible to add a general statement for concurrency as a goal? This seems to be overlooked in general.

The confusion as to how the draft Land Use Element treats Day Road and Sportsman Triangle must be resolved. Day Road appears to mistakenly be called a Neighborhood Center [See LU-9 on page LU-29 which should be LU-10] while Sportsman Triangle is a Designated Center like Winslow – but has different regulations. See notes under Goal 10 above. One approach may be found in **LU Action #2** “Adopt a multi-year planning work program for adopting the subarea plans for Island Center, Rolling Bay, Fort Ward, Sportsman Triangle, and Day Road.” This may be a reasonable only if the City takes immediate steps to avoid continuation of permitting non-B/I uses in B/I zones. Also the Ft. Ward Neighborhood should be asked if they want a Neighborhood Center at the present time as they are the ones who will be affected by it.

## Conclusion

Most of this memo is directed to details – which I hope are not too “picky” and contribute to readers having a better understanding of the “new” “Designated Centers.” Also I have added my recollections of how the Sportsman Triangle B/I developed which might help understand how we got there. Also a strong plea to put the basic policies for Winslow back in the Comprehensive Plan so the Plan is not just designated centers outside Winslow. And finally I’ll note that while I appreciate that the Land Use Element needs to cover urban growth in the designated areas, I wished it had devoted more goals and policies which expand on Goal LU 1.2 : “Outside of Winslow and the Neighborhood Centers, the Island has a rural appearance with forested areas, meadows, farms and winding, narrow, heavily vegetated roadways. These characteristics represent the Island character that is so highly valued by its residents.

CHARLES E. SCHMID

## Jane Rasely

---

**From:** joseph.w.tovar@gmail.com on behalf of Joseph Tovar <joe@tovarplanning.com>  
**Sent:** Monday, September 5, 2016 8:17 PM  
**To:** Jennifer Sutton; Gary Christensen; PCD  
**Subject:** Fwd: COBI Comp Plan: Looking for Guide to Proposed Changes

FYI.  
Joe

----- Forwarded message -----

**From:** Jane Silberstein <jane.silberstein4@gmail.com>  
**Date:** Mon, Sep 5, 2016 at 5:09 PM  
**Subject:** COBI Comp Plan: Looking for Guide to Proposed Changes  
**To:** Joseph Tovar <joe@tovarplanning.com>, Joseph Tovar <joseph.w.tovar@gmail.com>  
**Cc:** Charles Schmid <ceschmid@worldnet.att.net>, Tami Meader <tamimeader@gmail.com>, "<mckersten@gmail.com>" <mckersten@gmail.com>, Olaf Ribeiro <fungispore@comcast.net>, Debbie Vann <debbievann@gmail.com>

Joe,

I have been unsuccessful in finding a document that contains marked edits to the existing comp plan that indicate proposed changes. It is difficult to evaluate the draft plan without this information. Additionally, if there is a document that provides the rationale (public input, etc.) for the proposed changes, I would like to know where I can find that

Many thanks!

Jane

**Jane Silberstein**  
**206-551-0129**  
11594 NE Yeomalt Point Drive  
Bainbridge Island WA 98110

## Jane Rasely

---

**From:** Jennifer Sutton  
**Sent:** Wednesday, September 7, 2016 10:44 AM  
**To:** PCD  
**Subject:** FW: Tools for Creating Affordable Housing



**Jennifer Sutton, AICP**  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)  
206.780.3772

 Please consider the environment before printing this email and any attachment. Thank you.

**From:** Jane Silberstein [mailto:jane.silberstein4@gmail.com]  
**Sent:** Wednesday, September 7, 2016 9:55 AM  
**To:** Ron Peltier <rpeltier@bainbridgewa.gov>; Sarah Blossom <sblossom@bainbridgewa.gov>; Val Tollefson <vtollefson@bainbridgewa.gov>; Roger Townsend <rtownsend@bainbridgewa.gov>; Kol Medina <kmedina@bainbridgewa.gov>; Michael Scott <msscott@bainbridgewa.gov>; Wayne Roth <wroth@bainbridgewa.gov>  
**Cc:** Joseph Tovar <joseph.w.tovar@gmail.com>; gchristenson@bainbridgewa.gov; Jennifer Sutton <jsutton@bainbridgewa.gov>  
**Subject:** Tools for Creating Affordable Housing

At last night's CC meeting, the topic of affordable housing was touched upon during the discussion of the Comp Plan. Earlier this year, during the public conversation about the Suzuki property, one council member asked for more knowledge about the creation of affordable housing. I subsequently sent a link to the MRSC (Municipal Research and Services Center) page that listed 40 tools.

During last night's discussion, Council Member Peltier asked if affordable housing would be created only or solely through higher density development. The answer to that is clearly no, and this [updated page from the MRSC](#) confirms that. There are many ways to create affordable housing and this page lists not only tools but examples of their application in WA and elsewhere.

Regards,

Jane

**Jane Silberstein**  
11594 NE Yeomalt Point Drive  
Bainbridge Island WA 98110  
206-551-0129



## Janey Rasely

---

**From:** Jane Silberstein <jane.silberstein4@gmail.com>  
**Sent:** Saturday, September 17, 2016 12:44 PM  
**To:** PCD  
**Cc:** mgale@bainbridgewa.gov; Dnlewars@bainbridgewa.gov; Dmacchio@bainbridgewa.gov; Djqitslund@bainbridgewa.gov; Dvchester@bainbridgewa.gov; Dnkillion@bainbridgewa.gov  
**Subject:** Comments on Comp Plan Process, Use Element and Economic Element  
**Attachments:** September COBI Comment on Use Element.docx; Sept COBI Comp Plan Hearing Econ Element.docx

Please find the attached two documents supporting the ideas I presented to the Planning Commission at its comp plan hearing on Saturday, September 17.

I would appreciate knowing exactly how this input is handled: where/to whom does it go and what happens there, etc.

Thank for all you do,

Jane

**Jane Silberstein, CPT, GFS**

206-551-0129

[www.janesilberstein.com](http://www.janesilberstein.com)

*Nothing holds more power over the body than the beliefs of the mind.*

- Deepak Chopra in Ageless Body, Timeless Mind.



## JaneyRasely

---

**From:** Jane Silberstein <jane.silberstein4@gmail.com>  
**Sent:** Saturday, September 17, 2016 5:13 PM  
**To:** PCD  
**Subject:** Help! Email addresses

I just sent you an email with attachments and copied all the CPC members. All emails to CPC came back with an "undeliverable" message. I used this format:  
[mgale@bainbridgewa.gov](mailto:mgale@bainbridgewa.gov).

Is that incorrect??

Jane

**Jane Silberstein, CPT, GFS**

206-551-0129

[www.janesilberstein.com](http://www.janesilberstein.com)

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## Jane Rasely

---

**From:** Jane Silberstein <jane.silberstein4@gmail.com>  
**Sent:** Sunday, September 18, 2016 10:42 AM  
**To:** Joseph Tovar  
**Cc:** Jennifer Sutton; Gary Christensen; PCD  
**Subject:** Re: Comp Plan Process Questions

Thank you for this very thorough and prompt reply.

