



CITY OF
BAINBRIDGE ISLAND

**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, JUNE 10, 2021**

THE PLANNING COMMISSION WILL HOLD THIS MEETING USING A VIRTUAL ZOOM WEBINAR PLATFORM. MEMBERS OF THE PUBLIC WHO DO NOT WISH TO VIEW THE MEETING VIA THE CITY'S WEBSITE STREAMING WILL BE ABLE TO CALL IN TO THE ZOOM MEETING.

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AGENDA

1. **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:00 PM**
We would like to begin by acknowledging that the land on which we gather is within the aboriginal territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.
2. **PUBLIC COMMENT - 6:05 PM**
Public comment on off-agenda items.
3. **UNFINISHED BUSINESS - 6:15 PM**
 - 3.a **(6:15 PM) - Public Hearing Draft Ordinance No. 2021-12 & Resolution 2021-07: Phase 2 Triage Code Changes Related to Improving the Pre-application Phase.** 30 Minutes
[Exhibit A Phase Two Triage Code Changes - DforB revisions_clean_05202021.docx](#)
[RESOLUTION NO 2021-07](#)
[Draft Ordinance No. 2021-12_06102021.docx](#)
[Exhibit B - Project Review Flow Chart_06042021.pdf](#)
 - 3.b **(6:45 PM) - Public Hearing Draft Ordinance No. 2021-07 – Updates and Adoption of Chapter 16.32 BIMC (Protection of Landmark Trees)** 30 Minutes

ORD 2021-07 Staff Memo PC
Ordinance No.2021-07 - No Mark Up
Exhibit A to ORD 2021-07 - Chapter 16.32 BIMC (Protection of Landmark Trees)
Ordinance 2021-07 Comments CM Carr (Chapter 16.32 ONLY)
Ord 2021-07 SEPA checklist
Ord 2021-07 SEPA DNS
Ordinance No. 2021-07 - Strike Through/Underline

4. NEW BUSINESS - 7:15 PM

- 4.a (7:15 PM) - Overview of Island Center Subarea Planning Process and Draft Plan** 30 Minutes
Island Center Staff Memo
Steering Committee Recommended DRAFT Island Center Subarea Plan
ISLAND CENTER COMMITTEE - MINORITY REPORT
BIMC 2.16.210 Subarea Planning Process
Island Center Subarea Planning Steering Committee Minutes DRAFT 050521.pdf

5. PLANNING DIRECTOR'S REPORT - 7:45 PM

6. FOR THE GOOD OF THE ORDER - 7:50 PM

7. ADJOURNMENT - 8:00 PM

GUIDING PRINCIPLES

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 Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: June 10, 2021

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: (6:15 PM) - Public Hearing Draft Ordinance No. 2021-12 & Resolution 2021-07: Phase 2 Triage Code Changes Related to Improving the Pre-application Phase.

AGENDA CATEGORY: Ordinance

PROPOSED BY: David Greetham

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): - October 29, 2020

- February 11, 2021
- March 11, 2021
- April 22, 2021
- May 13, 2021
- May 27, 2021

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Hold public hearing on Draft Ordinance 2021-12 & Resolution 2021-07: Phase 2 Triage Code Changes Related to Improving the Pre-application process.

Suggested motion if the Planning Commission determines the draft ordinance and resolution are ready to move forward for City Council review:

"I move to recommend approval of Draft Ordinance No. 2021-12 & Resolution 2021-07: Phase 2 Triage Code Changes Related to Improving the Pre-application Phase to the CIty Council".

SUMMARY:

Public testimony will be received on Draft Ordinance 2021-10 and Resolution 2021-07: Phase 2 Triage Code Changes Related to Improving the Pre-application phase.

BACKGROUND: Early-mid 2020: The Design Review Board (DRB) determined that revisions to the preapplication process were necessary and appointed a subcommittee to work on proposed revisions to the BIMC, including BIMC Chapter 2.16 and Design for Bainbridge, which is incorporated by reference at BIMC at 18.18.

October 2020: The Planning Commission considered the land use subcommittee's proposed "triage" land use code changes and separated the changes into two phases, with the second phase including improvements to the preapplication process and the role of the Design Review Board and Planning Commission.

December 2020: A subcommittee of the Planning Commission joined the DRB subcommittee for two meetings to discuss the proposed process revisions. The key recommendation was to re-order the preapplication process such that the preapplication conference with staff occurs as the first step in the review process.

February 2021: The Planning Commission discussed Resolution No. 2010-32 that adopted the mandatory public participation program currently in effect. As the resolution didn't specify that the meetings would occur at the Planning Commission it was agreed that updates to the 2010 resolution were necessary to reflect the current. These revisions are reflected in draft Resolution 2021-07.

March 11, 2021: The Planning Commission conducted the first touch review of Ordinance 2021-12 and Resolution 2021-07. The Planning Commission reviewed draft code changes relating to the preapplication process, including moving the preapplication conference to the first step in the preapplication phase and the role of the Planning Commission and DRB in the meeting. In order to accommodate final recommendations of the DRB subcommittee, the Planning Commission agreed to continue the discussion upon completion of the final subcommittee recommendations. The subcommittee met three additional times in March, resulting in recommended revision to Design for Bainbridge in order to improve the pre-application and DRB review process.

April 22, 2021: Staff incorporated changes from the March 11 meeting into draft Ordinance 2021-12, including clarification of Planning Commission and DRB roles in the preapplication conference, added references to Resolution 2021-07 with regard to the updated public participation meeting process, and deletion of the process flow chart from BIMC 2.16. An updated flow chart is proposed to be added to Design for Bainbridge, and additional guidance for applicants is planned for the Design for Bainbridge web page currently under construction.

At the conclusion of the study session Planning Commission directed staff to reconvene the DRB/PC subcommittee to explore scaling back the proposed Design for Bainbridge revisions, including applicant submittal requirements for each DRB meeting.

May 13, 2021: Staff briefed the Planning Commission on subcommittee progress, including discussion of the revised process flowchart.

May 27, 2021: The Planning Commission conducted a final study session and directed staff to schedule the public hearing for June 10, 2021.

ATTACHMENTS:

Exhibit A *Design for Bainbridge*

[Note: Placeholder for underline-strikeout version of Design for Bainbridge]

Pp. 10-11, Design Review Process

Revisions: Updated and re-ordered meeting descriptions

NOTE: See Appendix A for submittal requirements for each individual meeting below.

1. Pre-Application Conference. The pre-application conference with City staff is intended to provide information to the applicant in response to the submittal of a preliminary site plan and a conceptual design for the project, showing how it responds to site characteristics and the context of neighboring uses. City staff shall identify potential issues/concerns related to applicable City development regulations and standards including, but not limited to, zoning, environmental, utilities, transportation and stormwater regulations, and relevant Comprehensive Plan goals and policies.

City staff shall ensure that the applicant is aware of the standards and criteria involved in review and approval of the project, both in the Bainbridge Island Municipal Code and the *Design for Bainbridge* manual. Planning staff shall prepare a summary letter detailing the pre-application guidance, to be provided to the applicant and the Design Review Board. See Appendix A below for a complete list of design related submittal requirements, in addition to other requirements in the Administrative Manual.

2. Conceptual Proposal Review. The Conceptual Proposal Review meeting is an applicant-led presentation to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context and the public realm as described in *Design for Bainbridge*. See Appendix A for a complete list of submittal requirements.

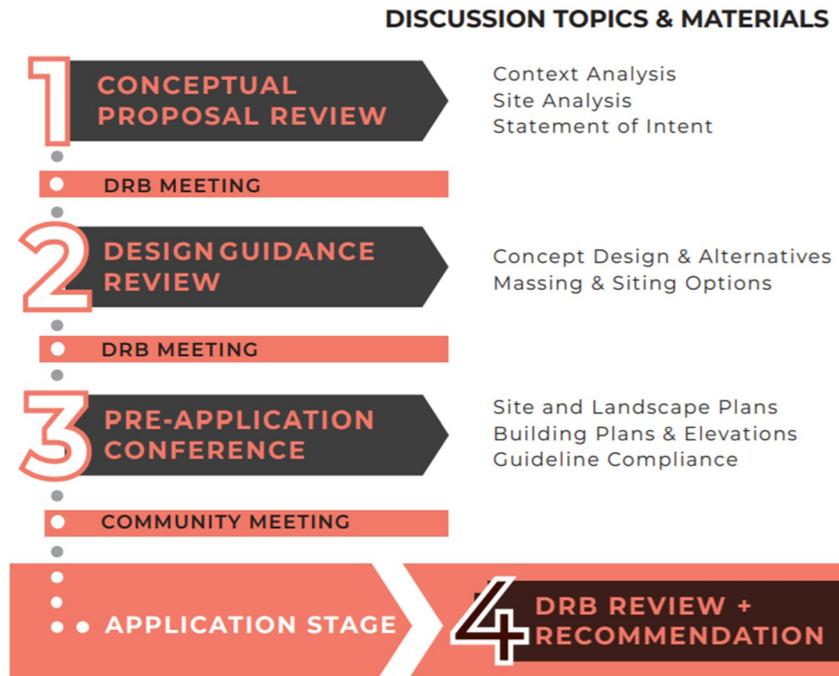
3. Public Participation Meeting. Following the Conceptual Proposal Review meeting, the applicant will make a formal and complete presentation of their concept(s) to the public at a Planning Commission meeting, providing the applicant an opportunity to respond to questions and comments from the public and Planning Commissioners before the Design Review Board conducts its design guidance review.

4. Design Guidance Review. Design guidance review meetings include applicant-led presentations at which the Design Review Board will offer guidance to applicants. The purpose of these meetings is to determine, with reference to the *Design for Bainbridge* manual, how the proposed alternatives fit the surrounding context, with a focus on the development's program, uses, site plan, and massing. The Board will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the standards and guidelines. See Appendix A for a complete list of submittal requirements.

5. DRB Review & Recommendation. At this meeting, the Board will complete the review of final drawings and the DRB worksheet for compliance with Design Standards and Design Guidelines and ensure that the project reflects any required changes recommended by the Board, as listed in the project worksheet. The Board will document its findings and ~~transmit~~ issue a signed written recommendation. The Board's recommendation may include conditions to ensure compliance with all standards. If a majority of the Board members find that standards essential to the project's success have not been met, the Board shall recommend denial of the project. See Appendix A for a complete list of submittal requirements.

P. 11 Discussion Topics & Materials.

Revision: Replace existing 4-step chart below with revised project review flow chart (Exhibit B)



Pp. 12-14, Submittal Requirements.

Revision: Replace existing submittal requirements (summary snip below) with expanded meeting submittal requirements (new Appendix A, below) and additional graphic illustrations of site plans and building elevations (new Appendix B, below).

Submittal Requirements

1 Conceptual Proposal Review

Preliminary Development Program (Optional)

2 Design Guidance Review

a. Vision statement & design intent;



3 Pre-Application Conference

a. Illustrative site plan, including:

d. Sun/shadow graphic analysis;

Misc. additional Design for Bainbridge text revisions and clarifications

General: Conduct word search for “design guidelines” and change to “design standards”, except when referring to actual guidelines.

P.3 Change “Values and Principles” to “Goals and Principles”

P.5 “Design Standards vs. Guidelines” paragraph: Bold “**For a project to be approved, it must comply with all applicable design standards...**” (line 8)

P.6 “Relationship to Other Regulations, and Permit Review” paragraph: Insert additional references to BIMC where applicable (e.g. Critical Areas, Shoreline Master Program references).

P.6 “Departures” paragraph: Delete “Departures shall be reviewed concurrently with an application...” (paragraph 2, second sentence), and delete “~~administrative~~ departures” (paragraph 2, third sentence)

P.7 “Definitions”: Add reference to complete list of BIMC definitions in introductory sentence.

Pp.12-14 (Submittal requirements): Add language to each introductory section emphasizing necessity for applicant to *present* project to Design Review Board.

P.16 Ch. 3 Context Analysis introductory sentence: Bold “**Context analysis is a prerequisite for application of Design Standards and Design Guidelines.**”

P. 21 Ch. 4 Design Standards and Guidelines, introductory sentence: “In combination with the Contest Analysis in Chapter 3, the Design Standards in Chapters 4 and 7 establish the minimum requirements in Design for Bainbridge necessary to take advantage of the opportunities of the surrounding context and site while contributing to the neighborhood.

P.41 B5 Heading: “Use ~~high-~~ durable, quality materials and well-crafted details.”

P.49 Ch. 5, Street Types and Frontages: Break introductory paragraph into two paragraphs and insert reference to “Street Types” map on p.50.

P.65 Vegetated Buffer illustration: Revise “~~Setback~~ 25-50 feet” to “Buffer 25-50 feet” to clarify intent of illustration.

P.67 Subdivision Guidelines: Bold introductory sentence “**The subdivision guidelines in this chapter and the green street guidelines in the previous chapter support implementation of the City’s subdivision standards in BIMC 17.12.**”

P.70 Homesite Design guideline, “Intent” sentence: “To efficiently configure building footprint(s) and allowed uses within ~~a~~ homesites.”

Revision: Insert new appendix A

Appendix A: Design Review Board – Documents Required for Review

Pre-Application Conference

1. Project Zoning Summary (See Sample)
2. Context Analysis Map – Existing property including surrounding uses (See Sample)
3. Site Photos – up to 500’ from property (optional)
4. Conceptual Site Analysis (topography, physical and natural features on site, trees >6” dbh) (See Sample)
5. Conceptual Site Plan (including pedestrian, vehicular access, architectural massing concept) (See Sample)

Meeting #1: Conceptual Proposal Review

1. Project description and design narrative (see sample)
2. Project zoning summary (see sample)
3. Basic site analysis describing appropriateness of proposed use for the subject property
4. Context map showing property and surrounding uses (google maps minimum) (see sample)
5. Photos of the site and surrounding area up to 500 ft from property

6. Conceptual site plan(s) (see sample)
7. Development program (e.g. residential, live/work, retail, office, number of parking stalls) (see sample)

Meeting #2: Design Guidance Review

A. Context Analysis including:

1. aerial photo (Google Earth Image is sufficient) and streetscape photos with streets and site boundaries indicated.
2. vicinity map showing existing conditions including adjacent structures, uses and zoning up to 500 feet from property lines.
3. documents, photos, maps etc., that respond to Chapter 3: Context Analysis Pgs. 17-20 of the Design For Bainbridge 2019
4. applicant shall refer to Context Analysis (C-1 through C-6) in the Design for Bainbridge book.

B Design Standards Worksheet (DRAFT) previously recommended during meeting #1.

Review Design for Bainbridge Standards:

1. Site Design Standards (S-1 through S-5)
2. Public Realm Standards (P-1 through P-6)
3. Building Design Standards (B-1 through B-5)
4. Landscape Standards (L-1 through L-6)

C. Preliminary Drawings:

A. Site plan:

1. roadways, traffic patterns, parking areas, vehicular and pedestrian circulation on the site, trails, facilities, proposed infrastructure
2. estimates of square footage provided/allowed for commercial space and/or residential units.
3. estimates of landscape area provided/required.
4. estimates of parking spaces provided/required.
5. location and description of mechanical, accessory or trash structures on site.
6. location of adjacent buildings and features located on the site perimeter within 100 feet
7. relationship of proposed development to significant site features and trees
8. all known easements on-site and within 100 feet of property lines shall be identified
9. all known utilities above and below ground shall be identified.
10. separate drawing showing color code uses proposed including but not limited to buildings, landscaping, community spaces, natural areas, and other uses.

B. Landscape plan including:

1. streetscape and landscape elements
2. bike racks, benches, fire pits, outdoor playground areas.
3. list of plant materials used.

- C. Building elevations (all four sides of proposed building) showing relative scale to neighboring properties
- D. Floor Plan(s) includes:
 - 1. ground floor/ entrance plan(s), showing the ground floor uses.
 - 2. roof plan of new structures
 - 3. locations of entrances, outdoor areas, and vehicular access to the structure.
 - 4. building locations, courtyards, setbacks.
- E. Site Sections include:
 - 1. site sections extending to adjacent buildings within 100 feet of the property line.
 - 2. section through the most critical area of the structure(s) with property lines, preliminary floor to floor heights, overall height, and spot elevations noted.
- F. Building Elevations include:
 - 1. eye level perspective from major street location.
 - 2. elevations of each structure and of adjacent structures in context.
 - 3. identification and discussion of material and color selections. identification and discussion of mechanical screens and venting locations.
- G. Preliminary Axiometric drawings include:
 - 1. aerial perspective depicting entire project and adjacent buildings in context.
- D. Residential Subdivisions: Documentation of the four-step design process (BIMC 2.16.070.D, Short Subdivisions or BIMC 2.16.125.D, Preliminary Long Subdivisions)

Meeting #3: DRB Review and Recommendation

- 1. Completed Design Standards Worksheet with comments from both the applicant and DRB.
- 2. Context Analysis (from Design Guidance meeting) :
- 3. Full Summary and rationale for all requested departures from Design Standards identified in Design for Bainbridge 2019.
- 4. Final Drawings and Plans Required:
Move items below to the right
 - A. Site Plan
 - 1. all streets and property lines with dimensions.
 - 2. final roadways, parking areas, vehicular and pedestrian circulation on the site.
 - 3. final location and description of mechanical, accessory or trash structures on site.
 - 4. location of adjacent buildings and features located on the site perimeter.
 - 5. significant existing trees that are to be saved on the site and basic landscape features.
 - 6. adjacent buildings and features within 500 feet of the site or across the street.

7. final square footage provided/allowed for commercial space and/or residential units.
8. final landscape area provided/required.
9. final parking spaces provided/required.

B. Landscape Plan Includes:

1. streetscape and landscape elements
2. bike racks, benches, fire pits, outdoor playground areas.
3. final selection of existing trees and plants incorporated into the landscape design.

C. Floor Plan (s) includes:

1. final Plans showing uses for all floors.
2. final design for all entrances, outdoor areas, and vehicular access to the structure.
3. final design for building modulation indicating setbacks with dimensions and changes in material.
4. adjacent building locations, courtyards, setbacks, ground floor uses and section references.

D. Sections includes:

1. final transverse and longitudinal sections through the entire site extending 100 feet past the property line to adjacent buildings or buildings across a roadway. (These sections can include the “b” sections that follow.)
2. final transverse and longitudinal sections through each structure with property lines, floor to floor heights, overall height, and spot elevations noted.

E. Elevations include:

1. final elevations of each structure including exterior mechanical screens, venting locations and adjacent structures in context.
2. final material and color notes as needed for clarification.
3. scale figures and transparent street trees or planned landscaping.
4. final roof plan of new structures and their proposed entrances.

F. Renderings: Change below to 1, 2, 3 and move left

- A. eye level perspective renderings from two opposite street locations.
- B. at least one depicting entire project with adjacent buildings in context.
- C. optional: video fly-through project

G. Preliminary Exterior Lighting Plan:

1. final location of exterior lights and indication of light spillage at night.
2. description, images, color and finish of selected fixtures.

H. Materials and Colors: Change below to 1, 2, 3

3. Final color and material board(s) with accurate reference to drawings.
4. Final landscape color and material board(s) with accurate reference to drawings.
5. Critical materials should have samples provided for the review meeting.

Revision: Insert new Appendix B [Placeholder for graphic illustrations]

Appendix B: Sample Site Plans and Building Elevations

RESOLUTION NO. 2021-07

A RESOLUTION of the City of Bainbridge Island, Washington, to amend the City's public participation program.

WHEREAS, in 2001, the City Council adopted Resolution No. 2001-11 establishing a voluntary public participation program in order to inform citizens of proposed projects in their neighborhood, and to provide the development community with an awareness of public concerns; and

WHEREAS, in 2010, the City Council adopted Resolution No. 2010-32 to adopt a mandatory public participation program; and

WHEREAS, in 2018, the City Council approved Ordinance No. 2018-08, which moved public participation meetings from special city meetings, sometimes within neighborhoods to Planning Commission meetings; and

WHEREAS, in 2020, the City Council directed staff to work with the Planning Commission to modify the Pre-application process; and

WHEREAS, after holding public participation meetings for a few years, the Planning Commission identified the need to amend the public participation program to include a broader audience; to solidify their role in the process, and to ensure that the community is receiving accurate and timely information; and

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

The City Council of the City of Bainbridge Island, Washington, approved the amendment to the public participation program. The program will be administered by the Department of Planning and Community Development in coordination with the Planning Commission and is described in Exhibit A attached hereto and made a part hereof by the reference.

