



APPLICATION Page 1

Project Name: LYNWOOD CENTER TRIANGLE CPA

Date Received: 2/27/2013

Project Number: PRJ-0016146

Case Number: CPA16146

Primary Parcel Number: 33250210062008

Site address: Lynwood/Bucklin

Case Description: 2/27/2013, Jennifer Sutton, Lynwood Center Road at Bucklin Hill. Amend the Comprehensive Plan designation of the site from the current OS R-0.4 to Business/Industrial Zone.

CITY OF
BAINBRIDGE ISLAND

FEB 27 2013

DEPT OF PLANNING &
COMMUNITY DEVELOPMENT

People associated with case:

01. File Name
LYNWOOD TRIANGLE/MOORE
LYNWOOD/BUCKLIN HILL ROAD
BAINBRIDGE ISLAND WA 98110

03. Owner
WILLIAM MOORE
6630 WING POINT ROAD NE
BAINBRIDGE ISLAND WA 98110
PHONE: 206-842-6630

05. Contact
DEVIN JOHNSON
595 MADISON AVENUE
BAINBRIDGE ISLAND WA 98110
PHONE: 206-842-9993

07. City Planner
JENNIFER SUTTON

Parcel Numbers:

33250210062008
33250210072007

Tax Parcel Owner(s):

33250210062008
William B Moore
6630 Wing Point Rd NE
Bainbridge Island, WA 98110

Fee History for Case:			
Description	Amount	Receipt No.	Due
Comp Plan Amd Site Spec	\$ 509.00	432854	\$ 0.00
	\$509.00		\$0.00

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



<p style="text-align: center;">DATE STAMP FOR CITY USE ONLY</p> <p style="text-align: center;">CITY OF BAINBRIDGE ISLAND</p> <p style="text-align: center; font-size: 1.2em;">FEB 27 2013</p> <p style="text-align: center;">DEPT OF PLANNING & COMMUNITY DEVELOPMENT</p>	<p style="text-align: center;">TO BE FILLED OUT BY APPLICANT</p> <p>PROJECT NAME: LYNWOOD CENTER TRIANGLE</p> <hr/> <p>TAX ASSESSOR'S NUMBER: <u>332502-1-007-2007</u></p> <p style="text-align: right;"><u>332502-1-006-2008</u></p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: BUCKLIN HILL RD & LYNWOOD CENTER RD.</p> <hr/> <p style="text-align: center;">FOR CITY USE ONLY</p> <p>FILE NUMBER: <u>CPA16146</u></p> <p>PROJECT NUMBER: <u>PRJ-0016146</u></p> <p>DATE RECEIVED: <u>2-27-2013</u></p> <p>APPLICATION FEE: <u>\$509.00</u></p> <p>TREASURER'S RECEIPT NUMBER: <u>432854</u></p>
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SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and three copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>three copies</i> (if an original is not applicable, <i>four copies</i> must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to make an appointment to submit your application.
FEES	Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.
SEPA	State Environmental Policy Act Checklist (SEPA) is required (only for site-specific applications).
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. NOTE: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
 PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov
www.ci.bainbridge-isl.wa.us

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A. GENERAL INFORMATION

1. Name of property owner: William B. Moore
Address: 6630 Wing Point Rd NE
Phone: 206-842-6630 Fax: _____
E-mail: bainbridgewill@yahoo.com
Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

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

2. Authorized Agent/Project Contact: Johnson Squared, Inc. – Devin Johnson
Address: 595 Madison Ave., Bainbridge Island, WA 98110
Phone: 206-842-9993 Fax: 206-842-9666
E-mail: devin@johnsonssquared.com

3. Does the amendment request concern a specific property (or properties)? YES NO
4. Does the request relate to a specific area of the island? YES NO (If yes, provide a description of the area or a map indicating the area.)
The specific area of the Island affected by this particular amendment are the properties located at the intersection of Lynwood Center Rd. and Bucklin Hill Rd.

See attached Zoning Map.

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
 YES NO If so, please describe:
The proposal is to change the Comprehensive Plan designation of the site from the current OS- R-0.4 to Business/Industrial Zone.