Jane

### Jane Silberstein, CPT, GFS

206-551-0129

[www.janesilberstein.com](http://www.janesilberstein.com)

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On Sun, Sep 18, 2016 at 9:41 AM, Joseph Tovar <[joe@tovarplanning.com](mailto:joe@tovarplanning.com)> wrote:

Hi, Jane. Emails and attachments addressing the comprehensive plan that are sent to PCD are forwarded to the staff and Planning Commission. All of such written comments become part of the record and will be available not only for the Planning Commission's benefit, but also the Council's since the entire written record, including public comment, is part of what the Council will review.

Recordings of the verbal comments at the hearing are also available to the Planning Commissioners and City Council to review, however transcripts are not prepared and the minutes of the meeting will be more like "action minutes" rather than a detailed recounting of who said explicitly what.

Hence, my advice is always to say as much as you can say in writing and use the limited amount of time for verbal testimony to highlight the major points in your written document and offer to answer any questions the planning commissioners have about what you have said or written. Also, remember that even after next Thursday's public hearing, the City will accept written comments until 4 pm on Monday, September 26. Any comments submitted by then will also be forwarded to the Planning Commission prior to their deliberations.

Joe

On Sun, Sep 18, 2016 at 9:23 AM, Jane Silberstein <[jane.silberstein4@gmail.com](mailto:jane.silberstein4@gmail.com)> wrote:

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What I would like to know in as much detail as you can provide is what exactly happens to the comments submitted, especially those in writing.

Many thanks for your work,

Jane

**Jane Silberstein**  
[206-551-0129](tel:206-551-0129)

## Jane Rasely

---

**From:** Jennifer Sutton  
**Sent:** Monday, September 19, 2016 11:00 AM  
**To:** Jane Silberstein; Joseph Tovar  
**Cc:** Gary Christensen; PCD  
**Subject:** RE: Comp Plan Process Questions

Jane, please note that Joe cc'd the "pcd" (Planning and Community Development) email address in his response. All comments on the Plan coming to that address will be forwarded to the Planning Commissioners.

 CITY OF  
BAINBRIDGE  
ISLAND  
JENNIFER SUTTON, AICP  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

 Please consider the environment before printing this email and any attachment. Thank you.

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**Cc:** Jennifer Sutton <jsutton@bainbridgewa.gov>; Gary Christensen <gchristensen@bainbridgewa.gov>; PCD <pcd@bainbridgewa.gov>  
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Jane

**Jane Silberstein**  
[206-551-0129](tel:206-551-0129)

September 17, 2016

TO: COBI PLANNING COMMISSION

FROM: JANE SILBERSTEIN

RE: DRAFT COMPREHENSIVE PLAN/LAND USE ELEMENT: COMMENT

#### LAND USE ELEMENT

While much of the LAND USE ELEMENT content has great merit, the language used weakens, and leaves open to question, the sincerity of the stated goals and policies and the level of commitment by the City to implement the comprehensive plan.

Weak language, such as the frequent use of the word "should" (occurring 90 times in the land use plan) as opposed to "shall" (occurring 22 times), results in 1) the inability to codify much of the plan and 2) confusion such as we experienced with the Visconsi project, wherein the Hearing Examiner had to strain (or so it appeared) to determine if the spirit and intent of the comprehensive plan was being violated by the shopping center proposal. Ultimately, not codifying the current Plan allowed approval of the Visconsi project, which many, including the Planning Commission, believed was *not* consistent with the vision of the current comp plan.

**Policy** is defined (Merriam Webster) as "a definite course of action adopted for the sake of expediency, facility, etc." and "an action or procedure conforming to, or considered with reference to, prudence or expediency."

There is a lack of parallel construction of policy statements. Some are clearly directive and a call for action, as in Policy statements LU 5.5, 5.6, 5.7 and 5.8. Each begins with a verb: implement, address, encourage, adopt, while other policy statements are vague and only suggestive of an action that *could* be taken, as in the following:

Policy LU 2.2: A public education program should be established to foster the community's understanding of the natural systems on the island and their carrying capacity.

[Suggested rewrite: Establish a public education program that fosters the community's understanding of the natural systems on the island and their carrying capacity.]

Policy LU 2.3: This Plan recognizes that stewardship of the land is a responsibility of individual citizens and the community as a whole. Through its status as an employer and land owner, the City *should* take advantage of its opportunities to be an example of environmental stewardship so that others will be encourage to do so.

[Suggested rewrite: This Plan recognizes that stewardship of the land is a responsibility of individual citizens and the community as a whole. Through its status as an employer and land owner, the City sets an example of environmental stewardship so that others will be encouraged to do so.]

A goal, by definition, is a present tense statement of a *desired* outcome, as in “city policy and decision-making abide by the constraints defined by its carrying capacity” vs. “the city strives toward making decisions consistent with the constraints defined by carrying capacity.”

Goals that are not present tense statements of desirable outcomes are weak and raise concern about the sincerity of the goal. Most of the goals set forth in the Land Use Element are action statements, but many are weakened by use of words like should, will strive toward, encourage, etc.

Examples of weak goals:

Goal LU-19: All government entities *should* strive to cooperate and serve the constituents in a fiscally sound manner.

[Suggested rewrite: All government entities cooperate and serve the constituents in a fiscally sound manner.]

Goal LU-3:

Develop a meaningful process for citizen participation that includes participation from all segments of the island community.

[Suggested rewrite: A meaningful process for citizen participation has resulted in participation from all segments of the island community.]

Goal LU-11:

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

[Suggested rewrite: Ample Business/Industrial land exists that provides opportunities for small manufacturing businesses on the island to expand and to provide additional employment opportunities.]

## RECOMMENDATION

- 1)  Rewrite all goal statements in the comprehensive plan as present tense statements of desired outcomes.
- 2)  Rewrite policy statements so that they are action statements or directives and therefore include a verb at the beginning of the statement.

September 17, 2016

TO: COBI PLANNING COMMISSION

FROM: JANE SILBERSTEIN

RE: DRAFT COMPREHENSIVE PLAN/ECONOMIC ELEMENT: COMMENT

#### GENERAL APPROACH TO THE COMP PLAN

When work began on the comp plan nearly two years ago, I urged the Planning Commission and the Comp Plan Steering Committee to do two things: 1) expand the Steering Committee to include a diverse representation of the citizenry and 2) ensure that a holistic, systems approach to community planning be taken.

My comments on the draft plan would be different today, I believe, if more citizens were involved at the steering committee level (there are many local citizens with nationally and, in some cases, internationally recognized achievements in the realms of economics, community development, green construction, sustainability, agriculture, plant pathology, architecture and engineering, etc.), and if it was evident that the approach to the plan was based on a thorough understanding of the community as a living system.

To plan for our communities in a way that retains that which we cherish most, incorporates the well-being of future generations, and embraces a radical course correction so needed at this time, a holistic, systems approach aligned with biophysical principles is ours to choose. This approach would also be consistent with what Paul Hawken refers to as “the first rule of sustainability” which “is to align with natural forces, or at least not try to defy them.” This systemic view of a community and all of its functions recognizes that the “rules of the house” are non-negotiable biophysical principles and elements of sustainability that rest upon those principles.