PASSED by the City Council this X day of June, 2021.

APPROVED by the May this X day of June, 2021.

ATTEST/AUTHENTICATE:

Christine Brown, City Clerk

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO:

2021-07

THE CITY OF BAINBRIDE ISLAND PUBLIC PARTICIPATION PROGRAM

Purpose: The program is intended to bring developers, community members, City Staff and the Planning Commission together in the pre-application process, so that the residents and Planning Commission can learn about any proposed developments in their community and the applicant can be aware of their concerns, if any.

Format: The meetings are to be held at a Planning Commission meeting. The Planning Commission provides opening remarks, followed by the staff planning lead describing the project and the land use review process. Following the Planning Commission and Staff introductions, the applicant provides an overview with visuals of the project. The meeting is then followed by questions and comments from the public and responses from the applicant and/or staff. Following the questions & answer, the Planning Commission may ask questions and provide comments and/or suggestions based on the Municipal Code and the Comprehensive Plan.

Notice: The City shall provide a notice with a brief description of the proposal and make site plans and the pre-application letter available to the public. The City shall use various, available methods to provide notice to reach and engage the broader community to include at a minimum 1) a 500' mailing from the project site, and 2) advertisement in the local paper and 3) other popular means employed by the City including but not limited to the City Manager Report (or its successor) and the City's primary calendar. The City shall also notify the Design Review Board members of the meeting date.

Post Meeting: The meeting video and/or minutes shall be made available after the meeting to the public.

Need for Additional PPM: If there are substantial changes made to the project after a public participation meeting, the applicant may be required to attend an additional public participation meeting. The decision shall be made by the director in coordination with the planning commission chair.

EXHIBIT A

ORDINANCE NO. 2021-12

AN ORDINANCE of the City of Bainbridge Island, Washington, amending BIMC 2.16.020, 2.16.040, 2.16.070, 2.16.110, 2.16.125, and 18.18 related to improving the early phases of the land use permitting process.

WHEREAS, in mid-2020, Design Review Board members identified the need for more detailed background information prior to holding a Conceptual Review Meeting on early development proposals; and

WHEREAS, on August 17, 2020 the Design Review Board began formal discussion of Design Review Board role and changing the pre-application process; and

WHEREAS, the Design Review Board appointed a subcommittee to continue more detailed work on proposed process revisions; and

WHEREAS, on June 22, 2020, the City Council formed a City Council and Planning Commission joint land use subcommittee (subcommittee) directed by the Council to, among other things, develop a process and list for undertaking work on priorities for land use code revisions; and

WHEREAS, the subcommittee's first phase of work included identifying urgent land use code changes; and

WHEREAS, the City Council endorsed beginning work on this first phase of work at their meeting on October 13, 2020; and

WHEREAS, on October 19, 2020 the Design Review Board reviewed the subcommittee draft proposed process revisions and made recommendations to reorder required meetings for projects that require Site Plan and Design Review and a Pre-application Conference such that the Preapplication conference is the first step, prior to Design Review Board Conceptual Review and Design Guidance meetings; and

WHEREAS, the Planning Commission considered the proposed changes on October 29, 2020 and separated the land use code changes into two phases, with the second phase including improvements to the preapplication process and the role of the Design Review Board and Planning Commission; and

WHEREAS, two Planning Commissioners joined the existing three member Design Review Board subcommittee to continue development of specific code improvements related to the preapplication phase of the land use permitting process; and

WHEREAS, on December 9 and 16, 2020 the newly formed Planning Commission/Design Review Board subcommittee reviewed and finalized proposed recommended revisions to the preapplication process revision recommendations; and

WHEREAS, the Design Review Board completed their review and recommended final code changes on April 19, 2021; and

WHEREAS, the Planning Commission discussed the Ordinance No. 2021-12 on March 11, April 22, May 13 and May 27, 2021; and

WHEREAS, the Planning Commission held a public hearing on this ordinance, Ordinance No. 2021-12 on June 10, 2021, and after closing the public hearing, made a recommendation of approval of Ordinance No. 2021-12 to the City Council; and

WHEREAS, notice was given on XXXX, 2021, to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106; and

WHEREAS, the City Council considered this ordinance at its meeting on XXX, 2021; and

WHEREAS, the City Council considered Ordinance No. 2021-12 further on XXXX, 2021, *holding a public hearing on the ordinance, and after closing the public hearing, further discussed the ordinance.*

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 2.16.020.F of the Bainbridge Island Municipal Code is hereby amended to read as follows:

1. The Design Review Board shall review and make recommendations on all land use applications as set forth in this section. This design process reflects a collaborative effort between an applicant, the design review board, and the community to better incorporate the vision of the city as outlined in the adopted design standards and guidelines.

2. Subsequent to submittal of preapplication materials, the board shall review a proposal for conformance with applicable design standards and guidelines. The board's written recommendations shall be included in the staff report transmitted to the planning commission.

Section 2. Section 2.16.020.I of the Bainbridge Island Municipal Code is hereby amended to read as follows:

5. In the case of applications where Design Review Board review and a preapplication conference are required, the applicant shall first meet with department staff as described in this section and shall then meet with the Design Review Board to discuss the design concept and proceed through the design review process. The preapplication conference application shall be provided to the Design Review Board and the Planning

Commission. Up to two members of the Design Review Board and the Planning Commission may attend the pre-application conference with the intent of listening and reporting the proposal to the full Design Review Board and the Planning Commission at a subsequent meeting.

Section 3. Section 2.16.020.S.3 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

b. Public Participation Program. The applicant is required to participate in one or more community meetings, either through (i) the city's public participation program following the procedures outlined in Resolution Nos. 2021-07, or (ii) an equivalent public meeting that includes participation by city staff, as approved by the director.

Section 4. Section 2.16.040.D of the Bainbridge Island Municipal Code is hereby amended to read as follows:

D. Review Procedures – Project Proposal Phase ~~Stage~~. Review of site plan and design review proposals shall include all of the following in the order listed:

1. Preapplication Conference. The applicant shall participate in a preapplication conference in accordance with the provisions and requirements in BIMC 2.16.020.I.
2. Conceptual Review Meeting. The Conceptual Review Meeting is where the applicant presents a short project description, zoning summary, and a thorough narrative of design context in accordance with the *Design for Bainbridge* manual and appendices. This meeting is a means of providing feedback on projects in their earliest stages of design before applicants are committed to a particular design. The Conceptual Review Meeting is an opportunity to ensure that the applicant understands the design review process, and the design standards and guidelines. This early touch allows the Design Review Board and applicant to consider optional concepts for a project that may be better suited to the Island community and to dialogue in an informal manner with the applicant, and review the design standards and guidelines applicable to the site. The Conceptual Review Meeting will be held at a meeting of the Design Review Board. Project design submittal requirements are described in the *Design for Bainbridge* appendices.
3. Public Participation Meeting. As part of the project proposal phase, applicants are required to participate in a community meeting through the city's public participation program at a planning commission meeting and as outlined in Resolution No. 2021-07. The Public Participation Meeting is

a meeting of citizen engagement, and the applicant's opportunity to respond to questions, comments, and assessments of the proposed project. A second Public Participation Meeting may be required if significant project changes occur after completion of the Design Guidance Review.

4. Design Guidance Review Meeting. The Design Guidance Review meeting will be held at a meeting of the Design Review Board. The Design Guidance Review meeting is intended to provide input and guidance to an applicant that the proposed project is responding adequately to the *Design for Bainbridge* standards, including recommendations for how the project could be revised to achieve greater consistency. The applicant shall also make known the potential need and rationale for any departure from the design standards and guidelines. The design submittal requirements are described in the "Design for Bainbridge" appendices.

5. Final Design Review and Recommendation Meeting. The DRB reviews and makes a final determination of project consistency with *Design for Bainbridge* standards. The DRB shall recommend approval, approval with conditions or departures, or denial.

Section 5. Section 2.16.070.D of the Bainbridge Island Municipal Code is hereby amended to read as follows:

D. Review Procedures – Project Proposal Phase. Review of short subdivision proposals shall include all of the following in the order listed except that the division or redivision of land into two lots shall not be required to comply with subsections D.2 and D.3 of this section:

1. Preapplication Conference. The applicant shall participate in a preapplication conference in accordance with the provisions and requirements in BIMC 2.16.020.I.

2. Conceptual Proposal Review Meeting. The conceptual proposal review meeting is a means of screening short subdivision proposals in their earliest stages of design before proponents are committed to a particular design. The conceptual proposal meeting is an opportunity to ensure that the proponent understands the objectives of the review process, design guidelines, and comprehensive plan goals and policies. This early touch allows review bodies to dialogue in an informal manner with the applicant, review the design guidelines and comprehensive plan goals and policies applicable to the site, and explore design concepts and/or options. It is also a means for staff to acquaint the prospective applicant with the procedural steps for subdivision review. The conceptual proposal review meeting will be held at a meeting of the design review board. Submittal requirements are described in the administrative manual, and include a statement of intent, site analysis, and context map. An applicant may request a waiver from the conceptual proposal review meeting if the applicant demonstrates knowledge and understanding of

the city's permit processing procedures.

3. Public Participation Meeting. As part of the project proposal phase, applicants are required to participate in a community meeting through the city's public participation program at a planning commission meeting and as outlined in Resolution No. 2021-07 The Public Participation Meeting is a meeting of citizen engagement, and the applicant's opportunity to respond to questions, comments, and assessments of the proposed project. A second Public Participation Meeting may be required if significant project changes occur after completion of the Design Guidance Review.

~~23.~~ 4. Design Guidance Review Meeting. The design guidance review meeting is intended to provide input and guidance to an applicant on consistency with applicable design guidelines and comprehensive plan goals and policies, including recommendations for how the project could be revised to achieve greater consistency. The applicant should also make known the potential need and rationale for any departure from the design guidelines or the city of Bainbridge Island design and construction standards and specifications. The design guidance review meeting will be held at a meeting of the design review board. Submittal requirements are described in the administrative manual and include documentation of the four-step design process, schematic design, and completed subdivision design guidelines checklist. The four-step design process includes:

- a. Delineate Natural Space. The applicant shall prioritize natural resources on the site in terms of their highest to least appropriateness for inclusion in the proposed natural area. On the basis of those priorities and practical considerations given to the site's configuration, its context in relation to natural areas on adjoining and neighboring properties, and the applicant's subdivision objectives, natural space shall be delineated in a manner clearly indicating boundaries as well as the types of resources. The amount of natural space required is provided in Chapter 17.12 BIMC.
- b. Locate Homesites and Community Space. After delineating natural space, homesite areas and community space shall be identified (a "sketch" diagram is acceptable), using the site analysis and context maps produced for the conceptual proposal review meeting as a base map. The amount of community space required is provided in Chapter 17.12 BIMC.
- c. Define Access. After locating the natural space, homesites, and community space, the access network shall be defined. The access network shall provide a safe, convenient, and efficient system for vehicular, pedestrian and bicycle circulation and minimize impacts on proposed natural space.
- d. Draw Lot Lines. Upon completion of the preceding three steps, draw lot lines to delineate the boundaries of individual lots.

5. Final Design Review and Recommendation Meeting. The DRB reviews and makes a final determination of project consistency with *Design for Bainbridge*

standards. The DRB shall recommend approval, approval with conditions or departures, or denial.

Section 6. Section 2.16.110.D of the Bainbridge Island Municipal Code is hereby amended to read as follows:

D. Review Procedures – Project Proposal Phase. Review of major conditional use permit proposals shall include all of the following in the order listed:

1. Preapplication Conference. The applicant shall participate in a preapplication conference in accordance with the provisions and requirements in BIMC 2.16.020.I.
2. Conceptual Proposal Review Meeting. The conceptual proposal review meeting is a means of screening proposals in their earliest stages of design before proponents are committed to a particular design. The conceptual proposal meeting is an opportunity to ensure that the proponent understands the objectives of the review process, design guidelines, and comprehensive plan goals and policies. This early touch allows review bodies to dialogue in an informal manner with the applicant, review the design guidelines and comprehensive plan goals and policies applicable to the site, and explore design concepts and/or options. It is also a means for staff to acquaint the prospective applicant with the procedural steps for subdivision review. The conceptual proposal review meeting will be held at a meeting of the Design Review Board. Submittal requirements are described in the administrative manual, and include a statement of intent, site analysis, and context map. An applicant may request a waiver from the conceptual proposal review meeting if the applicant demonstrates knowledge and understanding of the city's permit processing procedures.
3. Public Participation Meeting. As part of the project proposal phase, applicants are required to participate in a community meeting through the city's public participation program at a planning commission meeting and as outlined in Resolution No. 2021-07. The Public Participation Meeting is a meeting of citizen engagement, and the applicant's opportunity to respond to questions, comments, and assessments of the proposed project. A second Public Participation Meeting may be required if significant project changes occur after completion of the Design Guidance Review.
4. Design Guidance Review Meeting. The design guidance review meeting is intended to provide input and guidance to an applicant on consistency with applicable design guidelines and comprehensive plan goals and policies, including recommendations for how the project could be revised to achieve greater consistency. The applicant should also make known the potential need and rationale for any departure from the design guidelines or the city of Bainbridge Island design and construction standards and specifications. The design guidance review meeting will be held at a meeting of the design review

board. Requirements are described in the administrative manual and include a schematic design and completed design guidelines checklist.

5. Final Design Review and Recommendation Meeting. The DRB reviews and makes a final determination of project consistency with *Design for Bainbridge* standards. The DRB shall recommend approval, approval with conditions or departures, or denial.

Section 7. Section 2.16.125.D of the Bainbridge Island Municipal Code is hereby amended to read as follows:

D. Review Procedures – Project Proposal Phase. Review of long subdivision proposals shall include all of the following in the order listed:

1. Preapplication Conference. The applicant shall participate in a preapplication conference in accordance with the provisions and requirements in BIMC [2.16.020.I](#).
2. Conceptual Proposal Review Meeting. The conceptual proposal review meeting is a means of screening long subdivision proposals in their earliest stages of design before proponents are committed to a particular design. The conceptual proposal meeting is an opportunity to ensure that the proponent understands the objectives of the review process, design guidelines, and comprehensive plan goals and policies. This early touch allows review bodies to dialogue in an informal manner with the applicant, review the design guidelines and comprehensive plan goals and policies applicable to the site, and explore design concepts and/or options. It is also a means for staff to acquaint the prospective applicant with the procedural steps for subdivision review. The conceptual proposal review meeting will be held at a meeting of the design review board. Submittal requirements are described in the administrative manual, and include a statement of intent, site analysis, and context map. An applicant may request a waiver from the conceptual proposal review meeting if the applicant demonstrates knowledge and understanding of the city’s permit processing procedures.
3. Public Participation Meeting. As part of the project proposal phase, applicants are required to participate in a community meeting through the city’s public participation program at a planning commission meeting and as outlined in Resolution No. 2021-07. The Public Participation Meeting is a meeting of citizen engagement, and the applicant’s opportunity to respond to questions, comments, and assessments of the proposed project. A second Public Participation Meeting may be required if significant project changes occur after completion of the Design Guidance Review.
4. Design Guidance Review Meeting. The design guidance review meeting is intended to provide input and guidance to an applicant on consistency with

applicable design guidelines and comprehensive plan goals and policies, including recommendations for how the project could be revised to achieve greater consistency. The applicant should also make known the potential need and rationale for any departure from the design guidelines or the city of Bainbridge Island design and construction standards and specifications. The design guidance review meeting will be held at a meeting of the design review board. Submittal requirements are described in the administrative manual and include documentation of the four-step design process, schematic design, and completed subdivision design guidelines checklist. The four-step design process includes:

- a. Delineate Natural Space. The applicant shall prioritize natural resources on the site in terms of their highest to least appropriateness for inclusion in the proposed natural area. On the basis of those priorities and practical considerations given to the site's configuration, its context in relation to natural areas on adjoining and neighboring properties, and the applicant's subdivision objectives, natural space shall be delineated in a manner clearly indicating boundaries as well as the types of resources. The amount of natural space required is provided in Chapter [17.12](#) BIMC.
 - b. Locate Homesites and Community Space. After delineating natural space, homesite areas and community space shall be identified (a "sketch" diagram is acceptable), using the site analysis and context maps produced for the conceptual proposal review meeting as a base map. The amount of community space required is provided in Chapter [17.12](#) BIMC.
 - c. Define Access. After locating the natural space, homesites, and community space, the access network shall be defined. The access network shall provide a safe, convenient, and efficient system for vehicular, pedestrian and bicycle circulation and minimize impacts on proposed natural space.
 - d. Draw Lot Lines. Upon completion of the preceding three steps, draw lot lines to delineate the boundaries of individual lots.
5. Final Design Review and Recommendation Meeting. The DRB reviews and makes a final determination of project consistency with *Design for Bainbridge* standards. The DRB shall recommend approval, approval with conditions or departures, or denial.

Section 8. Subsections 2.16.040.E.4, 2.16.070.E.4, 2.16.110.E.2, and 2.16.125.E.4 are hereby deleted, and each section is renumbered accordingly. **NOTE: "Review and Recommendation by Design Review Board" has been moved from section E to section D.**

Section 9. Section 18.18.030 of the Bainbridge Island Municipal Code is hereby amended as shown in Exhibit A **DESIGN GUIDELINES (DESIGN FOR BAINBRIDGE) PLACEHOLDER** and Exhibit B **PROCESS FLOW CHART PLACEHOLDER.**

Section 10. This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED by the City Council this XX day of XXX, 2021.

APPROVED by the Mayor this XX day of XXX, 2021.