6. Is a Rezone Request associated with this Comprehensive Plan Amendment request?
 YES NO

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

Land Use Goal 1 – “Ensure a development pattern that is true to the vision for Bainbridge Island by reducing inappropriate conversion of undeveloped land into sprawling development”

The proposed plan amendment advances this goal by adding more Building and Industrial zoning to an area that already has Building and Industrial zoning . The proposed site is near other Building and Industrial Zones and Residential zones with Conditional Uses such as a PSE substation, a former mining pit, the American Legion Post and City of Bainbridge Island Fire Station, Bainbridge Disposal transfer station, City of Bainbridge Island Public Works yard, A Buddhist Temple, and Hyla Middle School. This area of Bainbridge Island has been established as an area that accommodates Commercial uses. Changing this sites designation to Business Industrial Zone conforms to similar uses in the neighborhood and is reducing inappropriate conversion of other undeveloped land into sprawling development.

Land Use Goal LU 1.5

The proposed zoning change will serve an important function of encouraging economic activity that will allow a diverse economy with business retention, growth and innovation. There is a significant need for business and industrial zoning on the island in order to retain existing businesses and expand economic growth. Bainbridge Island needs to expand the Business and Industrial zones to respond to the market conditions that are demanding more business parks. This property is compatible for these uses.

8. Provide proposed amendatory language.

Policy LU 1.5 (page 10) The areas at Day Road and Sportsman Club Road *and Bucklin Hill Road and Lynwood Center Road intersection* designated as Light Manufacturing are intended to augment the Winslow Core and the Neighborhood Service Centers and serve an important function that allows a diverse economy with business retention, growth and innovation on the island.

9. Explain the reasons behind this amendment proposal.

There is a need for this type of zoning on Bainbridge Island in order respond to changing market conditions and in order to retain businesses and economic growth on the Island. There is a lack of Business and Industrial Zoning available in the community and this site will add to the diversity to the south end of Bainbridge

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Island. Expansion of the existing Business and Industrial Zone of this neighborhood will benefit to the local community and Bainbridge Island with additional jobs and economic benefits.

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

1. Consideration of the previous record, if the amendment was reviewed and denied during previous comprehensive plan review:

N/A

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

One of the goals for the Comprehensive Plan is to "Foster the energy, drive, initiative and artistic talent of Island residents by encouraging home occupations and environmentally-sound businesses, with minimal impact on groundwater resources." And "Foster a financially sound development pattern."

By allowing for more Business and Industrial zones on the Island, we can have a space for local small-business owners to grow and move out of their home based businesses, thus keeping the business growth and tax dollars on Bainbridge Island. The proposed change is to an area of the Island that has already begun assembling a variety of Business, Industrial, and non-residential services; all of which allow a diverse economy, growth, and innovation. The storm water will be captured and diverted to rain gardens so that the water will perk into the soil and recharge the aquifer and have minimal impact on ground water.

All storm water will be detained on site and allowed to percolate into the soil and recharge the aquifer, thus groundwater will not be impacted.

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

"Economic Development: Encourage economic development which is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state... encourages growth in areas experiencing insufficient economic growth"

The proposed site is providing another area of Bainbridge Island where citizens

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can conduct and grow their business; all of which is in accordance with the goals of the Growth Management Act.

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

BIMC 18.06.060 Business/Industrial

"The purpose of the business/industrial district is to facilitate development of a diverse economy on the island with business retention, growth, and innovation. The district is intended to provide opportunities for knowledge-based businesses and expansion of Island businesses, for diversity of jobs, and for low-impact industrial activity that is compatible with adjoining residential neighborhoods.

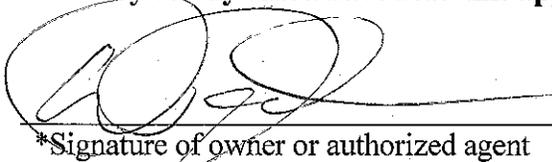
The proposed site is seeking to do just exactly what the BIMC defines as a Business and Industrial use. We want to help small-businesses have a place to grow and innovate. The surrounding residential neighborhood has adjusted to a variety of businesses and non residential uses already located in this area of Bainbridge Island. The proposed zoning change will add to that diversity.

5. The cumulative effects of all requests for plan amendments:

The proposal is to change the Comprehensive Plan designation of the site from the current OS- R-0.4 to Business/Industrial Zone.

In addition, there will also be an application for a Site-Specific Rezone to change the City's Official Zoning Map.

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


*Signature of owner or authorized agent

2/26/13
Date

DEVIN JOHNSON
Please print name

*Signature of owner or authorized agent

Date

Please print name

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