To understand this approach to community planning, it helps to know that “ecology” and “economics” have the same root: “eco”, from the Greek *oikos*, or house. Ecology is the knowledge or understanding of the house, and economics is the management of the house—and it is the same house. Therefore, understanding our community as a living system—an ecosystem—will give us not only a new understanding of “economy” and “economics” but also will foster a vision of the future along with strategies for its realization that equate with resiliency, adaptability, and attunement with nature.

If we perceive ourselves and all we create as part of an ecosystem, it is easy to understand that our community is a living system and, within that system, there are nodes of wealth: social, natural and financial. All interact as a system and are linked together through nutrient cycles and energy flows, and the maintenance and health of these networks is essential to the overall health and prosperity of our community.

## ECONOMIC ELEMENT

Given this context, I suggest the following changes to the draft Economic Element:

### 1. ECONOMIC VISION

Replace the first sentence [“Bainbridge Island has balanced economic development with stewardship of our Island’s natural resources and the needs of a diverse population.”] with the following:

*“Economic development” on Bainbridge Island recognizes that the economy of a community is the composite of its wealth and resources, and the nature of “wealth” expands beyond financial capital to include both environmental and social capital in all its forms. Community wealth is therefore dependent on the strength and health of networks supporting energy flow and nutrient cycles that sustain these various forms of capital. As a result, community economics is about the flow of energy. Energy, in this context, includes intelligence, information, money, knowledge, networks, and other forms of human capital, natural resources, and all ecosystem services. Good trusteeship of the sources and flow of life-giving energy means we re-invest; we monitor our use; and we make conscious choices in how we define and create wealth, as well as how we use, convert, and transfer that wealth throughout the social-environmental system.*

Retain the balance of the vision statement.

### 2. GOALS AND POLICIES

Re-write all goals to make present tense statements of desired outcomes to align with the definition of a “goal.”

### 3. CONSIDER ADDING THE FOLLOWING PRINCIPLES OF THE BUSINESS ALLIANCE FOR LOCAL LIVING ECONOMIES (source: <https://bealocalist.org/local-economy-framework/#economy-framework-wrapper>):

#### **“Act Local First**

The path to quality jobs, deeper connection and wealth-building for more neighbors is tied to the number and diversity of locally-owned businesses in a community. Support local production for local needs, celebrate the unique, and choose locally owned businesses first.

#### **Prioritize Equity**

We are all better off, when we are all better off. Build supportive services and infrastructure for the jobless and under-employed, with attention on race and zip code, so everyone can reach their full potential. Align labor, anchor institutions and businesses in creating local economies that work for all.

### **Regenerate Soil & Nature**

If the animals, plants, soil and water we depend on are not healthy, our communities cannot be healthy. Apply holistic land management practices, embrace renewable energy and energy-efficient transit, divest from fossil fuels, and use business to restore ecosystems and reverse climate change.

### **Accelerate Collaboration**

Coordinated support for entrepreneurs and change makers allows more of us to succeed, more quickly. Foster systems of mutual support for local businesses, and build shared infrastructure and technical assistance to advance collaboration.

### **Share Ownership**

When ownership is held broadly, and rooted in community, there is greater resilience. Move economic control from distant corporations to local communities, and choose democratic economic models like worker ownership, land trusts, and the protection of public assets.

### **Shift Capital**

Community Capital represents a growing movement of people and institutions keeping more of their money in their community. Invest in community-based businesses, divest from Wall Street, prioritize under-capitalized communities, and champion “living returns” reflecting the real value of healthy, equitable economies.

### **Co-Create Policy**

Including all stakeholders in the process of making decisions leads to better, more equitable outcomes. Advocate for policies that level the playing field, particularly for local businesses, those historically oppressed, future generations, and our natural world.

### **Cultivate Connection**

Today’s complex crises require a fundamental transition from “me” to “we.” Choose connection, awaken the hearts of entrepreneurs, and align business objectives from growth and transactions, to what we know creates deeper well-being: connection with purpose, community, awe, and compassion.”

## Jane Rasely

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**From:** Jennifer Sutton  
**Sent:** Monday, September 19, 2016 11:24 AM  
**To:** Jane Silberstein  
**Cc:** Gary Christensen; PCD; Joseph Tovar  
**Subject:** RE: Comp Plan Process Questions

The Planning Commission will receive all of the comments now, and decide what gets added or removed from the draft Plan that will be recommended to Council.

 CITY OF  
BAINBRIDGE  
ISLAND  
JENNIFER SUTTON, AICP  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

 Please consider the environment before printing this email and any attachment. Thank you.

**From:** Jane Silberstein [mailto:jane.silberstein4@gmail.com]  
**Sent:** Monday, September 19, 2016 11:10 AM  
**To:** Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>  
**Subject:** Re: Comp Plan Process Questions

Thanks, Jennifer. How is the input actually handled? Who decides what gets used in the plan and what gets tossed?

Thanks again,  
Jane

**Jane Silberstein, CPT, GFS**  
206-551-0129  
[www.janesilberstein.com](http://www.janesilberstein.com)

*Nothing holds more power over the body than the beliefs of the mind.*  
- Deepak Chopra in Ageless Body, Timeless Mind.

On Mon, Sep 19, 2016 at 11:00 AM, Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)> wrote:

Jane, please note that Joe cc'd the "pcd" (Planning and Community Development) email address in his response. All comments on the Plan coming to that address will be forwarded to the Planning Commissioners.



JENNIFER SUTTON, AICP

Senior Planner

[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

[facebook.com/citybainbridgeisland/](https://facebook.com/citybainbridgeisland/)

[206.780.3772](tel:206.780.3772)

 Please consider the environment before printing this email and any attachment. Thank you.

**From:** Jane Silberstein [mailto:[jane.silberstein4@gmail.com](mailto:jane.silberstein4@gmail.com)]

**Sent:** Sunday, September 18, 2016 10:42 AM

**To:** Joseph Tovar <[joe@tovarplanning.com](mailto:joe@tovarplanning.com)>

**Cc:** Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>; Gary Christensen <[gchristensen@bainbridgewa.gov](mailto:gchristensen@bainbridgewa.gov)>; PCD <[pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)>

**Subject:** Re: Comp Plan Process Questions

Thank you for this very thorough and prompt reply.

Jane

**Jane Silberstein, CPT, GFS**

[206-551-0129](tel:206-551-0129)

[www.janesilberstein.com](http://www.janesilberstein.com)

*Nothing holds more power over the body than the beliefs of the mind.*  
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On Sun, Sep 18, 2016 at 9:41 AM, Joseph Tovar <[joe@tovarplanning.com](mailto:joe@tovarplanning.com)> wrote:

Hi, Jane. Emails and attachments addressing the comprehensive plan that are sent to PCD are forwarded to the staff and Planning Commission. All of such written comments become part of the record and will be available not only for the Planning Commission's benefit, but also the Council's since the entire written record, including public comment, is part of what the Council will review.