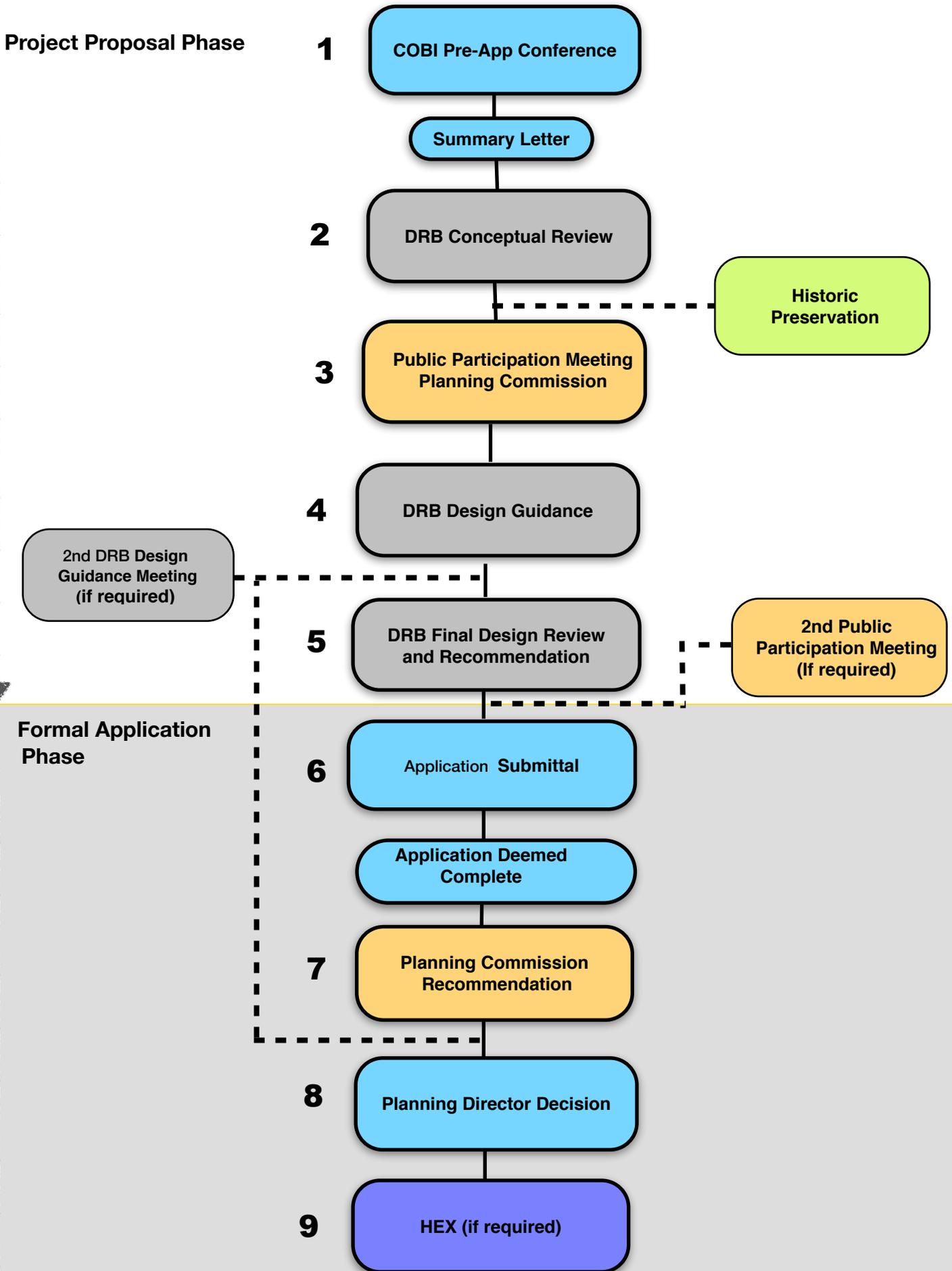
Rasham Nassar, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, CMC, City Clerk

FILED WITH THE CITY CLERK:	XXX, 2021
PASSED BY THE CITY COUNCIL:	XXX, 2021
PUBLISHED:	XXX, 2021
EFFECTIVE DATE:	XXX, 2021
ORDINANCE NUMBER:	2021-12

COBI PROJECT REVIEW CHART. DRAFT 6.4.21





CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: June 10, 2021

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: (6:45 PM) - Public Hearing Draft Ordinance No. 2021-07 – Updates and Adoption of Chapter 16.32 BIMC (Protection of Landmark Trees)

AGENDA CATEGORY: Ordinance

PROPOSED BY: Nick Snyder

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): 8/13/20, 9/10/20, 10/29/20, 11/12/20, 12/10/20, 12/17/2020, 5/13/2021, and 5/27/2021

PREVIOUS COUCIL REVIEW DATE(S): 2/25/2020, 4/27/2021

RECOMMENDED MOTION:

Hold public hearing on Draft Ordinance 2021-07 on BIMC Chapter 16.32 (Protection of Landmark Trees)

Suggested motion if the Planning Commission determines the draft ordinance are ready to move forward for City Council review:

"I move to recommend approval of Draft Ordinance No. 2021-07 to the City Council".

SUMMARY:

Ordinance Number 2021-07 would revise and update BIMC Chapter 16.32 (Protection of Landmark Trees) to improve the administration of the code language and the protection offered to Landmark Trees. This ordinance would formally end the Interim Control and consolidate Landmark Tree protections as a fixture of Bainbridge Islands code. Ordinance 2021-07 will also expand the applicability of the chapter to all portions of the island except zoning districts R-0.4, R-1, and R-2. This represents a minor expansion of the ordinances current applicability but will improve residents ability to determine when it applies to them. Additionally, changes were made to the application requirements when removing a Landmark tree to enable construction. Mitigation sequencing will now be required to ensure that Landmark trees are always protected when possible. Some additional tree species were added to the list of Landmark trees and an age over 100 years is proposed as an additional criteria qualifying for landmark tree status.

The Staff Memo to the PC describes the actions taken since the last Planning Commission meeting on Ordinance 2021-07 on May 27, 2021 where the PC discussed the comments from a council member that raised procedural and substantive concerns at the April 27th, 2021 City Council meeting.

BACKGROUND: As part of the work plan that was adopted with the Landmark Tree Ordinance (codified in Chapter 16.32 BIMC), and after receiving initial direction from the City Council in February 2020 and discussions with the Planning Commission on 8/13/20 and 9/10/20, City staff developed a draft Ordinance. The Ordinance was reviewed and amended to reflect the recommendations from the Planning Commission at their meetings on 8/13/20, 9/10/20, 10/29/20, 11/12/20, and 12/10/20. A public hearing was set for 12/17/20, and at that meeting the Planning Commission forwarded their recommendation for consideration by City Council. City staff presented City Council with the complete ordinance on April 27th, 2021. At that meeting some concerns were identified by Council and no action was taken on the ordinance with direction for staff to address problems to be identified in a list to be forwarded to the Planning Department. City staff distilled the concrete code language proposed in those notes and provided that in the staff memo for the 5/13/21 Planning Commission meeting. At the Planning Commission meeting on May 13th, 2021 the PC discussed the proposed changes to Ordinance No. 2021-07 that resulted from comments received from City Council, and set an additional meeting to further discuss those notes provided by Council. At the 5/27/21 Planning Commission meeting it was decided to break apart Ord No.2021-07 into two bodies of work. Ord. No. 2021-07 will now only encompass BIMC 16.32 (Protection of Landmark Trees). Additionally numerous changes to the text of Exhibit A of this ordinance were discussed as part of the review of City Councils comments. Those changes ultimately centered around furthering and clarifying the protection measures required for Landmark trees, as well as including mitigation sequencing to ensure landmark trees are protected whenever possible. The new proposed language has now been incorporated in Exhibit A of this ordinance.

ATTACHMENTS:

Memorandum

Date: June 10, 2021
To: Planning Commission
From: Nicholas Snyder, City Arborist
Subject: Ordinance No. 2021-07 – Updates to Tree Regulations in Chapter 16.32 BIMC
(Protection of Landmark Trees)

I. Updates to Tree Regulations: Background

At the last Planning Commission (PC) meeting on May 27th, 2021 the PC discussed proposed changes to Ordinance No. 2021-07. As part of that discussion Ordinance 2021-07 now only includes proposed changes and revisions to BIMC Chapter 16.32 (Protection of Landmark Trees). This will allow the changes in BIMC 16.32 to proceed on a separate legislative track while further time is taken to review the amendments to the other exhibits formerly included in this Ordinance. Considerable changes were also suggested to better clarify prohibited activities, and tree protection measures. In response to the Planning Commission discussion, Staff is proposing to require mitigation sequencing to ensure that the maximum amount of Landmark Trees are preserved during development. Mitigation sequencing is already in our land use code in the shoreline and critical areas chapters. This will provide consistency between the chapters and a familiar decision-making approach for both the public and the staff to use when determining if a landmark tree proposed for removal should be allowed for removal. These changes were added after direction from Planning Commission at the 5/27/21 meeting and have been incorporated into Exhibit A of this packet in ~~strikeout~~/underline format and **highlighted** to facilitate review prior to the public hearing.

II. Ordinance No.2021-07: Next Steps

After conducting the public hearing and gathering comments from the public, the Planning Commission should consider recommending Ordinance No.2021-07 to City Council for approval.

The remaining changes formerly proposed for other chapters that impact tree and vegetation regulations should be brought to the next possible Planning Commission meeting under a new Ordinance number to continue the work to improve those chapters.

III. Conclusion

Ordinance Number 2021-07 revises and updates BIMC Chapter 16.32 (Protection of Landmark Trees) to improve the administration of the code language and the protection offered to Landmark Trees. Chapter 16.32 is applicable to all portions of the island except zoning districts R-0.4, R-1, and R-2. This represents a minor expansion of the ordinances current applicability but will improve resident's ability to determine when it applies to them. Some additional tree species were added to the list of Landmark trees and an age of over 100 years is proposed as an additional criterion qualifying for landmark tree status.

Additionally, changes were made to the application requirements for removing a Landmark tree to enable construction. Mitigation sequencing will now be required to ensure that Landmark trees are always protected when possible. These changes will provide firm protections for some of the most beloved and valuable trees on Bainbridge Island. This ordinance would also formally end the Interim Control and consolidate Landmark Tree protections as a fixture of the Bainbridge Island municipal code.

ORDINANCE NO. 2021-07

[Formerly Ordinance No. 2020-28]

AN ORDINANCE of the City of Bainbridge Island, Washington, amending and revising Chapter 16.32 Protection of Landmark Trees of the Bainbridge Island Municipal Code; terminating the related interim official control set forth in Ordinance No. 2021-17; providing for interpretive authority; and providing for severability.

WHEREAS, the City Council of the City of Bainbridge Island (“City”) updated the City’s Comprehensive Plan in February of 2017; and

WHEREAS, the City Council has significant concerns about development and growth in the City under current regulations in the context of the vision and goals of the City’s Comprehensive Plan, has been discussing how to best accommodate growth and development in both general and specific ways, and finds that there are likely to be adverse impacts on the City and its residents unless the City acts immediately to preserve the character of our community forest; and

WHEREAS, land clearing and development activities have resulted in the removal and loss of Landmark Trees on Bainbridge Island and the City has received numerous public comments expressing concern regarding the loss of Landmark Trees on Bainbridge Island; and

WHEREAS, Landmark Trees, because of their age, size, and condition, are recognized as having exceptional value in contributing to the character of the community; and

WHEREAS, the Planning Commission, Design Review Board, and the (former) Ad Hoc Tree/LID Committee have expressed concern regarding the loss of trees on Bainbridge Island and the preservation of trees is a community value supported by the policies and goals of the City’s Comprehensive Plan; and

WHEREAS, on June 26, 2018, the City Council adopted Ordinance No. 2018-25, which imposed an interim official control in the form of Chapter 16.32 of the Bainbridge Island Municipal Code (“BIMC”), *Preservation of Landmark Trees*, which designates Landmark Trees based on size and species, requires a permit to remove any Landmark Tree, and imposes fines if a Landmark Tree is removed without a permit; and

WHEREAS, on October 16, 2018, the City Council authorized the City Manager to contract with a team of arborists to review and make recommendations on City regulations governing tree and vegetation removal, including Chapter 16.32 BIMC; and

WHEREAS, in response to comments and input that City staff and the City Council received regarding implementation and application of the Landmark Tree regulations, including comments from many property owners and Puget Sound Energy about difficulty in meeting the requirements of the regulations, City staff proposed amendments to the regulations to add

exceptions for the type of Landmark Tree removal that would be approved through permit review; and

WHEREAS, the above described team of arborists provided their report and recommendations to City staff, and the City Council discussed that report and those recommendations at a Council study session on May 7, 2019; and

WHEREAS, the City Council instructed staff to proceed with action items identified in the May 7, 2019 staff report including drafting a new ordinance to revise the City’s tree and vegetation regulations; and

WHEREAS, on February 25, 2020, the City Council endorsed the continuing work by City staff and the City Arborist to draft an ordinance that would include changes to Chapter 16.18 BIMC (Tree Removal, Forest Stewardship, and Vegetation Maintenance), Chapter 16.32 BIMC (Protection of Landmark Trees), and BIMC 18.15.010 (Development Standards and Guidelines); and

WHEREAS, at scheduled open meetings, City staff met with the Planning Commission to discuss draft regulations related to Ordinance No. 2020-28 (which was renumbered in 2021 to Ordinance No. 2021-07) on August 13, September 10, October 29, November 11, and December 10, 2020; and

WHEREAS, Ordinance No. 2020-28 included BIMC Chapter 16.18 (fka Exhibit A), 16.32 (fka Exhibit B) and Sections 18.15.010 (fka Exhibit C) & 16.20.100 (fka Exhibit D) and the Community Forest Best Management Practices Manual (fka Exhibit E); and

WHEREAS, Exhibit ~~B~~ A (fka Exhibit B) of Ordinance No. 2021-07 now amends BIMC Chapter 16.32 to make the interim ordinance permanent, to simplify and update code language, expand the applicable area of the Landmark Tree Ordinance (“LTO”) and improve the list of qualifying trees and characteristics; and

WHEREAS, on December 17, 2020, the Planning Commission held a public hearing to consider Ordinance No. 2020-28 including Exhibits fka A – E, received public input, and after closing the public hearing, made a recommendation of approval of Ordinance No. 2020-28 to the City Council; and

WHEREAS, the City notified the Department of Commerce on January 21, 2021 of its intent to revise its development regulations relating to tree removals and vegetation management practices; and

WHEREAS, the City issued a State Environmental Policy Act (“SEPA”) Determination of Non-Significance for Ordinance No. 2021-07 (formerly Ordinance No. 2020-28) on January 29, 2021; and

WHEREAS, at a scheduled open meeting, the City Council considered Ordinance No. 2021-07 on April 27, 2021, took no action on the Ordinance and the Council expressed a collective interest in further considering the ordinance at a future meeting; and

WHEREAS, on May 13, 2021, City staff returned to the Planning Commission to discuss additional edits to Ordinance No. 2021-07 based on City Council comments; and

WHEREAS, on May 27, 2021, the Planning Commission continued to discuss comments from the City Council in relation to the landmark tree ordinance and decided to separate and move Exhibit A (fka Exhibit B) forward to the City Council and continue their work on Exhibits fka A (BIMC 16.18), C (BIMC Section 18.15.010), D (BIMC 16.20.100) & E (Community Forest Best Management Practices Manual) at a later meeting; and

WHEREAS, at a scheduled open meeting on June 10, 2021, the Planning Commission held the second public hearing to consider Ordinance No. 2021-07 and receive public comment, and after closing the public hearing, made a recommendation of approval of Ordinance No. 2021-07 to the City Council; and

WHEREAS, at a scheduled open meeting on July 13, 2021, the City Council discussed Ordinance No. 2021-07 and made a motion to forward Ordinance No. 2021-07 to the July 27, 2021 consent agenda; and

WHEREAS, at a scheduled open meeting on July 27, 2021, the City Council approved Ordinance No. 2021-07 on the consent agenda;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as findings of fact in support of this ordinance, as well as supplemental findings of fact to the related ordinances that preceded this ordinance regarding the interim official control regulating Landmark Trees as described herein.

Section 2. Chapter 16.32 of the Bainbridge Island Municipal Code is hereby amended and revised as set forth in the attached Exhibit A, which is incorporated by reference as if fully set forth herein.

Section 3. Termination of Interim Official Control Set Forth in Ordinance No. 2021-17. The amendments and revisions to Chapter 16.32 of the Bainbridge Island Municipal Code that are being adopted via this ordinance will result in regulations that meet what was identified as the remaining work in the work plan for the current interim official control that has been in place most recently via Ordinance No. 2021-17 and the directly related ordinances that preceded Ordinance No. 2021-17, which effectuated an extension of an existing interim official control. This Ordinance No. 2021-07 hereby terminates the interim official control set forth in Ordinance No. 2021-17 upon the effective date of this Ordinance No. 2021-07.

Section 4. Interpretive Authority. The City of Bainbridge Island Director of Planning and Community Development, or designee, is hereby authorized to issue official interpretations arising under or otherwise necessitated by this ordinance.

Section 5. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 6. This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED by the City Council this ____ day of _____, 2021.

APPROVED by the Mayor this ____ day of _____, 2021.

Rasham Nassar, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, CMC, City Clerk

FILED WITH THE CITY CLERK: _____, 2021
PASSED BY THE CITY COUNCIL: _____, 2021
PUBLISHED: _____, 2021
EFFECTIVE DATE: _____, 2021
ORDINANCE NUMBER: 2021-07
ATTACHED EXHIBITS: Exhibit A

Exhibit B

Chapter 16.32 PROTECTION OF LANDMARK TREES

- 16.32.005 Applicability.
- 16.32.010 Definitions.
- 16.32.015 Exemptions.
- 16.32.020 Landmark tree criteria.
- 16.32.030 Landmark tree retention.
- 16.32.040 Emergencies.
- 16.32.050 Appeals.
- 16.32.060 Violations and penalties.

16.32.005 Applicability.

A. This chapter applies to all zoning districts except R-0.4, R-1, and R-2 only to those properties located within the Winslow Master Plan Study Area as shown in Figure 2.3 of the Winslow Master Plan, updated November 8, 2006. (Ord. 2019-17 § 7, 2019)

B. Specific submittal requirements for a Landmark Tree Permit are included in the city's administrative manual.

16.32.010 Definitions.

A. "City attorney" means the city attorney of the city of Bainbridge Island, or their designee.

B. "Critical Root Zone" means the area within the dripline of a tree or the zone identified by an ISA Certified Arborist to contain the critical portion of a trees root system.

C. "Dead Tree" means a tree that has no live tissue or is determined to have less than 10% live tissue by a Tree Risk Assessment Qualified ISA Arborist.

BD. "Diameter breast height" means the diameter of a tree measured at four and one-half feet above the ground on the uphill side of the tree.

CE. "Landmark trees" means trees, located on Bainbridge Island, that are unique because of their age, size, species, historical significance, or aesthetic quality and meet the criteria established by this chapter.

DE. "Planning director" means the director of the planning and community development department of the city of Bainbridge Island, or their designee.

G. "Removal" means cutting of, or intentional damage to, a trees trunk, roots, or branches that could lead to its death or with the intent to kill it. This includes wildlife snag creation wherein all live material is removed from the tree.

~~E.H.~~ "Replacement tree" means a tree that is of a species native and indigenous to the site where a landmark tree was removed and is a minimum ~~height~~ size of six feet ~~in height~~ measured from top of the root flare, with a minimum trunk diameter of one inch measured at four inches above the top of the root flare for both evergreen and deciduous trees.

~~F.I.~~ "Size" means the diameter breast height of a tree. (Ord. 2018-42 § 1, 2018: Ord. 2018-25 § 2, 2018)

16.32.015 Exemptions.

In the following circumstances, a removal of landmark tree permit shall not be required pursuant to this section:

- A. The tree(s) at issue is/are dead;
- B. For routine maintenance activities required to control vegetation on road, access, or utility rights-of-way or easements, including tree removal, pruning, and thinning; or
- C. For Class II and Class III forest practices regulated by the Washington State Department of Natural Resources under Chapter 76.09 RCW. (Ord. 2018-45 § 2, 2018)

16.32.020 Landmark tree criteria.

Landmark trees are trees that meet the following criteria for their species or are known to be 100 years old or older:

Species	Size (Greater than or equal to)
Birch (Betula papyrifera spp.)	30"
Beech (Fagus grandifolia spp.)	36"
Catalpa (Catalpa speciosa)	36"
American Elm (Ulmus americana)	30"
Douglas Fir (Pseudotsuga menziesii)	40"
Grand Fir (Abies grandis)	40"
Horsechestnut (Aesculus hippocastanum)	40"
Western Hemlock (Tsuga heterophylla)	30"
Black Locust (Robinia pseudoacacia)	30"

Species	Size (Greater than or equal to)
Lombardy Poplar (<i>Populus nigra</i>)	38"
Pacific Madrone (<i>Arbutus menziesii</i>)	24"
Bigleaf Maple (<i>Acer macrophyllum</i>)	36"
Silver Maple (<i>Acer saccharinum</i>)	36"
Monkey Puzzle Tree (<i>Araucaria araucana</i>)	36"
Monterey Pine (<i>Pinus radiata</i>)	30"
Oregon White Oak (<i>Quercus garryana</i>)	30"
Pacific Yew (<i>Taxus brevifolia</i>)	20"
Pin Oak (<i>Quercus palustris</i>)	30"
Red Oak (<i>Quercus rubra</i>)	38"
Ponderosa Pine (<i>Pinus ponderosa</i>)	30"
Western White Pine (<i>Pinus monticola</i>)	30"
Sitka Spruce (<i>Picea sitchensis</i>)	36"
Sycamore (<i>Platanus occidentalis</i>)	36"
English Walnut (<i>Juglans regia</i>)	30"
Western Red Cedar (<i>Thuja plicata</i>)	30"
Coast Redwood (<i>Sequoia sempervirens</i>)	30"
Japanese Lacleaf Maple	12"

Species	Size (Greater than or equal to)
<u>Pacific Dogwood (Cornus nutallii)</u>	<u>20"</u>
<u>Atlas Cedar (Cedrus atlantica)</u>	<u>36"</u>
<u>Deodar Cedar (Cedrus deodara)</u>	<u>36"</u>
<u>Black Walnut (Juglans nigra)</u>	<u>24"</u>
<u>Red Maple (Acer rubrum)</u>	<u>36"</u>
<u>Giant Sequoia (Sequoiadendron giganteum)</u>	<u>40"</u>
<u>Weeping Willow (Salix babylonica)</u>	<u>30"</u>
<u>Shore Pine (Pinus contorta)</u>	<u>24"</u>
<u>Port Orford Cedar (Chamaecyparis lawsoniana)</u>	<u>30"</u>
<u>Cherry (Prunus spp.)</u>	<u>24"</u>

(Ord. 2018-42 § 1, 2018: Ord. 2018-25 § 2, 2018)

16.32.030 Landmark tree retention.

A. Except as otherwise allowed under this chapter, no person, corporation, or other legal entity shall remove a landmark tree without having obtained approval from the planning director.