Recordings of the verbal comments at the hearing are also available to the Planning Commissioners and City Council to review, however transcripts are not prepared and the minutes of the meeting will be more like "action minutes" rather than a detailed recounting of who said explicitly what.

Hence, my advice is always to say as much as you can say in writing and use the limited amount of time for verbal testimony to highlight the major points in your written document and offer to answer any questions the planning commissioners have about what you have said or written. Also, remember that even after next Thursday's public hearing, the City will accept written comments until 4 pm on Monday, September 26. Any comments submitted by then will also be forwarded to the Planning Commission prior to their deliberations.

Joe

On Sun, Sep 18, 2016 at 9:23 AM, Jane Silberstein <[jane.silberstein4@gmail.com](mailto:jane.silberstein4@gmail.com)> wrote:

Hi Joe,

I attempted to send documents supporting my comments to the Planning Commission yesterday to BOTH the pcd address and members of Planning Commission (I know that did not conform with protocol but wanted to do so just the same). Email addresses for Planning Commissioners have obviously changed since they all bounced back. I could not find their addresses on the COBI website (a difficult site to navigate, generally). I am just mentioning this....no need to answer.

What I would like to know in as much detail as you can provide is what exactly happens to the comments submitted, especially those in writing.

Many thanks for your work,

Jane

**Jane Silberstein**

[206-551-0129](tel:206-551-0129)

## Jane Rasely

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**From:** joseph.w.tovar@gmail.com on behalf of Joseph Tovar <joe@tovarplanning.com>  
**Sent:** Sunday, September 18, 2016 9:42 AM  
**To:** Jane Silberstein; Jennifer Sutton; Gary Christensen; PCD  
**Subject:** Re: Comp Plan Process Questions

Hi, Jane. Emails and attachments addressing the comprehensive plan that are sent to PCD are forwarded to the staff and Planning Commission. All of such written comments become part of the record and will be available not only for the Planning Commission's benefit, but also the Council's since the entire written record, including public comment, is part of what the Council will review.

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What I would like to know in as much detail as you can provide is what exactly happens to the comments submitted, especially those in writing.

Many thanks for your work,

Jane

**Jane Silberstein**  
[206-551-0129](tel:206-551-0129)

## Jane Rasely

---

**From:** Anne Smart <ed@bainbridgeartshumanities.org>  
**Sent:** Monday, September 26, 2016 1:43 PM  
**To:** PCD  
**Subject:** AHB letter in support of the Cultural Element  
**Attachments:** aks letter to PCD.pdf

Planning Commission,

Attached please find the letter with my comments as shared at the public hearing on September 22nd. Again, thank you for your continued support of our efforts to incorporate the suggested changes into the Cultural Element.

Anne Smart

Anne Smart, Executive Director  
*Arts & Humanities Bainbridge*  
221 Winslow Way W, Ste 201, Bainbridge Island, WA 98110 | [206.842.7901](tel:206.842.7901)  
[ED@AHBainbridge.org](mailto:ED@AHBainbridge.org) | [www.AHBainbridge.org](http://www.AHBainbridge.org) | [Facebook](#)

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**Re: Cultural Element, Comprehensive Plan update 2016**

Below please find my comments from the public hearing held on Thursday, September 22<sup>nd</sup> at Bainbridge Island City Hall.

Hello, I'm Anne Smart Executive Director of Arts & Humanities Bainbridge here to speak on the Cultural Element of the Comprehensive Plan.

First, I want to thank the Planning Commission for all your hard work and collaborative efforts in getting these essential Elements updated. Revisions have been developed over many meetings, and have brought together many people, including most importantly our loyal, partner cultural organizations.

The draft Cultural Element is much stronger for the thoughtful participation of our Directors Forum representing Bainbridge Performing Arts, The Historical Museum, Bainbridge Arts and Crafts, BIMA, the Bainbridge Library, Kidimu, Bloedel Reserve, BARN, Bainbridge Chorale and others.

ADVISORY MEMBER

Matthew Coates

While the document is in good shape, we believe there are still several language revisions that can make it stronger and more proactive still.

**The Cultural Elements Action Item #1** needs to be much stronger if it is to be a true "action item". In the opening line, we ask that the term "consider" be replaced with the directive phrase "adopt and maintain," to give added imperative to the critical policy items that follow.

Anne Smart  
Executive Director

Douglas Crist  
Program &  
Communications  
Coordinator

We also ask the Planning Commission to **clarify its meaning and intent with regard to the term "designated agent."** We understand this term to mean an agency contracted with the city to implement the Cultural Element, a role that Arts & Humanities Bainbridge served very successfully for many years. We ask that the term "designated agent" or "designated agency" be clearly defined in the Comprehensive Plan, preferably in the document Glossary.

For example, "Designated Agent" is the overall term used throughout the plan for any individual/organization providing services to/for the City by contract (the designated part). Perhaps "Lead Agency" would also be appropriate in this context, a singular term used for any organization acting as *the official body* of the city in a *specific* area like enacting the Cultural Element, empowered by a cooperative contractual agreement with the City.

We're very pleased this review process has underscored the critical importance of the island's Cultural Sector to our local economy. Our galleries, museums, performance venues and the many artists they represent are tremendous economic drivers for the community.

Now we hope this review process leads to reestablishment of city funding for cultural organizations in the upcoming biennial budgeting process, a goal shared by our partner organizations and their supporters. Arts & Humanities Bainbridge looks forward to working with the City to define this public support and put the goals and policies of our newly invigorated Cultural Element into action.

Thank to the Planning Commission and the city staff for all of your hard work on these critical issues that will shape our island community for years to come.

Thank you,

Anne Smart

6550 NE Marshall Road  
Bainbridge Is. WA 98110

I am here to advocate for leaving Gazzam Lake Park as an integral open space, not one crisscrossed by unnecessary roads. I am concerned that the current transportation plan includes three proposed road extensions that would negatively affect this Park: from Deer Path Lane to Marshall Road, from the end of Marshall Road down to Crystal Springs, and from Springridge to Marshall Road.

I have lived on Marshall Rd. for 42 years and have watched and contributed to the development of Gazzam Lake Park after the area was selectively logged by Alan Black in the late 1970's. Bainbridge Islanders are really fortunate to have the park that we have now - a large open space with a lake and many trails that afford Islanders with a place to be near our natural heritage and observe wildlife. The Bainbridge island MPD, BI Parks Foundation and the Land Trust and many volunteers have all played a role in the development of the Park that we see today. It is enjoyed by people with many different interests such as bird watching, walking/hiking, biking, and horseback riding.

My husband and I repeat many times to each other the thought that Bainbridge Islanders are so fortunate to have this park. We often compare it's existence to Central Park in New York City which was set aside by officials with amazing foresight in the late eighteen hundreds. Little did they realize at that time what an important resource it is today for a very large metropolitan area. Bainbridge Island is growing in density in areas set aside for future residential and commercial development. Gazzam Lake Park should be kept in the form it is now so that future residents will have the opportunity to enjoy the natural environment away from those areas of more intense human use. I urge you to eliminate the road extensions to Marshall Rd. once and for all from the Comprehensive Plan.

Regina Spoor

## Jane Rasely

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**From:** David Stout <dstout@realnetworks.com>  
**Sent:** Monday, September 19, 2016 10:11 AM  
**To:** PCD  
**Cc:** Vicki Stout  
**Subject:** 2016 COMPREHENSIVE PLAN UPDATE

I have been a resident of Fort Ward on Bainbridge for 9 years. In response to the planning commissions planned re-designation of Fort Ward I definitely believe Fort Ward should be zoned for single family homes only. Retail and multi-family housing isn't necessary nor does it make sense given the location and the nearby Lynwood center retail & high density housing. Single family homes continue to be built and purchased in FW. Kids play in the street here and we can't afford to have more traffic and out of neighborhood visitors than the park already attracts. Please listen to the citizens of Bainbridge and keep Fort Ward as a nice family neighborhood.

Regards,

David Stout | CAE / Director of Internal Audit & Facilities | RealNetworks |  
(W) 206.892.6127 | (C) 206.909.0012 | [dstout@realnetworks.com](mailto:dstout@realnetworks.com)

*"The will to win means nothing without the will to prepare."*

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## Jane Rasely

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**From:** Jennifer Sutton  
**Sent:** Tuesday, September 20, 2016 9:42 AM  
**To:** Mack Pearl; Jon Quitslund; Lisa Macchio; Maradel Gale; Michael Killion; Michael Lewars; William Chester  
**Cc:** PCD  
**Subject:** FW: comment on Human Services draft

 CITY OF  
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ISLAND  
JENNIFER SUTTON, AICP  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

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---

**From:** Joanne Tews [mailto:jtews@helplinehouse.org]  
**Sent:** Thursday, September 15, 2016 9:35 AM  
**To:** Jennifer Sutton <jsutton@bainbridgewa.gov>  
**Subject:** comment on Human Services draft

Hi Jennifer,  
In looking over the draft, I see on page 203, HS-2 policy 2.2 and 2.3. they look like a duplicate.

## Jane Rasely

---

**From:** Roger Townsend  
**Sent:** Monday, September 26, 2016 1:32 PM  
**To:** PCD  
**Subject:** Public Comment on Comp Plan

At the outset, let me say that I commend you on an outstanding comprehensive plan. The hard work is obvious.

I will be interested to hear the continuing comments from the public. From my perspective, I would be interested in the document being more explicit with respect to the following issues:

1. **Parking.** I think there should be more consideration of the role of the city in making parking available and under what circumstances. In particular, the City has discussed the possibility of making additional parking available in Neighborhood Centers, which may include some element of public funding through a bond or otherwise. Is parking considered a public good to be paid for out of the public purse? If parking is to be publicly funded, at what point to Neighborhood Centers warrant public funding? Lynwood Center, for example, may see parking challenges increase with development.
2. **With respect to water quality,** I would like to see some emphasis on issues related to contamination of water through Rx and other household contaminants.
3. **Affordable housing** is emphasized in this document, which is welcomed. Should there be consideration in this document to concerns about the emergence of VRBO and AirBNB as usurping efforts to provide low cost housing where owners choose to rent out that housing through short term rentals.

Thank you for your good work.

Roger Townsend  
Bainbridge Island City Council, South Ward

## Jane Rasely

---

**From:** Barbara Trafton <bainbridgeparksfoundation@gmail.com>  
**Sent:** Friday, September 23, 2016 2:53 PM  
**To:** PCD  
**Subject:** Comments- 2016 Comprehensive plan Update

Dear Planning Commissioners:

Thank you for your intensive efforts to create a meaningful current Comprehensive Plan for the community of Bainbridge Island.

I would like to express the gratitude of the Bainbridge Island Parks Foundation for your work on the Transportation Element section, specifically as the policies support non-motorized multi-use trails on Bainbridge.

We are pleased about the inclusion of TR 2.10 which should reinforce the opportunities for trail creation in development projects as is not now enforceable.

We suggest an addition to TR 2 regarding right-of, as part of TR 2-6 or perhaps as TR 2-11, which could have a huge impact in facilitating an expanded integrated trail system:

**The City shall support the opening of unopened public right-of-ways to allow for trail construction of multi-use pathways or trails in accordance with the Non-Motorized Transportation goals for trail network connectivity and Bainbridge Island Metropolitan Parks & Recreation District trail vision plan.**

Regarding Invasive Species section of the Environment Element:

The Parks Foundation supports invasive weed removal in parks. Large infestations of invasive weeds become a threat to all public lands since seed dispersal is always the strong suit of these species. One of the biggest problems on Bainbridge is when land is cleared and then left untended. It would be helpful for there to be some sort of way of requiring a developer to pay for the damages, such as a bond due with a tree clearing permit.

Language Suggestion:

**EN14.2 The City shall create a plan whereby tree-clearing permits require a surety bond to cover the costs of invasive species removal in the case that cleared land areas are not properly managed and result in invasive weed infestations.**

Thank you for your consideration.

Kind regards,  
Barbara

**Barbara Trafton**  
**Executive Director**

BAINBRIDGE ISLAND   
PARKS FOUNDATION  
[www.biparksfoundation.org](http://www.biparksfoundation.org)  
206-842-4971

## Jane Rasely

---

**From:** Jennifer Sutton  
**Sent:** Wednesday, September 14, 2016 12:31 PM  
**To:** Mack Pearl; Jon Quitslund; Lisa Macchio; Maradel Gale; Michael Killion; Michael Lewars; William Chester  
**Cc:** PCD  
**Subject:** FW: UAC Comments on PC 8/5/16 draft  
**Attachments:** UAC Comments.docx

See comments from the Utility Advisory Committee.

Jennifer Sutton, AICP  
Senior Planner  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)  
206.780.3772

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

**From:** Andrew Maron [mailto:AMaron@scblaw.com]  
**Sent:** Wednesday, September 14, 2016 12:29 PM  
**To:** Jennifer Sutton <[jsutton@bainbridgewa.gov](mailto:jsutton@bainbridgewa.gov)>  
**Cc:** Barry Loveless <[bloveless@bainbridgewa.gov](mailto:bloveless@bainbridgewa.gov)>; Andy Maron <[andy.maron@cobicommittee.email](mailto:andy.maron@cobicommittee.email)>  
**Subject:** FW: UAC Comments on PC 8/5/16 draft

Hello:

Here are comments from the Utility Advisory Committee. Thanks.

Andy Maron  
(206) 842-5306

City of Bainbridge Island  
Memorandum

TO: Planning Commission

FROM: Utility Advisory Committee

DATE: September 12, 2016

SUBJECT: Comments Regarding PC's 8/5/16 Draft Utilities Element

In May 2016, the Utility Advisory Committee (UAC) submitted to the Planning Commission (PC) a proposed Utilities Element. Thereafter, the PC made revisions to the UAC's draft, the latest version of which was dated August 5, 2016. The UAC now has the following comments about the August 5 draft.

Utilities Element Vision. While the UAC has no objection or revision to this newly written section, the reader's understanding of the meaning of this section would be increased if the words "in 2036" were included in the title.