B. Except as otherwise allowed under this chapter, no person, corporation, or other legal entity shall knowingly damage a landmark trees trunk, limbs, or roots in a manner that could lead to the trees death. This includes, but is not limited to, topping, stripping of branches or foliage, girdling, poisoning, and any trenching, grading, excavation, or compaction that irreversibly impacts the Critical Root Zone of the tree.

C. All development projects are required to follow tree protection measures in BIMC 18.15.010.C.4 to preserve Landmark Trees that could reasonably be impacted by the proposed development activity.

~~B~~D. Prior to the removal of a landmark tree, any person, corporation, or other legal entity seeking to remove a landmark tree must submit an application for removal of a landmark tree, along with a fee to be established by resolution of the city council, to the department of planning and community development.

~~C~~E. Upon receipt of an application for removal of a landmark tree, the planning director will review the application materials and consider the request based upon the criteria outlined in this chapter and any other city regulations that apply to the tree requested

for removal, such as, but not limited to, Chapter 15.19 BIMC, Site Assessment Review, Chapter 16.12 BIMC, Shoreline Master Program, Chapter 16.20 BIMC, Critical Areas, and BIMC 18.15.010, Landscaping, screening, and tree retention, protection and replacement, or any other tree retention regulations applied through a land use permit.

DE. The planning director shall approve the removal, deny the removal, or request additional information. The planning director shall only approve the removal of a landmark tree if all other applicable city regulations are met and upon a finding that at least one of the following criteria is met:

1. The removal is necessary to enable construction on or reasonable use of the property, ~~and no other alternative is feasible,~~ and the applicant provides documentation of following the mitigation sequence in BIMC 16.32.035.A.

2. The removal is necessary to fulfill the terms of an easement or covenant recorded prior to the adoption of the ordinance codified in this chapter; or

3. The tree is ~~diseased, or otherwise determined to be a hazardous tree as determined by a qualified professional pursuant to BIMC 18.15.010.C.1.c.~~ determined to have a high or extreme Tree Risk Rating by an ISA certified TRAQ Arborist who:

- a. Identifies the tree part(s) and defect(s) that increase the likelihood of failure;
- b. Identifies the target(s) and site factors contributing to increased likelihood of impact;
- c. Utilizes a timeframe of five years or less; and
- d. Utilizes the Matrixes in tables 16.32.030-1 and 16.32.030-2 to determine the Tree Risk Rating.

16.32.030-1: Likelihood Matrix

<u>Likelihood of Failure</u>	<u>Likelihood of Impact</u>			
	<u>Very Low</u>	<u>Low</u>	<u>Medium</u>	<u>High</u>
<u>Imminent</u>	<u>Unlikely</u>	<u>Somewhat Likely</u>	<u>Likely</u>	<u>Very Likely</u>
<u>Probable</u>	<u>Unlikely</u>	<u>Unlikely</u>	<u>Somewhat Likely</u>	<u>Likely</u>
<u>Possible</u>	<u>Unlikely</u>	<u>Unlikely</u>	<u>Unlikely</u>	<u>Somewhat Likely</u>
<u>Improbable</u>	<u>Unlikely</u>	<u>Unlikely</u>	<u>Unlikely</u>	<u>Unlikely</u>

16.32.030-2: Tree Risk Rating Matrix

	<u>Consequences of Failure</u>
--	--------------------------------

<u>Likelihood of Failure and Impact</u>	<u>Negligible</u>	<u>Minor</u>	<u>Significant</u>	<u>Severe</u>
<u>Very Likely</u>	<u>Low</u>	<u>Moderate</u>	<u>High</u>	<u>Extreme</u>
<u>Likely</u>	<u>Low</u>	<u>Moderate</u>	<u>High</u>	<u>High</u>
<u>Somewhat Likely</u>	<u>Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Moderate</u>
<u>Unlikely</u>	<u>Low</u>	<u>Low</u>	<u>Low</u>	<u>Low</u>

In deciding whether the removal of a landmark tree is necessary under subsection D.1 or 2 of this section, the planning director shall consider all land use regulations applied to the subject property, such as: Chapter 15.19 BIMC, Site Assessment Review, Chapter 16.12 BIMC, Shoreline Master Program, Chapter 16.20 BIMC, Critical Areas, or any other tree retention regulations applied through a land use permit.

EG. If the planning director grants an application for removal of a landmark tree upon a finding that the removal is necessary to enable construction on or reasonable use of the property, and no other alternative is feasible, then the property owner that submitted the application shall be required to provide mitigation through the planting of replacement trees on the property from which the landmark tree was removed in accordance with the following:

1. The quantity of replacement trees is calculated by multiplying the diameter breast height of the subject landmark tree by 50 percent to establish the number of replacement inches; and
2. The total number of replacement trees is determined by the total caliper inches of Replacement Trees equaling or exceeding the required tree replacement inches established in subsection E.1 of this section.

FH. In lieu of planting the replacement trees prescribed in subsection E of this section, an applicant may satisfy the tree replacement requirements by:

1. Planting at least three replacement trees on the property from which the landmark tree was removed; and
2. Contributing to the Bainbridge Island tree fund at a rate of \$500.00 per each replacement inch not accounted for in the planting of replacement trees; and
3. The sum of the tree replacement inches accounted for by contributing to the Bainbridge Island tree fund and the total caliper inches of the replacement trees planted shall not be less than the total replacement inches calculated in subsection E of this section. (Ord. 2018-45 §§ 3, 4, 2018; Ord. 2018-42 § 1, 2018; Ord. 2018-32 § 2, 2018; Ord. 2018-25 § 2, 2018)

A. All proposed Landmark tree removals to enable construction or reasonable use of a property shall utilize mitigation sequencing as follows:

1. Avoid the impact altogether by not taking a certain action or parts of an action;

2. Minimize impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts; and no alternative is feasible;

3. Rectify the impact by repairing, rehabilitating, or restoring the affected environment, by submitting and executing a replanting plan that installs the required number of replacement inches on to site;

4. Compensate for the impact by submitting and executing a replanting plan that installs a minimum of three (3) trees, and contributing \$500 per replacement inch not accounted for in the replanting plan to the Bainbridge Island Tree Fund;

B. The planning director may require, as a condition for the granting of a permit, that the applicant furnish a performance assurance in a form approved by the planning director, in order to obligate the applicant, after the approved tree removal has been accomplished, to complete all required replanting, erosion control, and cleanup on the property. The surety device shall be in an amount equal to the estimated cost of such services, with surety and conditions satisfactory to the planning director.

16.32.040 Emergencies.

A. In emergency situations involving immediate danger to life or real property, removal of a landmark tree is permitted without first obtaining approval from the planning director; provided, that the following conditions are satisfied:

1. The person, corporation, or other legal entity that removed the landmark tree submits an application for removal of a landmark tree under this chapter within 14 days after the emergency situation is stabilized; and
2. The person, corporation, or other legal entity that removed the landmark tree provides, within 14 days after the emergency situation is stabilized, the city with documentation establishing the existence of the emergency situation, with such documentation including at least four high resolution photographs evidencing the existence of the emergency situation; and
3. The planning director subsequently approves the removal pursuant to this chapter.

B. If the conditions of subsection A of this section are not satisfied, the person, corporation, or other legal entity that removed the landmark tree without first obtaining approval from the planning director will be in violation of this chapter. (Ord. 2018-42 § 1, 2018: Ord. 2018-32 § 3, 2018: Ord. 2018-25 § 2, 2018)

16.32.050 Appeals.

A. The planning director's decision on an application for removal of a landmark tree may be appealed to the hearing examiner as described in BIMC 2.16.020.R.1.

B. All appeals must be filed within 14 days following the issuance of the planning director's decision on the application. (Ord. 2018-42 § 1, 2018: Ord. 2018-32 § 4, 2018: Ord. 2018-25 § 2, 2018)

16.32.060 Violations and penalties.

A. This chapter shall be enforced, and penalties for violations of this chapter will be imposed, pursuant to Chapter 1.26 BIMC, except that no notice of infraction may be issued under Chapter 1.26 BIMC for a violation of this chapter. In addition to notices of violation issued under BIMC 1.26.050 or 1.26.060, BIMC 1.26.070 will also govern the review and appeal of any notice of violation issued under Chapter 1.26 BIMC for a violation of this chapter.

B. In addition to the civil penalties imposed under BIMC 1.26.090, an additional civil penalty will be imposed on any person, corporation, or other legal entity that removes a landmark tree without prior approval of the planning director. This additional civil penalty will be in the amount of \$25,000 for each landmark tree removed. The city attorney will take appropriate action to collect this additional civil penalty.

C. In the event of a conflict between the requirements of this chapter and any other requirement of the Bainbridge Island Municipal Code, ~~this chapter will govern and control.~~ the most restrictive regulation shall apply. (Ord. 2018-42 § 1, 2018: Ord. 2018-32 § 5, 2018: Ord. 2018-25 § 2, 2018)

Process Issues/Concerns and Code Questions – Ordinance 2021-07

Process Issues/Concerns:

16.32.005	This chapter DOES apply in the shoreline district and CAOs?
16.32.010	<ul style="list-style-type: none"> • Dead tree – why is a TRAQ qualified arborist needed to determine if a tree is dead? ISA certified not sufficient? TRAQ is about risk, right? • Why are we specifying dbh here and not in 16.18? • Removal should be expanded to include actions that would lead to death like construction impacts. Example: "Tree removal" means removal of a tree(s) or vegetation, through either direct or indirect actions including, but not limited to, clearing, topping or cutting, causing irreversible damage to roots or trunks; poisoning; destroying the structural integrity; and/or any filling, excavation, grading, or trenching in the dripline area of a tree which has the potential to cause irreversible damage to the tree, or relocation of an existing tree to a new planting location. • Need definition of "reasonable use" and "feasible" for 16.32.030.D.1 • Replacement tree – is it 6 feet and 1" caliper? • Size definition conflicts with replacement tree definition (is it dbh, height, or caliper)?
16.32.015	Is it really a "removal of landmark tree permit" that is required? "Removal" is defined as intent to kill. Why would a permit not be need to kill (remove) a dead tree? The definition of landmark tree should include an exclusion for dead trees. That is, a dead tree is not a landmark tree. Why is routine maintenance like pruning and thinning included in a section about exemptions from a removal permit? When is tree removal "routine maintenance"? How can removal be "routine"?
16.32.020	General comment: Isn't a stated goal of this ordinance "Expanding and refining the qualifying characteristics and species of Landmark trees?" There are 10 trees added to the list. Is this it? What are the qualifying characteristics that have been refined?
16.32.020	<p>In general, many of the size thresholds seem too big. What is the reference for these sizes? This should be provided in the ordinance – what are the findings of fact? City of Seattle has some very different thresholds for several trees. I know this is not Seattle, but this section applies only to our densest areas. With such high thresholds, we are losing the opportunity to develop a larger canopy in these areas over time. Examples of Seattle vs. proposed COBI size thresholds (Seattle size/COBI size):</p> <ul style="list-style-type: none"> Birch: 20/30" Doug fir: 30/40" Grand fir: 24/40" Madrona: 6/24" Vine maple: 8/not listed Oak: 6/30-38" Willow: 8/30" Yew: 6/20" Sitka spruce: 6/36" Pacific dogwood: 6/20"
16.32.030	D. Need definitions for "necessary to enable construction on" and "reasonable use" and "feasible" – construction of what?

	<p>The paragraph following the tables is repeated information from C and D – can this be consolidated?</p> <p>E. What is number of replacement inches? Can an example be provided? Does this relate in any way to tree units/tree retention requirements? Who decides where the replacement tree is located? What species? Do the replacement trees have to achieve a similar size of the removed tree?</p> <p>Should add “the tree is dead” as one of the reasons for allowing removal. Should wildlife snag be considered?</p> <p>Why do we not require replacement trees for ALL removed landmark trees? Particularly if in-lieu is allowed. What percentage of approved LMT removals have been hazardous or removed because of utilities/easements vs. for construction/reasonable use?</p> <p>F. Are three 6’ tall trees enough in lieu replacement?</p>
16.32.060	<p>Don’t the CAO and SMP both say the most restrictive will apply in the event of conflict with other code sections? Is this consistent with this language here?</p>
16.32	<p>Why is there no surety for replacement trees?</p>

CITY OF BAINBRIDGE ISLAND

ENVIRONMENTAL (SEPA) CHECKLIST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE

PENCIL WILL NOT BE ACCEPTED



PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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.bainbridge.wa.gov

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Ordinance 2021-07
2. Name of applicant: [\[help\]](#)
City of Bainbridge Island
3. Address and phone number of applicant and contact person: [\[help\]](#)
*Nicholas Snyder
City Arborist
Department of Planning and Community Development
280 Madison Avenue N
Bainbridge Island, WA 98110
206-780-3717 nsnyder@bainbridgewa.gov*
4. Date checklist prepared: [\[help\]](#)
January 19, 2021
5. Agency requesting checklist: [\[help\]](#)
City of Bainbridge Island
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
The City Council is expected to adopt Ordinance 2021-07 on February 23, 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
NO
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) *NA*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
This non-project action does not pertain to a specific property.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
City of Bainbridge Island City Council approval of Ordinance 2021-07.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Page 2 of 17

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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

Ordinance 2021-07 amends BIMC Section 16.18 “Tree Removal, Forest Stewardship, and Vegetation Maintenance”, 16.32 “Protection of Landmark Trees”, 18.15.010 “Landscaping, screening, and tree retention, protection and replacement” and 16.20.100 “Aquifer Recharge Areas”. Its purpose is to provide needed updates to language, and revisions to procedures that will reflect current best practices for tree and vegetation management. The update also includes language that supports responsible wildfire mitigation and provides a pathway for wider forest stewardship planning. Additionally, the Community Forest Best Management Practices Manual is included for adoption.

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

This non-project action does not impact a specific property, and applies city-wide, in a range of zoning districts.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

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

Other: The City (Island) is characterized by an irregular coastline of approximately 50 miles with numerous bays and inlets. The topography is generally of low rolling hills with several ridges oriented mostly north to south at 250 to 425 feet elevation.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
There are slopes on the Island at 100% or more.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

This non-project action does not affect a specific property. Soils and soil types are not generally impacted by this non-project action. An extensive discussion of the soils and their properties can be found in the USDA Soil Survey of Kitsap County.

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

Does not apply

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

Does not apply

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

Does not apply

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Does not apply to this non-project action.

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

Does not apply

2. Air

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

Does not apply

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

Does not apply

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

Does not apply

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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3. Water

a. Surface Water: [\[help\]](#)

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

Does not apply. This non-project action does not affect a specific property. Bainbridge Island has many streams, springs, and wetlands and is surrounded by Puget Sound, and its associated Ports, Passes, and Harbors.

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

[\[help\]](#)

Does not apply. This ordinance will not apply within the City's shoreline jurisdiction.

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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b. Ground Water:

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

Does not apply

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

Does not apply

c. Water runoff (including stormwater):

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

Does not apply

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

Does not apply

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

Does not apply

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

This non-project action does not apply to any specific development proposal.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

This non-project action does not affect a specific property.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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

This non-project action does not propose to remove or alter any vegetation.

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

Does not apply

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

Does not apply.

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

Does not apply

5. Animals

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

Does not apply. This non-project action does not affect a specific property.

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

[\[help\]](#)

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

6. Energy and natural resources

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

Does not apply. This non-project action does not affect a specific property.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Does not apply

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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FOR STAFF USE ONLY

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Does not apply

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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7. Environmental health

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

Does not apply.

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

Does not apply.

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

Does not apply.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Does not apply.

4) Describe special emergency services that might be required.

Does not apply.

5) Proposed measures to reduce or control environmental health hazards, if any:

Does not apply

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Does not apply

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Does not apply.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Does not apply.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
This non-project action does not affect a specific property.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
Does not apply.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
Does not apply
- c. Describe any structures on the site. [\[help\]](#)
Does not apply
- d. Will any structures be demolished? If so, what? [\[help\]](#)
Does not apply
- e. What is the current zoning classification of the site? [\[help\]](#)
This non-project action does not affect a specific property.
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
This non-project action does not affect a specific property.
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
This non-project action does not affect a specific property.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
This non-project action does not affect a specific property.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
This non-project action does not affect a specific property.
- j. Approximately how many people would the completed project displace? [\[help\]](#)
Does not apply.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

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k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Does not apply.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Does not apply.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Does not apply

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Does not apply. This non-project action does not affect a specific property.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Does not apply.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Does not apply.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Does not apply.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Does not apply.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Does not apply. This non-project action does not affect a specific property.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Does not apply.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Does not apply.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Does not apply.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Does not apply. This non-project action does not affect a specific property.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

Does not apply.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Does not apply.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

Archeological and historic resources are recorded at the State of Washington Departments of Community, Trade and Economic Development, Office of Archeology and Historic Preservation, and in All Historic Resources Survey of Bainbridge Island, March 1987, Boyle Waggoner Architects. This non-project action does not affect a specific property.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Does not apply.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Does not apply.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Does not apply.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Does not apply. This non-project action does not affect a specific property.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Bainbridge Island is served by Washington State Ferries and by Kitsap Transit. Kitsap Transit operates a commuter system which is coordinated with the ferry schedule in addition to a dial-a-ride service.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Does not apply.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Does not apply.

**CITY OF BAINBRIDGE ISLAND
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e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Bainbridge Island is not served by rail or air transportation, but is served by the Washington State Ferries

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Does not apply.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Does not apply.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Does not apply.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Does not apply. This non-project action does not affect a specific property.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Does not apply.

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

Does not apply. This non-project action does not affect a specific property.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Does not apply.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Nicholas L. Snyder

Position and Agency/Organization: City Arborist, City of Bainbridge Island

Date Submitted: 1/22/2021

D. supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project action will have no negative effect on discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise. This ordinance will not result in the production, storage or release of toxic or hazardous substances- it continues to protect stormwater quantity and quality. Any tree removal activity will undergo a site-specific analysis at such time, and meet all City and State stormwater management, and County waste management regulations.

Proposed measures to avoid or reduce such increases are:

No measures proposed as part of this non-project action.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This non-project action will have no negative effect on plants, animals, fish or marine life

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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Proposed measures to protect or conserve plants, animals, fish, or marine life are:

No measures proposed as part of this non-project action.

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action will not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

No measures proposed as part of this non-project action.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This non-project action will not use or affect environmentally sensitive areas or areas designated for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No measures proposed as part of this non-project action.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures proposed as part of this non-project action.

The non-project action will not specifically affect shoreline use.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The non-project action will not increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

No measures proposed as part of this non-project action.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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The non-project action will not conflict with local, state or federal requirements for the protection of the environment.

NOTICE OF DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Bainbridge Island has made a decision concerning the following non-project action:

Applicant: City of Bainbridge Island

Project Name: Ordinance 2021-07, Formerly known as Ordinance 2020-28

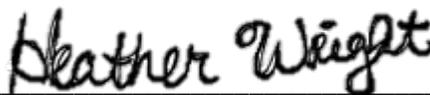
Description of Proposal: An ordinance amending Bainbridge Island Municipal Code Sections 16.18 "Tree Removal, Forest Stewardship, and Vegetation Maintenance", 16.32 "Protection of Landmark Trees", 18.15.010 "Landscaping, screening, and tree retention, protection and replacement" and 16.20.100 "Aquifer Recharge Areas" related to tree protection and vegetation management, and including the Community Forest Best Management Practices Manual (2020) proposed for adoption.