U 11.3. The PC's revisions inadvertently left the following word, which should be deleted.

U 11.3. Encourage new development in previously unserved water areas required to connect to existing public water systems .

...

U 14.3 (based on old E 1.3 and E 1.4). The UAC had recommended deleting the reference to a specific proposed transmission line (in E 1.4), and rather including a policy favoring improvements in electric reliability. PSE has requested E 1.4 remain. In response, the UAC suggests adding language encouraging transmission redundancy without naming specifics. Accordingly, the UAC recommends the following revision to U 14.3:

U 14.3. Encourage the electric service provide to improve reliability, with particular attention to adding transmission

redundancy and mitigating impacts on service from storms or other natural events.

**U 14.4.** To draw attention to the distinction between transmission and distribution lines, the UAC recommends the following revision to U 14.4:

U 14.4. Encourage undergrounding new and existing electric transmission and distribution lines, and develop a long term strategy for future undergrounding, to include maximizing opportunities with new construction, and prioritizing the work that affects the greatest number of households and businesses.

**U 14.5.** The UAC recommends the city encourage both the electric service provider and electricity users (residential and commercial) to use innovative technologies. Thus, the UAC recommends the following revision to U 14.5:

U 14.5. Encourage the electric service provider and electricity users to use carbon neutral electricity generation, local electricity generation, and innovative technologies, such as solar power, that are . . . .

**U 14.6.** The UAC recommends including customer service and support as a factor when evaluating performance of the electric service provider, as follows:

U 14.6. Periodically undertake comparative evaluations of electric service reliability, costs, environmental impact, customer service, and customer support, and evaluate opportunities . . . .

**U 14.7.** The UAC's draft had included encouragement of "carbon free" energy. The PC's draft substituted the word "renewable". In light of Goal U-4, which encourages "carbon neutral" utility services, the UAC suggests the following change in U 14.7:

U 14.7. Encourage new taxpayer-funded public buildings to be designed and engineered to use carbon neutral energy for . . . .

U 15.4. The PC's revisions inadvertently left in the below extra word, which should be deleted:

U 15.4. .... Increase visibility and outreach for special events hard to recycle materials such as hazardous waste or polystyrene foam.

---

Andrew W. Maron, Chair UAC

## Jane Rasely

---

**From:** Debbie Vancil <[vancild@mindspring.com](mailto:vancild@mindspring.com)>  
**Sent:** Monday, September 26, 2016 2:43 PM  
**To:** PCD; Jennifer Sutton; Kellie Stickney  
**Subject:** Comprehensive Plan Cultural Element comments  
**Attachments:** Debbie Vancil Comp Plan vancild.pdf

Planning commission,

Please include the attached comments in your recommended changes to the draft Comprehensive Plan, September 26, 2016.

Thank you,

Debbie Vancil  
[vancild@mindspring.com](mailto:vancild@mindspring.com)  
206 842 4303

## MEMORANDUM

**To:** City of Bainbridge Island Planning Commission

September 22, 2016

**From:** Debbie Vancil, former CC, PC, BPA, BAHC, Dominique Cantwell, ED BPA, Anne Smart, ED A&HB.

### **Re: Cultural Element, Comprehensive Plan update 2016**

As the city's current Comprehensive Plan (the Plan) update begins its final review with the planning commission, focus remains on the document's ability to bring *clear and direct guidance* to city's policy planning for future development. An important part of our community's ability to retain its cherished character and livability while still responding to mandates for accommodating growth, lies in the *underlying framework* in the Plan. This framework should ideally serve as a support structure for *unifying the various Elements* within. For example, the Plan's Cultural Element supports its Economic Element, which in turn supports its Human Services Element, which supports its Environmental Element, that supports its Land Use Element, and supports its Transportation and Utilities Elements, and so on.

#### **Cultural Element purpose and intent.**

It all begins with a vision for the future, shaped by the current community, based on its interests and its historical values. Although the community identifies its values throughout the Plan, it's in *the Cultural Element that these values most clearly express the unified vision in the Plan*. For this reason, the Goals and Policies in the Cultural Element should offer especially clear and consistent guidance to the other elements. This is where the community identifies itself based on existing strengths. Finally, the city defines its relationship with the community that it serves, in the Cultural Element.

#### **Recommended changes.**

##### **Cultural Element Goal CUL-2:**

This paragraph best introduces Bainbridge Island's *cultural and economic identity*, establishing its strength as a developing *regional center* for arts and humanities, a major course directive for the Plan.

- **Move second paragraph to replace first paragraph in Introduction.**

##### **Cultural Element Implementation:**

These specific word changes offer specific action verbs to give direct guidance to implementation.

- **CUL Action #1.** Change "consider financial support" to "Adopt and Maintain a financial support plan."
- **CUL Action #2.** Reverse order with CUL Action #1.
- **CUL Action #2.** Add: ". . that includes the Cultural sector, and recognizes Arts and Humanities as a major contributor to the island economy."
- **CUL Action #3.** Change "Consider" to "Include."

### **Economic Element implementation**

These specific changes better unify two closely related element's implementation:

- **EC Action # 5.** Add: "Maintain efforts to promote and support Arts and Humanities as a major component of the island's economy, culture, and regional presence."
- **EC Action # 5.** Reverse order with EC Action #2.

### **Comprehensive Plan Glossary:**

This addition to the Plan will provide clear policy guidance.

- **Glossary.** Define various categories and definitions for term: "Designated Agent" used throughout the Plan.
- **Glossary.** Include a definition for "Lead Agency."

The term "designated agent" is used throughout the Plan, most especially in the Cultural Element, Human Services Element, and Utilities Element. Since the city finds need to appoint designated agents to deliver short term or 'one-off' services for the city from time to time, it also finds need to partner with lead agencies who represent the city as an official body in specified departmental areas. As a policy matter, there should be a definition for various types of designated agents to describe differences and clarify policy intent.

**Background:** When the city government was formed in the 1990's our community was already developed. Thus, the new city did not create a Fire Department, School District, Parks District, Library, etc. The city formed legal working partnerships with already existing government agencies. The community also had thriving Arts and Culture and Human Services programs. Instead of forming a city Human Services Department and a city Arts and Culture Department the new city government continued existing programs by entering into legal partnership agreements. This was not only a matter of practicality, but professionally and economically sound policy.

That's why certain agencies like Arts and Humanities Bainbridge received consistent city funding in the city long range planning budget, as did Health and Human Services, Housing organizations, and Utilities, amongst others. These organizations served with a "lead agency" status with the city. They had legal agreements for specific services with the city, and *represented the city* as defined. They were able to 'gear up' their organizations to serve the city over a long period of time, investing in staff, equipment, establishing budgets, etc.. The city should expect to legally commit to a relationship with partnering organizations, who require predictability and certainty in their representation of the city.

The city has indicated it is still interested in having outside agencies in these areas and others, and has created a new term for outside agencies in the Plan, "designated agent." Since the Comprehensive Plan is a multi-year plan that may include numerous designated agents for various purposes, the Plan states intent for providing designated agents without identifying them by name. However, the term "designated agents" still requires definition, as there are multiple categories and types of agents. Not defining these categories confuses intent, leading to unintended circumstances in implementation.