Location of Proposal: City of Bainbridge Island

SEPA Decision: The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment. This DNS is issued under WAC 197-11-340 (2). This determination was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) c. **The lead agency will not act on this proposal for 14 days. Comments must be submitted by no later than 4:00 p.m. on February 12, 2021.**

Responsible Official: Heather Wright
Director, Department of Planning & Community Development

Address: City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island, WA 98110
Email: pcd@bainbridgewa.gov

Signature:  **Date:** 1/22/2021

APPEAL: You may appeal this determination by filing a written appeal and paying the appropriate fee to the City Clerk, at 280 Madison Avenue North, Bainbridge Island, WA 98110, in accordance with the procedures set forth in the Bainbridge Island Municipal Code, Section 16.04.170 **no later than 4:00 p.m. on February 19, 2021. You should be prepared to make specific factual objections.**

If you have any questions concerning this non-project action, contact:

Nicholas Snyder, City Arborist
Department of Planning & Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
(206) 780-3717; Email: pcd@bainbridgewa.gov

ORDINANCE NO. 2021-07

[Formerly Ordinance No. 2020-28]

AN ORDINANCE of the City of Bainbridge Island, Washington, amending and revising ~~parts of the City's tree and vegetation regulations, including Chapters 16.18 and 16.32~~ Protection of Landmark Trees, and ~~Sections 18.15.010 and 16.20.100~~ of the Bainbridge Island Municipal Code; terminating the related interim official control set forth in Ordinance No. 2021-17; providing for interpretive authority; and providing for severability.

WHEREAS, the City Council of the City of Bainbridge Island ("City") updated the City's Comprehensive Plan in February of 2017; and

WHEREAS, the City Council has significant concerns about development and growth in the City under current regulations in the context of the vision and goals of the City's Comprehensive Plan, has been discussing how to best accommodate growth and development in both general and specific ways, and finds that there are likely to be adverse impacts on the City and its residents unless the City acts immediately to preserve the character of our community forest; and

WHEREAS, land clearing and development activities have resulted in the removal and loss of Landmark Trees on Bainbridge Island and the City has received numerous public comments expressing concern regarding the loss of Landmark Trees on Bainbridge Island; and

WHEREAS, Landmark Trees, because of their age, size, and condition, are recognized as having exceptional value in contributing to the character of the community; and

WHEREAS, the Planning Commission, Design Review Board, and the (former) Ad Hoc Tree/LID Committee have expressed concern regarding the loss of trees on Bainbridge Island and the preservation of trees is a community value supported by the policies and goals of the City's Comprehensive Plan; and

WHEREAS, on June 26, 2018, the City Council adopted Ordinance No. 2018-25, which imposed an interim official control in the form of Chapter 16.32 of the Bainbridge Island Municipal Code ("BIMC"), *Preservation of Landmark Trees*, which designates Landmark Trees based on size and species, requires a permit to remove any Landmark Tree, and imposes fines if a Landmark Tree is removed without a permit; and

WHEREAS, on October 16, 2018, the City Council authorized the City Manager to contract with a team of arborists to review and make recommendations on City regulations governing tree and vegetation removal, including Chapter 16.32 BIMC; and

WHEREAS, in response to comments and input that City staff and the City Council received regarding implementation and application of the Landmark Tree regulations, including comments from many property owners and Puget Sound Energy about difficulty in meeting the

requirements of the regulations, City staff proposed amendments to the regulations to add exceptions for the type of Landmark Tree removal that would be approved through permit review; and

WHEREAS, the above described team of arborists provided their report and recommendations to City staff, and the City Council discussed that report and those recommendations at a Council study session on May 7, 2019; and

WHEREAS, the City Council instructed staff to proceed with action items identified in the May 7, 2019 staff report including drafting a new ordinance to revise the City’s tree and vegetation regulations; and

WHEREAS, on February 25, 2020, the City Council endorsed the continuing work by City staff and the City Arborist to draft an ordinance that would include changes to Chapter 16.18 BIMC (Tree Removal, Forest Stewardship, and Vegetation Maintenance), Chapter 16.32 BIMC (Protection of Landmark Trees), and BIMC 18.15.010 (Development Standards and Guidelines); and

WHEREAS, at scheduled open meetings, City staff met with the Planning Commission to discuss draft regulations related to Ordinance No. 2020-28 (which was renumbered in 2021 to Ordinance No. 2021-07) on August 13, September 10, October 29, November 11, and December 10, 2020; and

WHEREAS, Ordinance No. 2020-28 included BIMC Chapter 16.18 (fka Exhibit A), 16.32 (fka Exhibit B) and Sections 18.15.010 (fka Exhibit C) & 16.20.100 (fka Exhibit D) and the Community Forest Best Management Practices Manual (fka Exhibit E); and

~~**WHEREAS**, the Bainbridge Island Fire Department identified the need for reasonable provisions for wildfire mitigation and forest stewardship that support responsible wildfire mitigation and provide a pathway for wider forest stewardship planning; and~~

~~**WHEREAS**, Exhibit A of Ordinance No. 2021-07 amends BIMC Chapter 16.18 to simplify and update language and practices, consolidate tree retention requirements, provide a pathway for wildfire mitigation and other forest stewardship practices; and~~

WHEREAS, Exhibit ~~B~~ A (fka Exhibit B) of Ordinance No. 2021-07 now amends BIMC Chapter 16.32 to make the interim ordinance permanent, to simplify and update code language, expand the applicable area of the Landmark Tree Ordinance (“LTO”) and improve the list of qualifying trees and characteristics; and

~~**WHEREAS**, Exhibit C of Ordinance No. 2021-07 amends BIMC Chapter 18.15 to simplify and update language, update the cities tree valuation process, revise perimeter landscaping requirements to correct a Scribner’s error, and clarify tree unit allocation for shared ownership trees; and~~

~~**WHEREAS**, Exhibit D of Ordinance No. 2021-07 provides an exemption from the dedication of an Aquifer Recharge Protection Area (APRA) for utility maintenance and improvements on an easement not owned by the utility; and~~

~~**WHEREAS**, Exhibit E of Ordinance No. 2021-07 adopts the Community Forest Best Management Practices Manual which provides guidance for permitted tree protection strategies and acts as a resource for Bainbridge residents and city staff when making management decisions for tree care; and~~

WHEREAS, on December 17, 2020, the Planning Commission held a public hearing to consider Ordinance No. 2020-28 including Exhibits fka A – E, received public input, and after closing the public hearing, made a recommendation of approval of Ordinance No. 2020-28 to the City Council; and

WHEREAS, the City notified the Department of Commerce on January 21, 2021 of its intent to revise its development regulations relating to tree removals and vegetation management practices; and

WHEREAS, the City issued a State Environmental Policy Act (“SEPA”) Determination of Non-Significance for Ordinance No. 2021-07 (formerly Ordinance No. 2020-28) on January 29, 2021; and

WHEREAS, at a scheduled open meeting, the City Council considered Ordinance No. 2021-07 on April 27, 2021, took no action on the Ordinance and the Council expressed a collective interest in further considering the ordinance at a future meeting; and

WHEREAS, on May 13, 2021, City staff returned to the Planning Commission to discuss additional edits to Ordinance No. 2021-07 based on City Council comments; and

WHEREAS, on May 27, 2021, the Planning Commission continued to discuss comments from the City Council in relation to the landmark tree ordinance and decided to separate and move Exhibit A (fka Exhibit B) forward to the City Council and continue their work on Exhibits fka A (BIMC 16.18), C (BIMC Section 18.15.010), D (BIMC 16.20.100) & E (Community Forest Best Management Practices Manual) at a later meeting; and

WHEREAS, at a scheduled open meeting on June 10, 2021, the Planning Commission held the second public hearing to consider Ordinance No. 2021-07 and receive public comment, and after closing the public hearing, made a recommendation of approval of Ordinance No. 2021-07 to the City Council; and

WHEREAS, at a scheduled open meeting on July 13, 2021, the City Council discussed Ordinance No. 2021-07 and made a motion to forward Ordinance No. 2021-07 to the July 27, 2021 consent agenda; and

WHEREAS, at a scheduled open meeting on July 27, 2021, the City Council approved Ordinance No. 2021-07 on the consent agenda;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as findings of fact in support of this ordinance, as well as supplemental findings of fact to the related ordinances that preceded this ordinance regarding the interim official control regulating Landmark Trees as described herein.

~~**Section 2.** Chapter 16.18 of the Bainbridge Island Municipal Code is hereby amended and revised as set forth in the attached Exhibit A, which is incorporated by reference as if fully set forth herein.~~

Section 23. Chapter 16.32 of the Bainbridge Island Municipal Code is hereby amended and revised as set forth in the attached Exhibit AB, which is incorporated by reference as if fully set forth herein.

Section 3-4. Termination of Interim Official Control Set Forth in Ordinance No. 2021-17. The amendments and revisions to Chapter 16.32 of the Bainbridge Island Municipal Code that are being adopted via this ordinance will result in regulations that meet what was identified as the remaining work in the work plan for the current interim official control that has been in place most recently via Ordinance No. 2021-17 and the directly related ordinances that preceded Ordinance No. 2021-17, which effectuated an extension of an existing interim official control. This Ordinance No. 2021-07 hereby terminates the interim official control set forth in Ordinance No. 2021-17 upon the effective date of this Ordinance No. 2021-07.

~~**Section 5.** Section 18.15.010 of the Bainbridge Island Municipal Code is hereby amended and revised as set forth in the attached Exhibit C, which is incorporated by reference as if fully set forth herein.~~

~~**Section 6.** Section 16.20.100 of the Bainbridge Island Municipal Code is hereby amended and revised as set forth in the attached Exhibit D, which is incorporated by reference as if fully set forth herein.~~

~~**Section 7.** The Community Forest Best Management Practices Manual is hereby adopted as set forth in the attached Exhibit E, which is incorporated by reference as if fully set forth herein.~~

Section 48. Interpretive Authority. The City of Bainbridge Island Director of Planning and Community Development, or designee, is hereby authorized to issue official interpretations arising under or otherwise necessitated by this ordinance.

Section 59. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: June 10, 2021

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: (7:15 PM) - Overview of Island Center Subarea Planning Process and Draft Plan

AGENDA CATEGORY: Presentation

PROPOSED BY: Jennifer Sutton

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): November 8, 2018

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Presentation and discussion only.

SUMMARY:

On May 5, 2021, the Island Center Subarea Planning Steering Committee completed its recommendation on a draft Island Center Subarea Plan (Plan) following three years of extensive discussion, outreach, review and analysis. The draft Plan includes recommendations for land use alternatives, traffic calming, bicycle and pedestrian facilities and trail connections. Some of the proposed improvements in the draft Plan include:

Transportation safety: Add new bicycle and pedestrian facilities and trail connections.

Public improvements:

1. New outdoor public space: The Plan proposes to improve a four-acre City-owned property on Miller Road to create a new flexible outdoor public space with connections to a trail network. The plan envisions incorporating some permanent recreational elements, such as seating and play areas, while allowing for different uses at different times of day and seasons, with parking available for nearby uses and events.
2. Expand public and/or visual access to the Fletcher Bay waterfront in Island Center in partnership with private property owners and recreation and conservation organizations.

Land use and zoning

1. This includes changes to development standards and permitted/conditional uses that serves to differentiate the Island Center Neighborhood Center area from Lynwood Center and Rolling Bay Neighborhood Centers.
2. The committee voted to recommend Land Use Alternative 3 in its draft plan, adding 3 separate areas to the Island Center Neighborhood Center Zone- the areas are currently zoned residential, and are identified as different "Nodes" in the Plan.

Bainbridge Gardens Node: The Bainbridge Gardens nursery business, approximately 6.87 acres, is currently zoned R-1.

Issei Creek Node: A 0.56 acre property to (across Miller Road from Island Center Automotive) is currently zoned R-1..

Four Corners Node: Proposes to add 5 acres on New Brooklyn Road, that is currently zoned R-0.4. This new area is immediately east of current Island Center businesses such as Jerry's Auto Rebuild and Bainbridge Rental

At the end of the May 5, 2021 meeting, there was a motion to leave open the option to include a minority report as part of the DRAFT Subarea Plan, if one was prepared. That motion was approved, and Minority Report from three steering committee members was transmitted to the City on Friday June 4, 2021 and is attached. It could be added to the Appendices to the DRAFT Subarea Plan at a later date.

At a later date, the Committee's draft Plan will first be considered by the Planning Commission for review. The Planning Commission will then make their recommendation on a draft Plan. The City Council will have final consideration of the Plan, and ultimately, adopt a final Island Center Subarea Plan. See attached BIMC 2.16.210, Subarea Planning Process.

BACKGROUND: The Island Center Neighborhood Center area is classified as a designated center in the City of Bainbridge Island Comprehensive Plan, and there are specific goals and policies related to designated centers in the Plan, primarily in the Introduction and Land Use, Economic, Housing & Transportation Elements. The designated centers have land uses and conditions that are unique to the area, and are identified in the Comprehensive Plan as areas that would benefit from a subarea planning process to address issues such as current land uses, future mix and location of uses and densities, transportation, utilities, public facilities, amenities and natural resources.

The result of a subarea planning process is a subarea (or neighborhood) plan which will be incorporated in the Comprehensive Plan and ultimately implemented by the City in many ways- code changes, capital projects, interagency coordination, to name a few . The Subarea Planning Process is outlined in Bainbridge Island Municipal Code (BIMC) Section 2.16.210 (see attached).

A previous Island Center subarea planning process took place between 2000 and 2002. The draft Island Subarea Plan that was developed, but not adopted by the City Council, and other supporting documents can be found on the current Island Center Subarea Planning project page on the City's website.

The City Council embarked upon this current effort for an Island Center subarea planning process first with solicitations for a steering committee.

The City Council appointed a Steering Committee in November 2017 as described in BIMC Section 2.16.210.E composed mostly of residents and business owners in or nearby Island Center to guide and oversee the subarea planning process. Replacement steering committee members were appointed in late 2018. Liaisons from the City Council, Planning Commission, and Design Review Board have also been participating in the subarea planning process and steering committee meetings.

The Steering Committee began meeting consistently in 2018, generally twice a month. The project was paused in March 2020 due to the coronavirus pandemic. The committee began meeting again in August 2020, generally monthly.

Information about the Steering Committee and the Island Center Subarea Planning Process itself is available on the City's website.

ATTACHMENTS:



Department of Planning and Community Development

Memorandum

Date: June 10, 2021
To: Planning Commission
From: Jennifer Sutton, AICP
Senior Planner
Subject: Overview of DRAFT Island Center Subarea Plan and Review Process

I. MEETING PURPOSE

The purpose of the Island Center agenda item on the June 10 Planning Commission meeting agenda is to:

- Provide the Planning Commission with an overview of the [Island Center Subarea Planning Process](#) to date;
- Present to the Planning Commission the DRAFT Island Center Subarea Plan recommended by the [Island Center Subarea Planning Process Steering Committee](#); and
- Outline next steps in the Planning Commission review of the DRAFT Subarea Plan.

II. Background

The Island Center Neighborhood Center area is classified as a designated center in the [City of Bainbridge Island Comprehensive Plan](#), and there are specific goals and policies related to designated centers in the [Plan](#), primarily in the [Introduction](#) and [Land Use, Economic, Housing & Transportation Elements](#). The designated centers are identified in the [Comprehensive Plan](#) as areas to focus new residences and businesses to prevent sprawl and protect the natural resources that make up the [conservation areas](#) of Bainbridge Island (see [Land Use Element Figure LU-3 and Goals 4 and 5](#)). [Land Use Element Policy 4.3](#) indicates that designated centers should undergo subarea planning process to address issues such as current land uses, future mix and location of uses and densities, transportation, utilities, public facilities, amenities and natural resources. Currently, only [Winslow](#) and [Lynwood Center](#) have approved subarea plans. After approving an updated [Comprehensive Plan](#) in February 2017, the City Council later selected the Island Center Neighborhood Center area to first begin the subarea planning process called for in [Land Use Element Policy 4.3](#).

The result of a subarea planning process is a subarea (or neighborhood) plan which will be incorporated in the Comprehensive Plan and ultimately implemented by the City in many ways- code changes, capital projects, interagency coordination, to name a few . The Subarea Planning Process is outlined in [Bainbridge Island Municipal Code \(BIMC\) Section 2.16.210](#) (see attached).

A previous Island Center subarea planning process took place between 2000 and 2002. The draft Island Subarea Plan that was developed, but not adopted by the City Council, and other supporting documents can be found on the current [Island Center Subarea Planning project page on the City's website](#).

The City Council embarked upon this current effort for an Island Center subarea planning process first with solicitations for a steering committee.

The City Council appointed a Steering Committee in November 2017 as described in [BIMC Section 2.16.210.E](#) composed mostly of residents and business owners in or nearby Island Center to guide and oversee the subarea planning process. Replacement steering committee members were appointed in late 2018. Liaisons from the City Council, Planning Commission, and Design Review Board have also been participating in the subarea planning process and steering committee meetings.

The Steering Committee began meeting consistently in 2018, generally twice a month. The project was paused in March 2020 due to the coronavirus pandemic. The committee began meeting again in August 2020, generally monthly.

The City hired land use consultants to assist in the subarea planning process. The first consultant, MAKERS Architecture and Urban Design, worked on the project from the mid-2018 through mid-2019 and assisted the Committee with a community survey, a well-attended Community Kick-off meeting in June 2018, and documentation of existing conditions. In September 2019, the City hired the firm Framework to assist in completion of the subarea plan. Framework assisted the Committee to visualize the public space, transportation and land use ideas that were considered for the subarea plan. These ideas were presented to the public at a well-attended open house in February 2020.

Information about the [Steering Committee](#) and the [Island Center Subarea Planning Process](#) itself, including information gathered throughout the subarea planning process, is available on the City's [website](#).

III. Steering Committee Recommended DRAFT Plan

On [May 5, 2021](#), the [Island Center Subarea Planning Steering Committee](#) completed its recommendation on a DRAFT Island Center Subarea Plan (Plan) following three years of extensive discussion, outreach, review and analysis. The DRAFT Plan includes a vision statement, goals, recommendations for land use alternatives, traffic calming, bicycle and pedestrian facilities and trail connections., and strategies for implementation or action plan.

Some of the proposed improvements in the DRAFT Plan include:

Transportation safety: Add new bicycle and pedestrian facilities and trail connections.

Public improvements:

- New outdoor public space: The Plan proposes to improve a four-acre City-owned property on Miller Road to create a new flexible outdoor public space with connections to a trail network. The plan envisions incorporating some permanent recreational elements, such as seating and play areas, while allowing for different uses at different times of day and seasons, with parking available for nearby uses and events.
- Expand public and/or visual access to the Fletcher Bay waterfront in Island Center in partnership with private property owners and recreation and conservation organizations.

Land use and zoning

- This includes changes to development standards and permitted/conditional uses that serves to differentiate the Island Center Neighborhood Center area from Lynwood Center and Rolling Bay Neighborhood Centers.

- The committee voted to recommend land use changes in its draft plan, adding 3 separate areas to the Island Center Neighborhood Center Zone- the areas are currently zoned residential, and are identified as different “Nodes” in the Plan.

Bainbridge Gardens Node: The Bainbridge Gardens nursery business, approximately 6.87 acres, is currently zoned R-1.

Issei Creek Node: A 0.56 acre property to (across Miller Road from Island Center Automotive) is currently zoned R-1..

Four Corners Node: Proposes to add 5 acres on New Brooklyn Road, that is currently zoned R-0.4. This new area is immediately east of current Island Center businesses such as Jerry’s Auto Rebuild and Bainbridge Rental

At the end of the May 5, 2021 meeting, there was a motion to leave open the option to include a minority report as part of the DRAFT Subarea Plan, if one was prepared. That motion was approved, and Minority Report from three steering committee members was transmitted to the City on Friday June 4, 2021 and is attached. It could be added to the Appendices to the DRAFT Subarea Plan at a later date.

IV. NEXT STEPS:

The Planning Commission will fully review the DRAFT Subarea Plan, and any changes to the municipal code necessary to implement the Subarea Plan.

Depending on future Planning Commission agendas, staff anticipates that the Planning Commission will be reviewing the DRAFT Subarea Plan in July and August 2021. Staff recommends that the Commission organize their discussion and review the DRAFT Subarea Plan by categories, such as Vision/Goals, Public Space, Transportation and Land Use to ensure efficiency and clarity in Planning Commission review. The Planning Commission will eventually hold a public hearing on a Planning Commission DRAFT recommended Subarea Plan.

Ultimately, the Planning Commission will make a recommendation on the DRAFT Subarea Plan and any relevant implementing actions to the City Council for final consideration and approval.

Public Involvement

Public involvement has been a constant throughout the Island Center Subarea Planning Process. The process began with mailings to the greater Island Center community inviting all to apply to the Steering Committee. The Committee hosted 2 large public meetings in June 2018 and February 2020, advertised through mailings, signs, and the variety of [City digital outreach](#).

Through those meetings and previous outreach, 236 people are signed up for the Island Center Subarea Planning listserv to receive notifications of all meetings, including the June 10, 2021 Planning Commission meeting. Public Comment was taken at the beginning and end of each Steering Committee meeting.

Throughout the Planning Commission and City Council review of the DRAFT Subarea Plan, staff plans to keep the public informed about this effort in the following ways:

- [July 2021 COBI Connects Article](#)
- [Weekly City Manager report](#): updates on Subarea Plan review and upcoming meetings

- [Emails/text to Island Center Subarea Planning listserv](#) (currently 236 people)
- Updates to the [Island Center Subarea Planning project webpage](#).

Staff and the Planning Commission can consider additional outreach during Commission review, such as prior to the Planning Commission public hearing on a recommended DRAFT Subarea Plan.

**STEERING COMMITTEE
RECOMMENDED DRAFT**



ISLAND CENTER

SUBAREA PLAN

JUNE, 2021

BAINBRIDGE ISLAND

ACKNOWLEDGEMENTS

ISLAND CENTER SUBAREA PLANNING PROCESS STEERING COMMITTEE

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WENZLAU ARCHITECTS

CONTENTS

INTRODUCTION	1
COMPREHENSIVE PLAN	3
LAND USE ELEMENT	4
NEIGHBORHOOD CENTERS	4
HOUSING ELEMENT	4
ENVIRONMENTAL ELEMENT	5
ECONOMIC ELEMENT	5
TRANSPORTATION ELEMENT	5
HISTORY + CONTEXT	7
HISTORY OF ISLAND CENTER	7
ISLAND CENTER TODAY	9
LAND USE	9
COMMUNITY INPUT PROCESS	13
PLANNING PROCESS	13
STEERING COMMITTEE	13
COMMUNITY MEETINGS	14
COMMUNITY KICK-OFF	14
PUBLIC MEETING	14
LIVE POLLING	15
COMMUNITY SURVEY	16
VISION + GOALS	17
VISION STATEMENT	17

GOALS	18
A. PLACE / IDENTITY	18
B. BUSINESS / ECONOMY	18
C. TRANSPORTATION	18
D. HOUSING	18
E. ENVIRONMENT	18
ISLAND CENTER PLAN	19
LAND USE & ZONING	19
ISLAND CENTER ZONE	19
LAND USE	24
DEVELOPMENT STANDARDS	24
POLICIES	24
STRATEGIES	24
PUBLIC IMPROVEMENTS	27
COBI OWNED PROPERTY	28
WATERFRONT ACCESS	29
POLICIES	29
STRATEGIES	29
INFRASTRUCTURE	30
TRANSPORTATION	30
NON-MOTORIZED IMPROVEMENTS	30
POLICIES	42
STRATEGIES	42
ACTION PLAN	43
ACTION STRATEGY MATRIX	43
APPENDIX	46

FIGURE 1. ISLAND CENTER PLANNING AREA	2
FIGURE 2 ISLAND-WIDE LAND USE CONCEPT	3
FIGURE 3. HISTORIC IMAGES OF ISLAND CENTER	8
FIGURE 4. CURRENT IMAGES OF ISLAND CENTER	9
FIGURE 5. ISLAND CENTER EXISTING ZONING MAP	10
FIGURE 6. AGRICULTURE USES IN ISLAND CENTER	11
FIGURE 7. ISLAND CENTER CRITICAL AREAS	12
FIGURE 8. OPEN HOUSE	14
FIGURE 9. ISLAND CENTER AERIAL VIEW	20
FIGURE 10. PROPOSED ISLAND CENTER ZONING	21
FIGURE 11. FOUR CORNERS NODE ZONING	22
FIGURE 12. ISSEI CREEK NODE ZONING	23
FIGURE 13. BAINBRIDGE GARDENS NODE ZONING	23
FIGURE 14. CHARACTER IMAGES AND DESIGN EXAMPLES	25
FIGURE 15. ISLAND CENTER ZONE DEVELOPMENT STANDARDS	26
FIGURE 16. PROPOSED PUBLIC IMPROVEMENTS	27
FIGURE 17. PUBLIC SPACE CONCEPT PLAN FOR COBI PROPERTY	28
FIGURE 18. NON-MOTORIZED TRANSPORTATION IMPROVEMENTS	31
FIGURE 19. STREET IMPROVEMENT CONCEPTS	33
FIGURE 20. STREET SECTION LOCATIONS	36
FIGURE 21. STREET CONCEPT SECTION #1	37
FIGURE 22. STREET CONCEPT SECTION #2.1	37
FIGURE 23. STREET CONCEPT SECTION #2.2	38
FIGURE 24. STREET CONCEPT SECTION #3	38
FIGURE 25. STREET CONCEPT SECTION #4.1	39
FIGURE 26. STREET CONCEPT SECTION #4.2	39
FIGURE 27. STREET CONCEPT SECTION #5	40
FIGURE 28. STREET CONCEPT SECTION #6.1	40
FIGURE 29. STREET CONCEPT SECTION #6.2	41
FIGURE 30. STREET CONCEPT SECTION #7	41
FIGURE A1. ALTERNATIVE 2 PROPOSED ISLAND CENTER ZONING	46
FIGURE A2. ALTERNATIVE 2 PROPOSED ISLAND CENTER ZONING	47
FIGURE D1. SURFACE WATER FEATURES	53
FIGURE D2. REPRESENTATIVE CROSS SECTION OF AQUIFERS UNDERLYING THE FLETCHER BAY WATERSHED	54
FIGURE D3. YEARLY RAIN TOTALS IN INCHES	54
FIGURE D6. STREAM SYSTEM '461'	57
FIGURE D7. SPRINGBROOK CREEK WATERSHED STUDY LOCATIONS	58
FIGURE D8. LAND COVER CHANGE 2006-2013	59

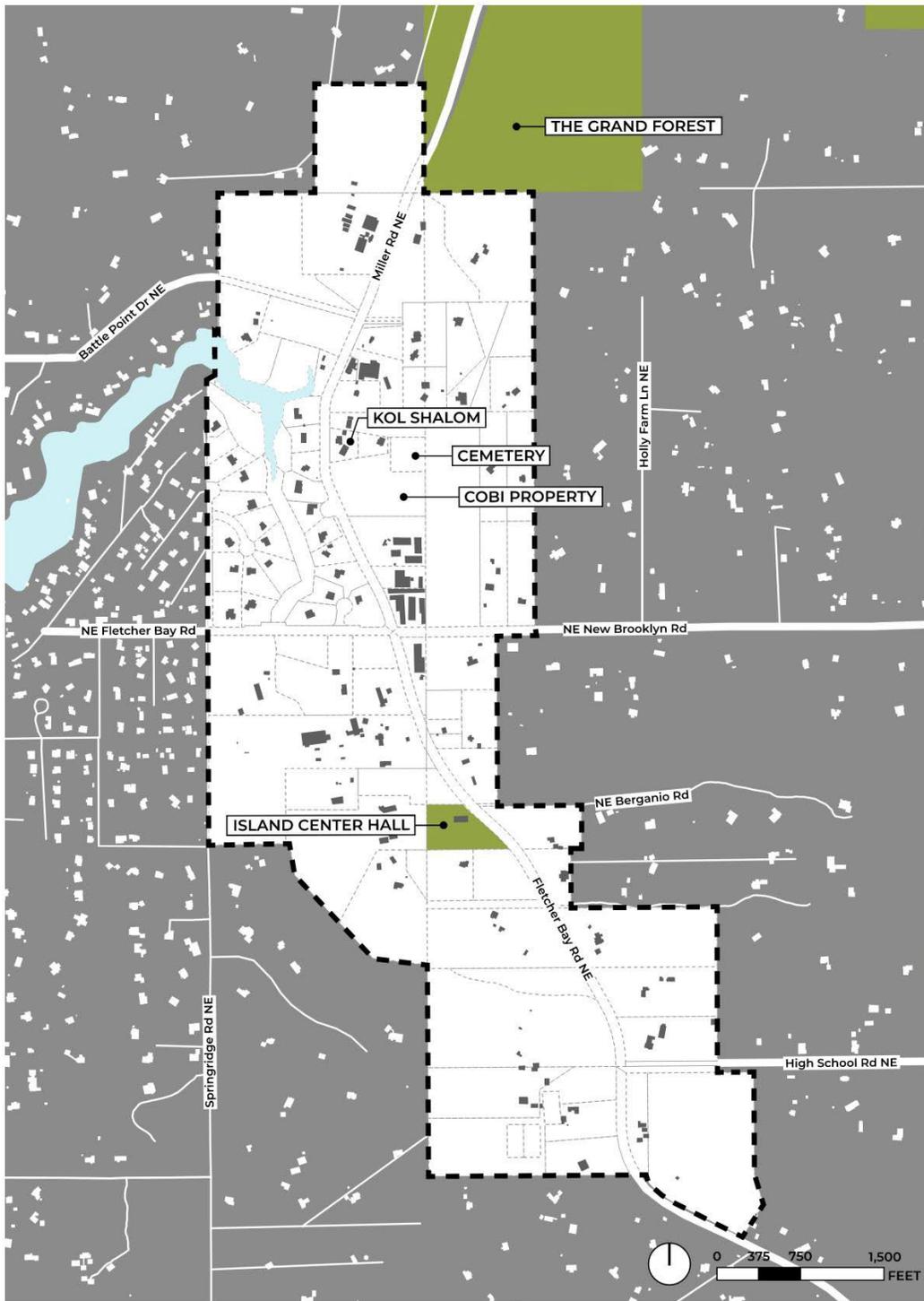
FIGURES

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INTRODUCTION

Island Center is a designated neighborhood center in the City's Comprehensive Plan and located northwest of Downtown Winslow along Fletcher Bay and Issei Creek. The area includes a mix of commercial, agricultural, recreational, and residential uses with a rural character defined in large part by natural features consisting of forests, habitat, and connections to the water. Neighborhood Center zoning, which allows for a mix of land uses including commercial and residential is relatively unique on the Island where most land is zoned primarily for residential uses and this zoning along with the areas natural features warrant more focused planning efforts such as a new subarea plan for Island Center. The Island Center Plan reflects a multi-year planning process led by the Island Center Steering Committee including members appointed by the City Council and representatives from the Planning Commission, Design Review Board, and the City Council. The planning process also included significant opportunities for public input which has been incorporated into the plan vision, goals, policies, and strategies. Figure 1 shows the Island Center Planning area including the three nodes of development that were the focus of planning efforts and the concentration of critical areas in Island Center such as streams and wetlands.

FIGURE 1. ISLAND CENTER PLANNING AREA



STUDY AREA

-  STUDY AREA
-  PARKS

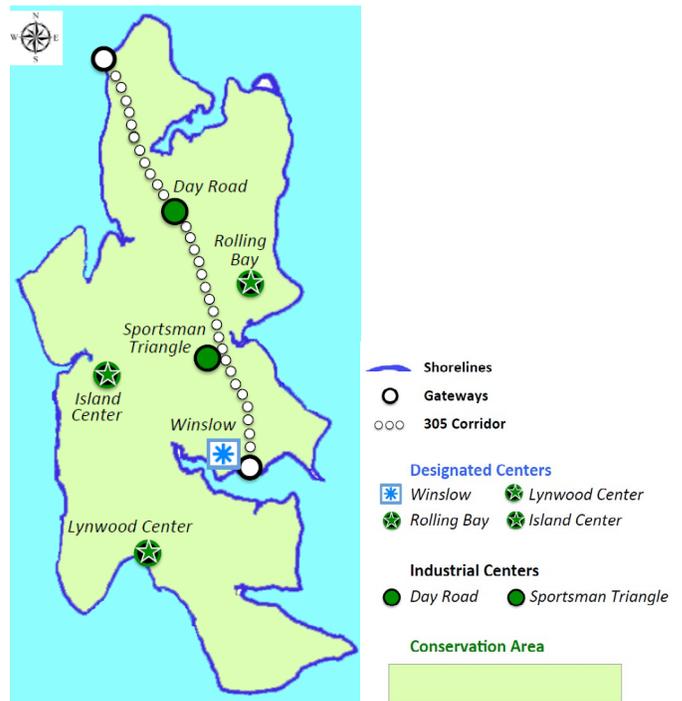
COBI, Framework, 2021

COMPREHENSIVE PLAN

Island Center is classified as one of three Neighborhood Centers in the 2016 update of the City of [Bainbridge Island Comprehensive Plan](#). Collectively, Winslow, the Neighborhood Centers, and the two Industrial Centers of Day Road and Sportsman Triangle, constitute Bainbridge Island's Designated Centers- see [Land Use Element Figure 2](#) below. Designated Centers are referenced and described throughout the Comprehensive Plan- with very specific goals and policies in the [Land Use, Economic, Housing](#) and [Transportation Elements](#) by providing an alternative to living, working and shopping in Winslow. There are too many Island Center relevant goals and policies in the Comprehensive Plan to list them all here, but sampling of these supporting goals and policies are below.

In addition, the Comprehensive Plan encourages that new development or City capital projects support improvements to pedestrian, bicycle and transit access and safety, acknowledging that the designated centers are destinations and must serve through traffic to nearby destinations, such as schools and parks. The Comprehensive Plan envisions further commercial and residential development within and near neighborhood to support Island-wide goals to reduce traffic congestion and greenhouse gas emissions and increase sustainability by locating housing and commerce together in compact areas. The Island Center Subarea Plan acknowledges Island Center's location close to agricultural areas, and envisions development in Island Center that can support that nearby agriculture.

FIGURE 2 ISLAND-WIDE LAND USE CONCEPT



COBI, 2017

Currently, the Island Center Neighborhood Center area consists of thriving commercial businesses surrounded by single-family residential development. The Island Center Subarea Plan supports the nonmotorized improvements and small-scale commercial development described in the City's Comprehensive Plan. The residential densities identified in the Island Center Subarea Plan support smaller single-family dwellings, duplexes or townhomes, and mixed use development such as flats above commercial space, but are not dense enough to support the multifamily development such as multistory apartment buildings. Review and approval of the Island Center Subarea Plan by the Planning Commission and City Council will coincide with review of Island Center specific Comprehensive Plan amendments.

LAND USE ELEMENT

GOAL LU-4

As part of a long-term Island-wide Conservation and Development Strategy, focus residential and commercial development in designated centers, increase a network of conservation lands, maximize public access while protecting the shoreline, minimize impacts from the SR 305 corridor and conserve the Island's ecosystems and the green and open character of its landscape.

Policy LU 4.2

Adopt a multi-year work program to undertake the subarea planning for the designated centers of Island.

Policy LU 5.1

Winslow is the urban core of the Island while the Neighborhood Centers are smaller-scale mixed-use centers. In order to achieve the goals of the GMA this Plan:

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

Policy LU 5.8

Adopt development standards and program public improvements to encourage walkability within each designated center and to the surrounding areas.

NEIGHBORHOOD CENTERS

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

Policy LU 9.1

The Neighborhood Centers provide Island-wide small-scale commercial and service activity and mixed-use development outside Winslow.

Policy LU 9.2

Orient development toward the pedestrian. Retail uses are encouraged on the ground-floor to prevent blank walls with little visual interest for the pedestrian. Offices and/or residential uses are encouraged above ground floor retail.

HOUSING ELEMENT

Policy HO 3.7

Expand opportunities for infill in the residential neighborhoods of the Winslow Master Plan study area and the Neighborhood Centers. Allow the creation of small lots (e.g., in the 3,000 square foot range) as well as smaller footprint homes (e.g., under 1,200 square feet)

GOAL HO-6

Facilitate the provision of a diverse affordable housing stock in all geographic areas of the community.

ENVIRONMENTAL ELEMENT

GOAL LU-15

Promote food security and public health through support for local food production, awareness of farming practices. Encourage locally-based food production, distribution and choice through commercial and urban agriculture, community gardens, farmers' markets, farm stands and food access initiatives.

GOAL EN-15

Conserve and protect the Island's existing agricultural uses and increase the acreage of permanently protected and productive farmland by using preservation methods including incentive-based programs.

Policy EN 15.1

Provide owners of farms the option of participating in the *transfer of development rights (TDRs)/purchase of development rights (PDRs) program*.

ECONOMIC ELEMENT

Policy EC 1.4

Support entrepreneurship by providing adequate land use designations in keeping with the character of the Island, while avoiding investment in sectors, activities, or infrastructure that will not remain viable in the foreseeable future.

Policy EC 1.5

In order to provide opportunities for business enterprise, adequate space must be provided for efficient use of existing developed areas near public transportation (e.g. ferry, bus service) and for growth that recognizes and protects the Island's valued natural amenities, its limits of land and water and the quality of its residential neighborhoods.

GOAL EC-6

As the city's designated centers evolve, balance their functions as places of commerce and employment with their roles helping to meet housing needs and provide focal points for civic engagement and cultural enrichment.

Policy EC 14.1

Support the market for Island-grown agriculture products by:

- Recognizing and supporting the Bainbridge Island Farmers' Market, including permanently dedicating space for the market and enhancing the market area.
- Allowing and promoting roadside stands that sell Island-grown products.
- Promoting and supporting Community Supported Agriculture (CSA).
- Encouraging the development of value-added processing facilities that can be shared by many farmers.
- Encouraging food crops to be planted on public land.

TRANSPORTATION ELEMENT

MOTORIZED SYSTEM

GOAL TR-2

Provide a non-motorized transportation system that is a planned and coordinated network of shoulders, sidewalks, trails, footpaths, bikeways and multi-purpose trails that connect neighborhoods with parks, schools, the shoreline, the ferry terminal and commercial areas.

Policy TR 2.1

Provide a non-motorized transportation system that effectively serves the needs of people of all ages and abilities who walk, bike, or ride horses, or use wheel

chairs; encourages non-motorized travel; and provides continuous networks of safe, efficient and attractive shoulders, sidewalks, pathways (footpaths), and multi-purpose trails throughout the Island that are also connecting to regional systems.

Provide safe and appropriately scaled non-motorized access that connects designated centers, the ferry terminal, services such as a doctors' offices, schools, parks, recreation areas, shorelines (including road-ends), and transit connections including to ferry and bus services.

PARKING

GOAL TR-10

The availability of public parking is an asset to commercial districts and a benefit to island residents and visitors. Parking is a vital element of the designated centers.

Policy TR 10.2

Preserve on-street parking in the mixed-use commercial districts of Winslow and designated centers. City projects in commercial districts should maximize parking to the extent practical within the existing rights of way. Note that "Complete Streets" projects must also balance other functions such as non-motorized uses. Seek opportunities to expand public parking.

ISLAND CENTER HISTORY + CONTEXT

HISTORY OF ISLAND CENTER

Bainbridge Island is within the aboriginal territory of the suqabš, "People of Clear Salt Water" (Suquamish People). Expert fishermen, canoe builders, and basket weavers, the Suquamish people live in harmony with the lands and waterways along Washington's Central Salish Sea and Bainbridge Island as they have for thousands of years. The Suquamish People 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 gathered 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.

Non-native settlement of the Island began in 1853 when George Anson Meigs ventured into Puget Sound to establish a lumber mill. Bainbridge Island was a historic center of logging and shipbuilding in the 19th century, a history that Island Center shares with many of the communities on the Island. After old growth forests in the area were cleared, Island

Center emerged as an agricultural community with a shipping route connecting Fletcher Bay to Seattle, Manzanita, and Brownsville. The Kitsap County Transportation began operating steamboat service along the route in 1917, as Fletcher Bay was becoming a resort destination. Foster's Resort, later taken over by the Hamilton family and renamed Hamilton's was established on Fletcher Bay in 1912 and a post office began operating out of the resort in 1915. Island Center Hall which remains a focal point for the community to this day was donated to the Island Center Improvement Club in 1913.