**Jane Rasely**

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**From:** Walton, Amalia R. <Amalia.Walton@MillerNash.com>  
**Sent:** Monday, September 26, 2016 3:24 PM  
**To:** PCD  
**Cc:** Drobny, Franny; Steding, Doug J.  
**Subject:** Comment letter regarding Draft 2016 Comprehensive Plan Update  
**Attachments:** Brian comment\_letter\_to\_planning\_commission\_re\_comp\_plan.pdf

Attached please find a comment letter written on behalf of Bevan and Peter Brian, regarding the Draft 2016 Comprehensive Plan Update. By reply email, please let us know that you have received this letter.

Thank you.

**Amalia R. Walton**  
Counsel

**Miller Nash Graham & Dunn LLP**

Pier 70 | 2801 Alaskan Way - Suite 300 | Seattle, Washington 98121  
*Direct:* 206.777.7434 | *Office:* 206.624.8300 | *Fax:* 206.340.9599

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Douglas J. Steding  
douglas.steding@millernash.com  
206.777.7552 direct line

September 26, 2016

VIA E-MAIL  
[pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)

Planning Commission Member:

Mike Lewars  
Mack Pearl  
Maradel Gale  
Jon Quitslund  
William Chester  
Lisa Macchio  
Michael Killion

Planning Commission of Bainbridge Island  
280 Madison Ave. N  
Bainbridge Island, Washington 98110

Subject: Comments regarding the Draft 2016 Comprehensive Plan Update

Dear Planning Commissioners:

Thank you for the opportunity to comment on the Draft 2016 Comprehensive Plan Update. Our firm represents Bevan and Peter Brian, the entrepreneurs behind High Mountain Green LLC ("Mountain Green"), a local Bainbridge Island business with plans to site a retail cannabis store on the Island. Mountain Green supports your goal of encouraging economic opportunity and access to goods and your complementary land use goal of further developing and strengthening current and future neighborhood centers.

By way of background, the Brian family has been on Bainbridge Island for over twenty years and has a rich background in farming. Bevan and Peter are dedicated to living sustainably, both in their personal lives and in their business practices. To that end, they have a strong commitment to using organic, environmentally friendly products on their land and contributing to planning a sustainable future for Bainbridge Island. In doing business on the Island, the Brian's have a desire to connect to

Portland, OR  
Seattle, WA  
Vancouver, WA  
Bend, OR  
Long Beach, CA

**MILLERNASH.COM**

7012339091

Bainbridge through the land and the community by offering a locally owned, small business option.

Local, small businesses like the Brians are vital to fulfilling the vision of a sustainable future for Bainbridge Island, which is why the Brians strongly support this concept as one of the main components of the Economic Element of the Comprehensive Plan Update. The Framework of the Economic Element, as well as the policies and goals, fit squarely into the vision that the Brians have for their community and the reason that they desire to contribute by siting their retail cannabis store locally. As residents of the Island and entrepreneurs, they agree with the statement in the Economic Framework that "the Island's economic future *should* include enterprises that are diverse by type and scale, under local ownership; that offer a variety of employment options and that support a broad range of income and skill levels" (*2016 Comprehensive Plan, Economic Element, Framework, EC-1*) and are eager to participate in that future by establishing their small scale business that will create jobs on the Island for a range of skill levels. *2016 Comprehensive Plan, Economic Element, Framework, EC-2.*

The Brian brothers are particularly interested in the policy goals that relate land use designations back to the economic vitality of the Island. As stated in the goals and policies relating to a diversified economy, entrepreneurship must be supported by providing adequate land use designation (Policy EC 1.4) and developing and maintaining "regulations that provide support for our community's business sectors" while "encouraging the business community to look for emerging sectors." (Policy EC 1.1). The Brian's small retail cannabis business is part of just such an emerging sector, thus, given the policy of promoting emerging business sectors, (Policy EC 6.5) the Brians are hopeful that land use regulations will be changed to reflect this policy, especially through rezoning and developing Neighborhood Centers to "attract a variety of small scale retail." (Policy EC 8.2).

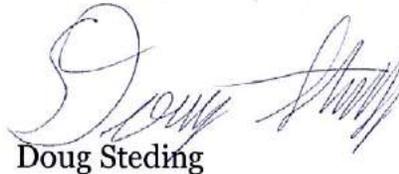
To that end, the Brians are equally supportive of the Land Use goals and policies that are presented in the Land Use Element of the draft Comprehensive Plan regarding development of the Neighborhood Centers. Existing and new Neighborhood Centers are an indispensable part of a vision for the island that includes a healthy local economy, affordable housing for everyone, a diversity of employment opportunity, and the preservation of the Island's natural resources. As stated in the Land Use Vision 2036, attracting growth to these designated centers, including Winslow, Island Center, Rolling Bay, Lynwood Center and Fort Ward, is the cornerstone of a thoughtfully and sustainably planned island. (LU 2-3). The Brians are interested in engaging in the "Special Planning Area" process that is spelled out as a policy point in the Land Use

Bainbridge Island Planning Commission  
September 26, 2016  
Page 3

Element of the draft comprehensive plan (Policy LU 4.2), as entrepreneurs who would like to contribute to the vitality of those centers, thus providing jobs and the opportunity for residents to patronize homegrown business.

As part of the important process of supporting the Island's sustainable growth while protecting its natural resources, the Brians hope to work with the Commission and the Council to further the policy goals discussed above of encouraging economic opportunity and access to goods by further developing and strengthening current and future neighborhood centers. They hope that, in supporting this goal, you will lean heavily on Economic Policy 1.4 and provide adequate land use designation by amending the land use code to allow their small business to align with the overall vision for the Island and locate in a designated Neighborhood Center.

Very truly yours,



Doug Steding

DJS:fd

**Jane Rasely**

---

**From:** Jane Rasely  
**Sent:** Tuesday, September 27, 2016 12:32 PM  
**To:** 'Walton, Amalia R.'; PCD  
**Cc:** Drobny, Franny; Steding, Doug J.  
**Subject:** RE: Comment letter regarding Draft 2016 Comprehensive Plan Update

Ms. Walton,

We have received your letter.

Thank you,

 **CITY OF  
BAINBRIDGE  
ISLAND**  
JANE RASELY  
Administrative Specialist  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

**From:** Walton, Amalia R. [mailto:Amalia.Walton@MillerNash.com]  
**Sent:** Monday, September 26, 2016 3:24 PM  
**To:** PCD <pcd@bainbridgewa.gov>  
**Cc:** Drobny, Franny <Franny.Drobny@millernash.com>; Steding, Doug J. <Douglas.Steding@millernash.com>  
**Subject:** Comment letter regarding Draft 2016 Comprehensive Plan Update

Attached please find a comment letter written on behalf of Bevan and Peter Brian, regarding the Draft 2016 Comprehensive Plan Update. By reply email, please let us know that you have received this letter.

Thank you.

**Amalia R. Walton**  
Counsel

**Miller Nash Graham & Dunn LLP**  
Pier 70 | 2801 Alaskan Way - Suite 300 | Seattle, Washington 98121  
Direct: 206.777.7434 | Office: 206.624.8300 | Fax: 206.340.9599  
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CITY OF  
BAINBRIDGE ISLAND

NAVIGATE  
BAINBRIDGE  
charting our future together

Name: Robert Weschler

Address: 330 Crown Ave. NW #CG, B. I.

robertweschler@yahoo.com

Date: September 17, 2016

### Comment

#### ① TRANSPORTATION

##### a) Kitsap Transit

1) make more obvious node on Winslow Way - bare minimum, more visible covered bus stop w/ seating (at present, you have to step on plants to get on bus at one pole!)

2) similar bus stop in SAFEWAY parking lot

3) SHUTTLE BUS every 10-15 min from promoted

P+Ride at CASINO to Winslow + ferry terminal (at least during evening commuter hrs.)

b) promote electric bicycles on island (to deal w/ hills)

c) actively encourage UBER/LYFT/etc. on island to provide on-demand service

d) more actively promote B.I. Ride (especially \$1-ride for youth to alleviate soccer mom traffic)

e) create bus shuttle loop ferry - Winslow Way - Macdon - Safeway - ferry

f) actively promote a VISION MAP of island with bike/trails connecting everything (to encourage recalcitrant owners of larger picture so as to gain easier access to easements)

g) to further alleviate bus traffic, make some of the new Kingston ↔ Seattle foot ferry runs stop at least at the Squamish dock (if not also Ladisnoke, and north B. I.)

h) In looking a Transportation Element document, give each Policy TR \_\_\_ a title that allows quick skimming understanding of its goal + content.

i) Regular shuttle service: Island Center — Robby Bay  
|  
Lynnwood — Winston

WATERFRONT PARKS

put up a natural barrier of trees or shrubs along chain link fence of WADOT ferry maintenance terminal to hide it from park.

## Jane Rasely

---

**From:** Island Center <islandcenterbainbridge@gmail.com>  
**Sent:** Friday, September 23, 2016 11:13 AM  
**To:** Sarah Blossom; Kol Medina; Ron Peltier; Wayne Roth; Michael Scott; Val Tollefson; Roger Townsend; PCD  
**Subject:** Island Center Neighborhood Special Area Plan  
**Attachments:** Island Center Letter - Whealdon.pdf

September 23, 2016

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

My name is Tom Whealdon. I am a life long island resident, business owner and land owner in the area of Island Center. I am writing to you today in support of the review and renewal of the area at Island Center.

I am concerned about the island center area as it functions today because of:

- **Safety** – Miller road is a busy highway alternative on the island and the four way stop at Miller and New Brooklyn is congested with through traffic and local area traffic to businesses. With little shoulder and business parking very close to the street the area is hazardous to pedestrians, cyclists and motorists. The safety concern is time sensitive as the area continues to become increasingly congested.
- **Amenities** – I would like to see island center become a more vibrant neighborhood center. A wider variety of businesses and services would be welcome in this centrally and conveniently located neighborhood. Amenities like playgrounds or non motorized trails and paths would add greatly to the local community.
- **Housing** – There is a lack of entry level family homes on the island. The area at Island Center is an opportunity to help address this issue and create a community within easy reach to Winslow by bike or bus at price points approachable to teachers and young families. If this area is developed with yet more large homes this opportunity will be lost.
- **Neighborhood Aesthetics** – The Island Center area is not known for its curb appeal, yet it is a highly visible centrally located neighborhood seen by many daily. The businesses in this area are vital to the island and should not be displaced, but a more appealing plan for the area more in keeping with the aesthetics of Bainbridge Island would be a welcome change.

I am urging the city to make the review of Island Center a priority. There are significant issues in this area that should be addressed by our community. If the areas surrounding the business area of Island Center are developed as they are currently zoned over the next few of years we will miss the opportunity to revitalize this area and make it a true asset to the neighborhood and island.

Sincerely,



Tom Whealdon

6549 NE New Brooklyn Rd  
Bainbridge Island, WA 98110



Name: John Wiens

Address: 1531 Fort Ward Hill Rd, NE

Date: September 22, 2016

---

**Comment**

Why is Fort Ward selected as a vicinity for commercial development?

There is no place for development.

Road are 20' wide.

There is only residences in the area.



CITY OF BAINBRIDGE ISLAND

SEP 26 2016

Dept. of Planning & Community Development

# NAVIGATE BAINBRIDGE

charting our future together

Name: Elise Wright

Address: 10799 Bill Point View, NE

Date: September <sup>26</sup> 22, 2016

Please note: ~~to~~ these comments are directed primarily at the Economic element. They apply as well to Housing, Tourism + others. Please ~~coordinate~~ <sup>apply</sup> them with the other appropriate policies in other elements.

Comment 1.3, 4

Policy EC 1.7 = If "partner" with the CoJC + BDA means financial support, please strike this policy.

Goal EC-5 ~~Jobs~~ Provide a variety of affordable housing... please add a policy actively promoting and exploring provision of affordable housing, by providing financial support to HRB

Goal EC-6 - what is the definition of "designated centers"? ~~these should not be increased until the existing are built out.~~

Policy EC 6.1 - please do not "Disneyfy" BI as has occurred at Lynasord center.

Policy EC 6.4 - what infrastructure investments would these be?

Policy EC 6.5 - how would the City "promote" these enterprises?

Goal EC-7 -

I am apposed to public/private partnerships with CoJC & BIDA. These organizations promote reliance on a retail-based, tourist-based, consumer-oriented economy. The island will be better served by ~~promoting~~ attracting businesses

such as AVALARA that actually provide family wages, rather than the \$10/hr. possible in retail establishments, many of which provide tourist related and/or overpriced goods that do not meet the needs of residents.

Policies in this goal are all laudable.

### Goal EC-8

Policy EC 8.1 If fully implementing the Winslow Master Plan means building 5 story buildings along Winslow Way and covering the "Gateway" area with ~~the~~ MUTC buildings, this policy should be stricken.

Policy EC 8.2 ~~This is~~ encouraging far too much density, & promoting unaffordable sub-sized housing. Lower density affordable housing should be the goal.

### Goal EC-10

~~add a policy (10.3) that~~

Policy EC 10.2 - add: "practices [that ~~promote~~ <sup>encourage</sup> affordable housing] incorporate green building..." etc.

### Goal EC-11 Tourism

Policy EC 11.2 - All the businesses that serve the commercial needs of island residents\* are long-gone from Winslow (Vern's, Dry Cleaners, Hardware, Jindaleys, etc.) Part of the reason is lack of parking since the Big Dig. Part is the emphasis on serving tourists from the Cruise ships who walk off the ferries. This is not sustainable.

High Priority Actions - as noted, please remove EC 1.7 from the list  
EC Action #3: Please add "Increase acquisition / implementation of an ISLAND-WIDE NETWORK of non-motorized transportation trails." ~~pathways~~ to policy EC 11.1 & policy EC 6.7

I echo the comments of Whitney Reavick, ED of the Housing Resources Board