Many Island Center's historic buildings and sites, many of which remain to this day tell the story of the whole Island. Bainbridge Island's current historical museum in Winslow, was the Island Center community's original one-room schoolhouse, constructed in 1908, and was moved to Winslow after serving as the Bainbridge Island High School's band and choir room from 1923 on. Bainbridge Gardens, which is still operated by the Harui family, was a local nursery and grocery store in Island Center frequented by Japanese-Americans in the area. Nearby, the Kodama family farmed berries on Fletcher Bay with the help of the Felix Narte and others, who maintained the farm while the family was interned during the Second World War.

FIGURE 3. HISTORIC IMAGES OF ISLAND CENTER



COBI, 2021

ISLAND CENTER TODAY

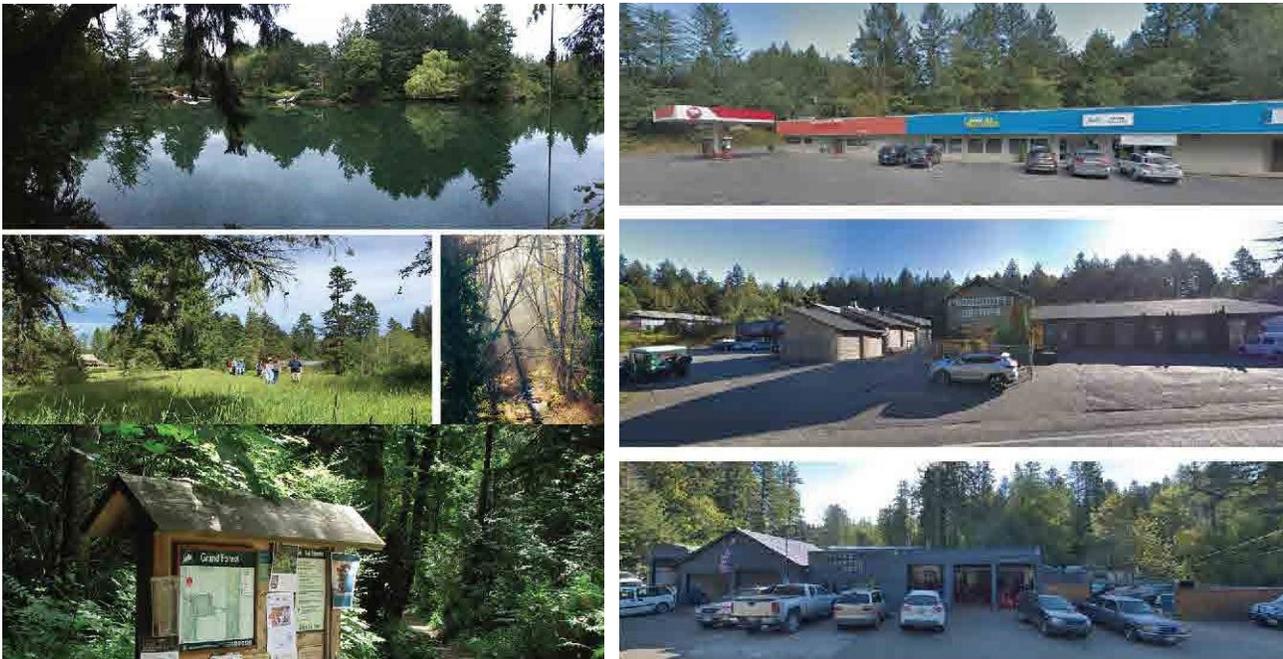
Island Center is still a center of agricultural land in Kitsap County, with some working farms and agricultural uses within and around the study area. Although the Study Area is a hub for local commercial services, single family homes are the predominant form of development. There are limited commercial, civic, and cultural uses along Fletcher Bay Rd NE and Miller Rd NE, with clusters of commercial uses near the intersection with NE New Brooklyn Rd and the intersection with Battle Point Road. There is a City-owned 4-acre parcel between these two intersections that is used as a staging area for public works projects, and intermittently as parking for Congregation Kol Shalom, located just north of the lot. Island Center Cemetery abuts this municipal property to the northeast, east of Kol Shalom. Much of the current development in Island Center came in during the latter half of the 20th century. Island Center Hall, a 90-year-old meeting hall is the only historic building in the Study Area on its southern end.

Much of the land around Fletcher Bay is within a critical aquifer recharge area. There are two creeks that run through Island Center into Fletcher Bay: Springbrook Creek and Issei Creek. These streams are surrounded by critical areas and connect wetlands around Fletcher Bay. Fletcher Bay is under 250 feet from Miller Point Rd and there is no direct connection to the waterfront along Fletcher Bay. The section of Fletcher Bay on which several properties in the Study Area are located is primarily intertidal area, where Issei and Springbrook Creeks deposit sediment on the eastern end of the Bay.

LAND USE

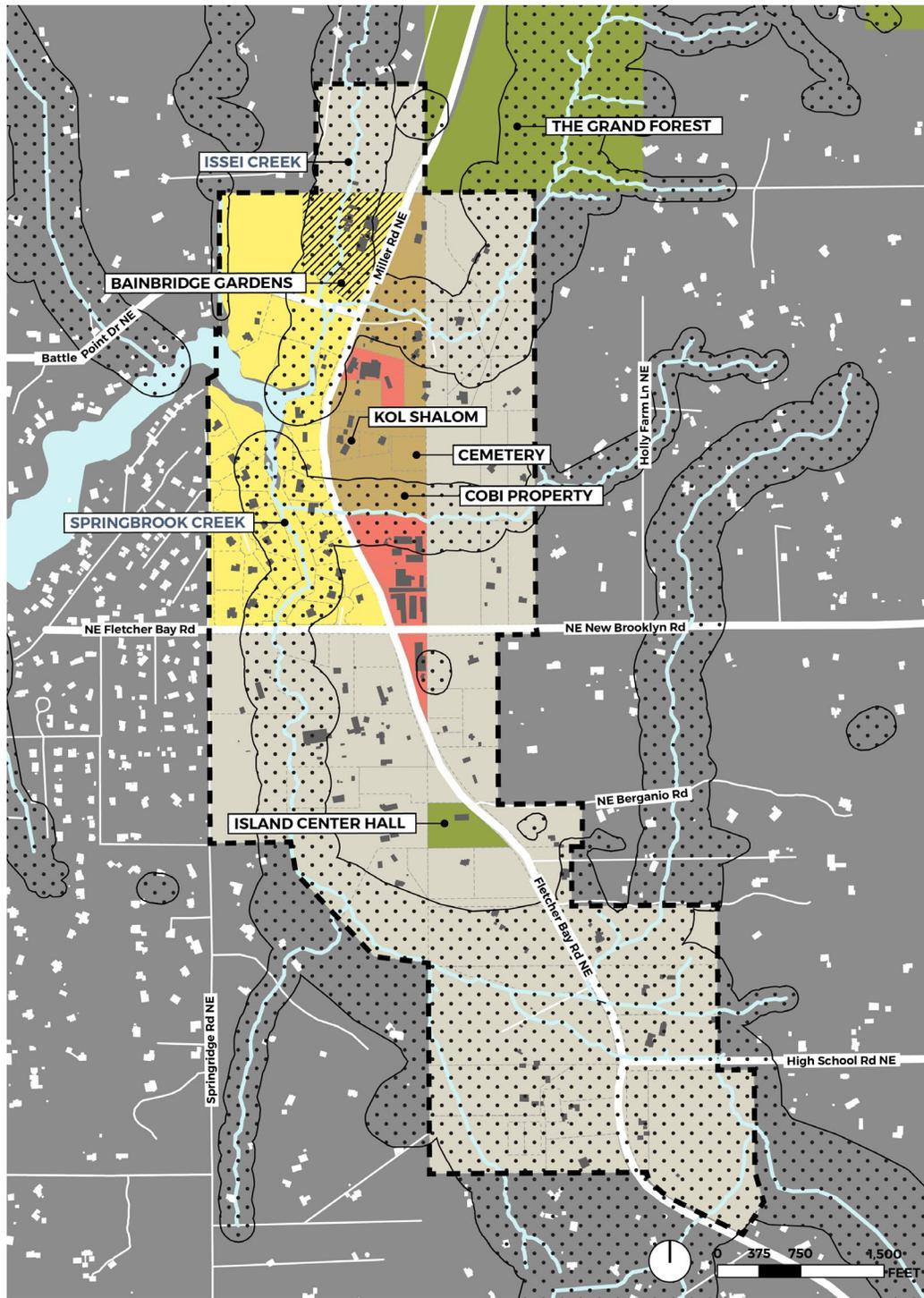
The Island Center planning area consists of mostly single-family homes, agriculture uses, and neighborhood commercial uses. Figure 5 shows the existing zoning for Island Center including the neighborhood commercial zone shown in red.

FIGURE 4. CURRENT IMAGES OF ISLAND CENTER



COBI, 2021

FIGURE 5. ISLAND CENTER EXISTING ZONING MAP



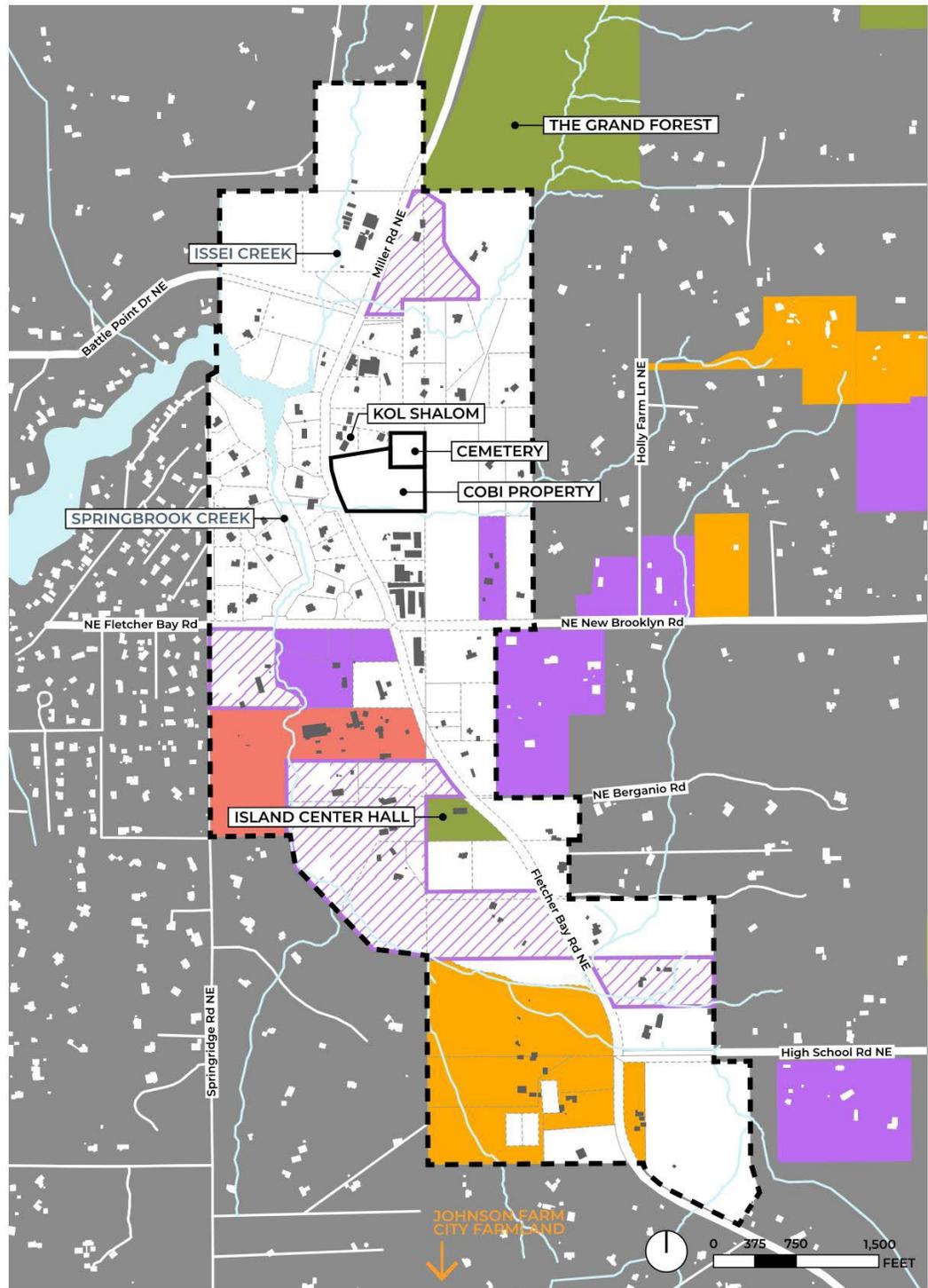
EXISTING ZONING

- | | | |
|--|--|---|
|  STUDY AREA |  R - 0.4 (1 UNIT PER 2.5 ACRES) |  NEIGHBORHOOD COMMERCIAL (MIXED USE 2-3 UNITS PER ACRE) |
|  CRITICAL AREAS |  R - 1 (1 UNIT PER ACRE) |  CONTRACT ZONED |
|  PARKS |  R - 2 (2 UNITS PER ACRE) |  STREAMS |

COBI, Framework, 2021

FIGURE 6. AGRICULTURE USES IN ISLAND CENTER

As shown in Figure 6, Island Center has a high concentration of agriculture and equestrian related uses.

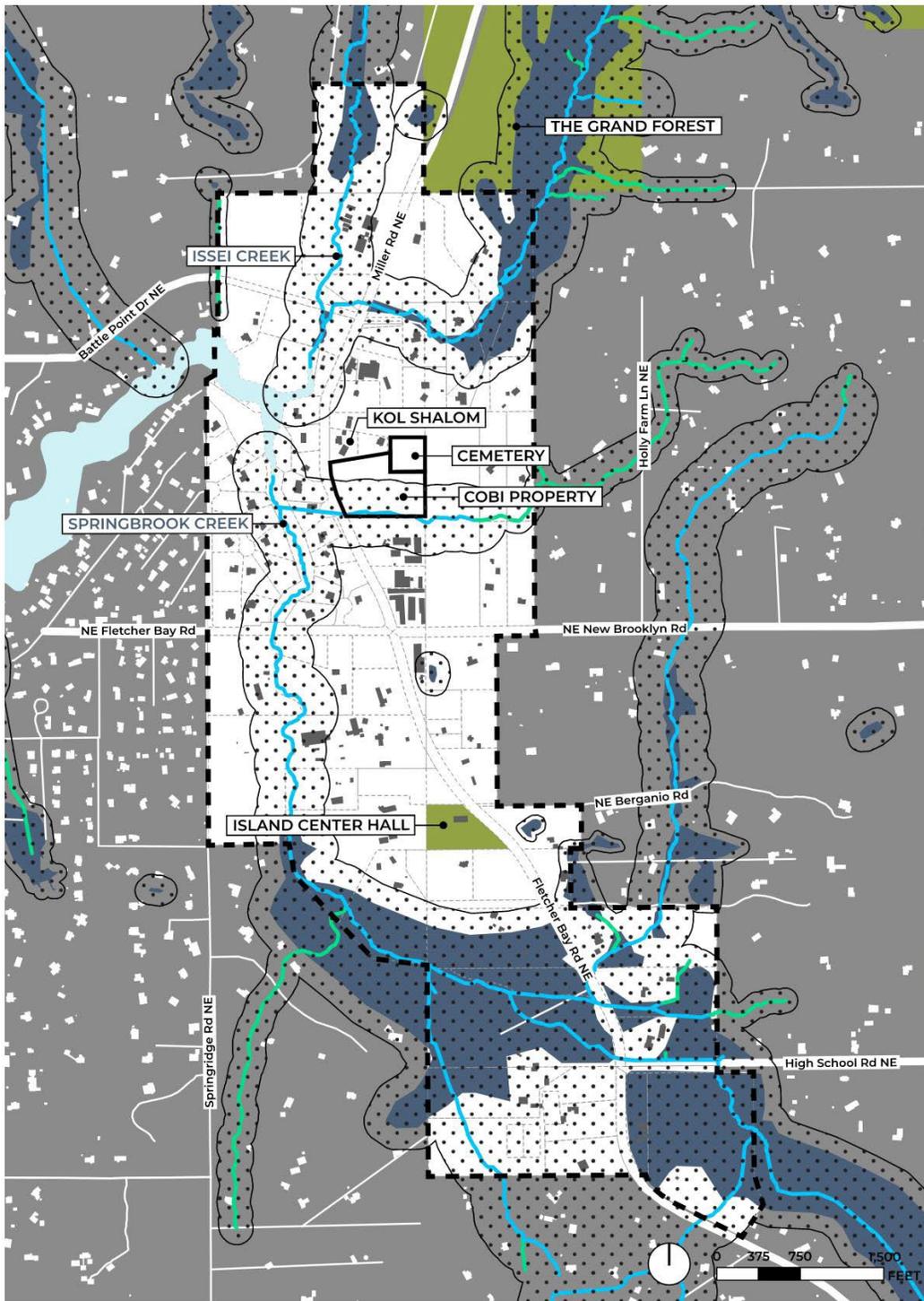


AGRICULTURE & EQUESTRIAN LAND

- | | | |
|------------|----------------------|--|
| STUDY AREA | AGRICULTURE ACTIVITY | POTENTIAL AGRICULTURE |
| PARKS | EQUESTRIAN ACTIVITY | POTENTIAL AGRICULTURE WITH CONSTRAINTS |
| STREAMS | | |

COBI, Framework, 2021

FIGURE 7. ISLAND CENTER CRITICAL AREAS



Island Center has a high concentration of critical areas including fish bearing streams, wetlands, and steep slopes that limit development potential on several parcels. Issei Creek and Springbrook Creek are both salmon bearing streams that drain to Fletcher Bay. Critical areas and buffers are generally protected from development, but development regulations allow density to be transferred to other parts of the site that are outside of the critical area of buffer. More information is available in Appendix D: Island Center Subarea and Fletcher Bay Watershed State of the Water.

CRITICAL AREAS

-  STUDY AREA
-  WETLANDS
-  FISH BEARING STREAM
-  FISH AND WILDLIFE HABITAT CONSERVATION AREAS
-  PARKS
-  NON-FISH OR SEASONAL ONLY

COBI, Framework, 2021

WHAT WE HEARD – THE COMMUNITY INPUT PROCESS

PLANNING PROCESS

This Island Center Subarea Plan is called for by the Bainbridge Island Comprehensive Plan's Land Use Policy 4.2 (LU 4.2) which specifies a "multi-year work program to undertake subarea planning for the designated centers", including Island Center. The subarea planning process is further outlined in Bainbridge Island Municipal Code (BIMC) Section 2.16.210. A previous Island Center subarea planning process took place between 2000 and 2002. A draft Island Subarea Plan was developed, but not adopted by City Council.

In 2017, the City Council identified Island Center subarea planning as a priority. The Council then appointed a steering committee, which has been meeting and gathering information and developing ideas for the future of Island Center. Subarea planning for Island Center in 2018 with an "Envision Island Center" community kick-off and a survey to gather input from the public on identity and sense of place, environment, business and economy, and transportation and circulation. The steering committee met regularly since the project kick-off in 2018 until plan adoption in 2021.

STEERING COMMITTEE

The Island Center Steering Committee, appointed by the City Council formed in 2018, is composed mostly of residents and business owners in or near Island Center, has held over 40 meetings between since then, including one public workshop. The public was able to attend and comment at steering committee meetings, and members of the public have offered input at each meeting through the process, and at the public workshop where they were able to offer written feedback on potential roadway improvements and land use alternatives. The committee has helped assess existing conditions and development project goals, a vision statement that address land use, public space, environmental resources, and waterfront access.

COMMUNITY MEETINGS

COMMUNITY KICK-OFF JUNE 18, 2018

The City and the Island Center Steering Committee hosted a public meeting on June 18, 2018 to kick-off the project with the community and receive input on the direction of the plan and a new vision. The following were key themes from the meeting:

- A desire to maintain the rural character
- Concerns around upzoning, sewer service, and increasing the pace of growth
- A desire for pedestrian and bicycle improvements including trails
- A desire for human-scaled development and avoiding large scale buildings

- A desire to improve the conditions and access to existing businesses
- A desire to protect water quality and address any stormwater impacts

A full summary of the meeting and public input are located in Appendix B.

PUBLIC MEETING FEBRUARY 10, 2020

A public meeting was hosted by the Island Center Steering Committee and held at City Hall on February 10, 2020. Over 100 people attended, and the meeting include an open house for the first half hour with project information boards followed by a presentation from the committee on the plan alternatives followed by questions and discussion with the public.

FIGURE 8. OPEN HOUSE AT THE FEBRUARY 10, 2010 PUBLIC MEETING



Framework, 2020

COMMUNITY SURVEY

The Island Center community survey opened for public response shortly before the community kick-off in June 2018 and was open for one month before results were tabulated in July. 652 people completed the survey online and 14 completed hard copies of the survey, which were included in the overall results. During the time the survey was open, the planning team received 393 emails from the public related to the planning effort. Many respondents lived in the Island Center area (59%), and the vast majority (91%) were homeowners.

The survey asked the public to rank different elements of a vision for Island Center that fell under four broader categories: environment, identity and sense of place, business and economy and transportation. The highest ranked response for each of these subject areas are listed below along with the percent of respondents who ranked that goal as the most important:

- Environment: Preserve, protect, and restore natural features—forests, vegetation, streams and the bay. (68%)
- Identity & Sense of Place: Enhance the sense of community at Island Center and make it a place where people want to meet and spend time. (42%)
- Business & Economy: Recognize the importance of the existing business community and help it thrive. (47%)
- Transportation & Circulation: Add sidewalks, trails and pedestrian-scaled amenities to make the area a safer, enjoyable place for pedestrians, equestrians, and cyclists. Encourage public transit and alternative modes (58%)

In many cases these highest ranked goals ranked closely to other, sometimes closely related priorities for the community, which included:

- Environment: Protect and preserve surface and groundwater, wildlife and wooded areas;
- Identity & Sense of Place: Recognize and honoring the history of Island Center;
- Business and Economy: The creation of new, sustainable businesses that benefit the community and are appropriate in scale and design; and
- Transportation & Circulation: Improve pedestrian mobility, traffic circulation, and safety.

By far the category that ranked as most important among the general public was environment, with 42.3% of respondents ranking it "most important", followed by identity and sense of place with 26.1%, business and economy with 17.5%, and finally transportation and circulation with 11.5%. Each of these priorities and goals for the plan have been incorporated in the vision for Island Center developed by the steering committee and the elements of this plan the help further that vision.

VISION + GOALS

The Steering Committee, advised City staff and consultants, developed a vision for the Island Center Subarea which emphasizes environmental sustainability, as well enhancing and highlighting Island Center's natural setting. This vision is captured in the statement articulated by the Committee in 2018, which has shaped the planning process, goals and guiding principles for the Island Center Subarea Plan. The goals developed together with through the planning and engagement process draw heavily from this statement and are included in this section.

VISION STATEMENT

Island Center is an area rich in natural resources that we strive to maintain, enhance and restore. It provides residents and others with an abundance of diverse outdoor activities to enjoy and a small variety of parks, open space and other places to gather as a community. Its ability to provide residents with a sense of community has served its residents well. Proximity to the Grand Forest is a special feature of Island Center and visitors to the Grand Forest often explore the Island Center business community as well.

A network of local trails and paths gives its residents and others a safe way to move about without fear of vehicle traffic. Traffic calming measures and improved intersections make roads in Island Center safer and provides pedestrians, cyclists and those using alternative modes of transportation a safe option.

Local commerce provides the area with a small diverse option of appropriately scaled businesses that serve the community well and blend into the area.

Diverse new housing has been incremental in-fill through the years. Limited zoning changes provide better use of the natural topography and promote safety while keeping the original feel of the small tight knit community of Island Center now and for years to come.

Business and residential developments and zoning preserve, enhance and strive to improve and restore the existing beauty of the land and water: Issei and Springbrook Creeks and Fletcher Bay.

GOALS

A. PLACE / IDENTITY

- Enhance Island Center's sense of community and make it a place where people want to visit and spend time
- Recognize and encourage continued agricultural and horticultural uses
- Link and celebrate the parks, open spaces, services and attractions in and near Island Center
- Ensure new development reinforces physical character and social connections
- Guide built environment by incorporating existing/historic character and fostering a diverse design aesthetic featuring a mix of small-scale buildings
- Preserve and enhance Island Center's natural environment and landscape character

B. BUSINESS / ECONOMY

- Recognize and help the existing business community thrive and diversify
- Encourage creation of new, independent, economically and environmentally sustainable businesses that benefit community and align with Design Guidelines & Standards

C. TRANSPORTATION

- Improve mobility, circulation, and safety for all transportation modes
- Ensure available parking is aligned with housing, business and community needs while minimizing its impact on the environment

D. HOUSING

- Integrate a diverse range of low, moderate and middle income housing availability
- Allow increased density when accompanied by sufficient public benefit
- Utilize approaches aligned with the Comprehensive Plan

E. ENVIRONMENT

- Preserve, protect, and restore natural features including salt water bodies, shorelines, stream corridors, open spaces and stands of mature trees
- Provide better visual and public access between Fletcher Bay, the Grand Forest and other local open spaces & attractions
- Protect watershed viability, surface and groundwater, including aquifer recharge, and take steps to ensure that water quality and natural shoreline conditions on Fletcher Bay are maintained, if not improved
- Emphasize the maintenance and protection of habitat for fish & wildlife
- Ensure that development minimizes and mitigates significant impacts on natural systems to prevent net loss of ecological function and/or any increase to air, noise, and light pollution

ISLAND CENTER PLAN

LAND USE & ZONING

ISLAND CENTER ZONE

The Island Center Plan focuses on three nodes of neighborhood center zoning within the study area (see Figure 10). The residential zoning for all areas outside of the three nodes will remain the same and no changes are proposed. A new zoning district called the Island Center Zone is an Island Center specific neighborhood commercial zone that modifies the standards of the existing Neighborhood Center Zone (see Figure 15) and Appendix C Recommended Island Center Use Table. The neighborhood center zoning is proposed to be expanded in all three nodes-Bainbridge Gardens, Issei Creek and Four Corners nodes..

In developing this plan, the committee recognizes the increasing housing affordability crisis on Bainbridge Island and in the broader region. As a community committed to being welcome and inclusive, we recognize that housing affordability is a cornerstone of these values.

We understand that there are ongoing conversations at the broader city level that seek to develop long-term, island-wide approaches to address affordability. However, we also believe it is our duty as members of this committee to advance a plan that reflects these values as well. Though our proposed changes in zoning and affordability incentives along will not solve this problem, they represent an affirmative statement of our commitment to this goal.

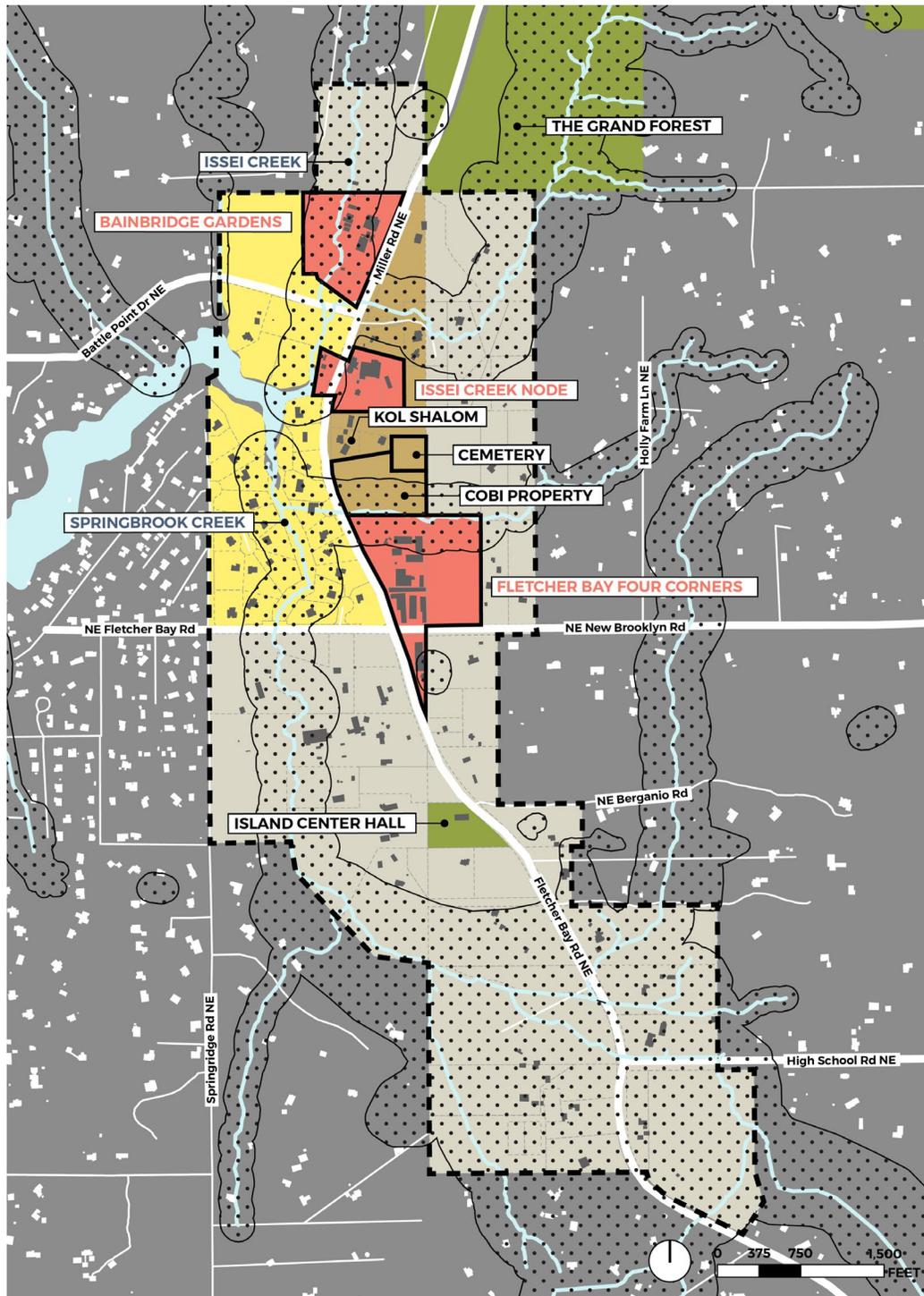
There is healthy debate regarding the many root causes of housing affordability, including historical use of exclusionary zoning, over-reliance on single family housing, design standards that increase building costs, dramatic shifts in the local economy, lack of subsidized housing, and many more. However, it is clear that inventory of homes for sale is currently at historic lows, and that demand for housing on Bainbridge has dramatically eclipsed supply. As this drives up prices, it makes living on the island increasingly out of reach for low- and middle-income workers. Our proposed approach seeks to, in a modest way, increase overall housing stock and specifically target increases for low- and middle-income workers. We do not expect that it will solve the problem alone, but we are also unwilling to shirk our responsibility to be part of the solution.

FIGURE 9. ISLAND CENTER AERIAL VIEW



Framework, 2021

FIGURE 10. PROPOSED ISLAND CENTER ZONING

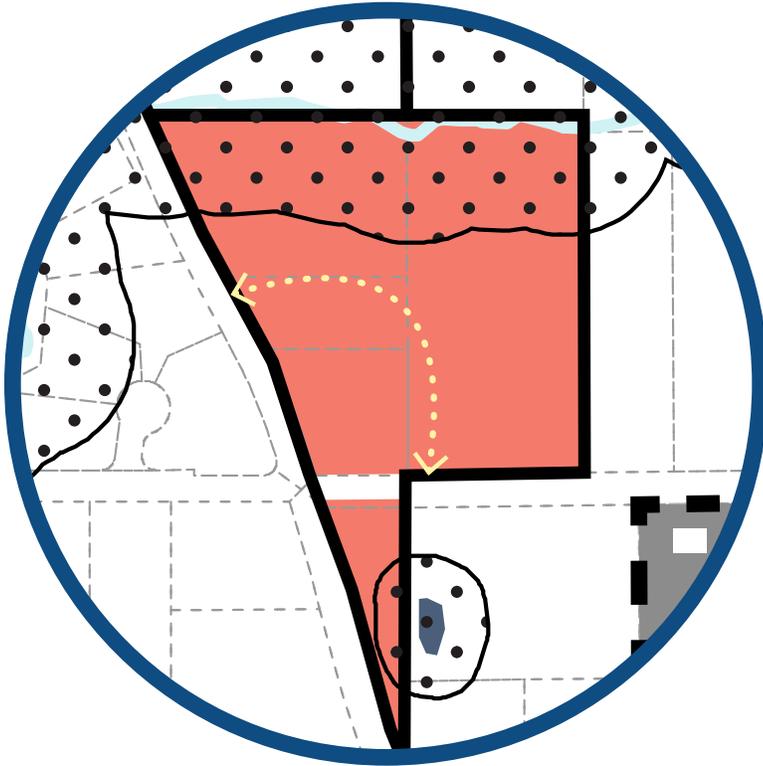


PROPOSED ISLAND CENTER ZONING

- | | | |
|--|--|--|
|  STUDY AREA |  R - 0.4 (1 UNIT PER 2.5 ACRES) |  IC (MIXED USE 2-4 UNITS PER ACRE) |
|  CRITICAL AREAS |  R - 1 (1 UNIT PER ACRE) |  STREAMS |
|  PARKS |  R - 2 (2 UNITS PER ACRE) | |

Framework, 2021

FIGURE 11. FOUR CORNERS NODE ZONING

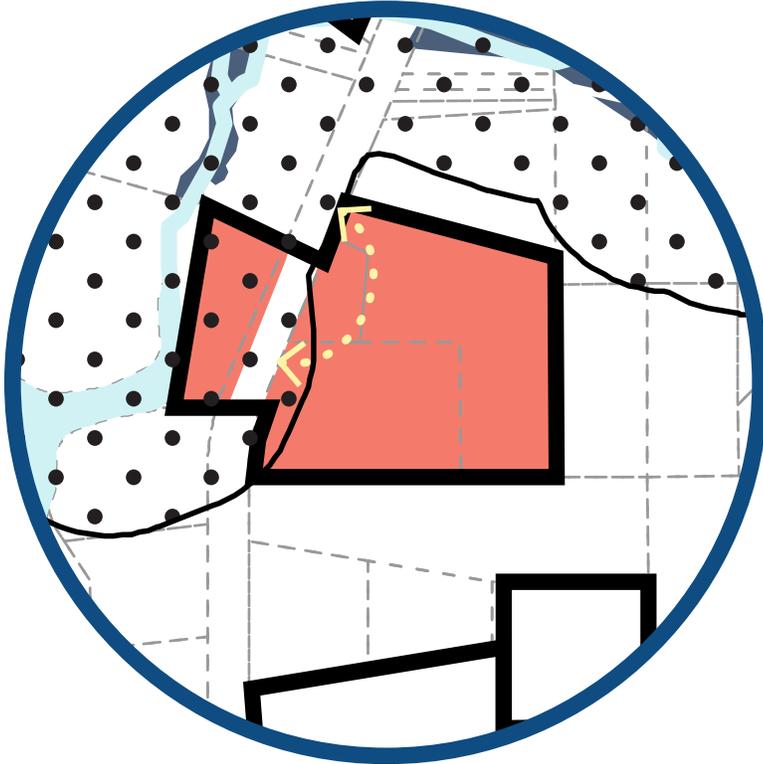


Framework, 2021

Four Corners Node

The Four Corners node expands neighborhood center zoning to the east to include the approximately 5 acres north of NE New Brooklyn Rd. These 5 acres have common ownership with the property at the NE corner of Miller and New Brooklyn Road. Like other Island Center Neighborhood Center properties, the properties along Miller Road have long been developed with commercial uses, including self-service storage and currently, Bainbridge Rental (equipment rental), a gas station and restaurant. Improving safety for accessing commercial properties has been identified as a goal for this Plan. Adding to the Island Center zone to the east of this area allows room for redevelopment or reorganizing of the layout of commercial properties (that front on Miller Road) over time. Any major changes to these properties will require improvements to the ingress/egress. With current and future Island Center zone properties already developed with thriving commercial businesses, the additional 5 acres of Island Center zoning is perhaps the only proposed change in this Island Center plan that may add residential development in the near term. The properties shown in red in Figure 11 through Figure 13 are proposed for inclusion in the Island Center Zone within each node.

FIGURE 12. ISSEI CREEK NODE ZONING

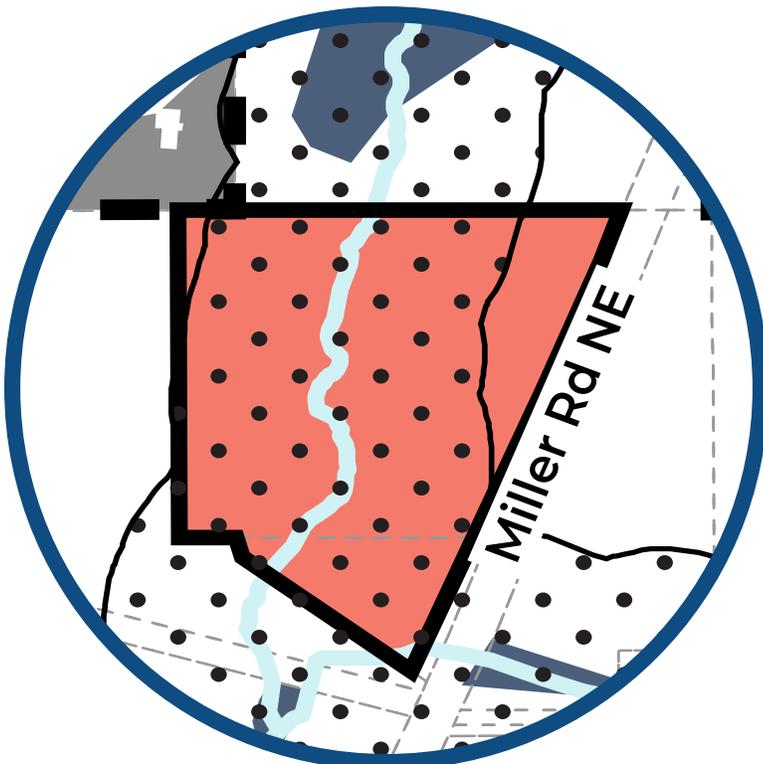


Framework, 2021

Issei Creek Node

In the Issei Creek node neighborhood center zoning is proposed to be expanded to the west of Miller Bay Rd NE and south of the existing neighborhood commercial on the east side of Miller Bay Rd NE. The properties shown in red in Figure 12 are proposed for inclusion in the Island Center Zone.

FIGURE 13. BAINBRIDGE GARDENS NODE ZONING



Framework, 2021

Bainbridge Garden Node

The Bainbridge Gardens Node is proposed for inclusion in the Island Center Zone to reflect the long-term existing commercial use.

LAND USE

Significant changes to the land uses that are currently allowed in the Neighborhood Commercial Zone are proposed to focus on community priorities for Island Center. Because neighborhood commercial zoning is very limited on Bainbridge Island properties must have a primarily commercial use with specific opportunities for mixed-use development that includes residential uses. See Appendix C for a chart of recommended land uses to be adopted into the City's zoning and development code.

DEVELOPMENT STANDARDS

The development standards shown in Figure 15 are proposed to implement the vision and goals for Island Center and vary by node. The development standard recommendations were crafted with the Island Center Steering Committee and input from the public during Steering Committee meetings. Development standards maintain the same base density as the existing Neighborhood Commercial Zone and allow bonus units for affordable housing with a 50% affordable housing requirement. For properties newly added to the Island Center zone, underlying base density remains the same as its current residential zoning (e.g. R-1) with a higher amount of bonus density available for affordable housing. Buildings must be designed to be human-scale with limits on building widths at the street frontage, building footprint limits, and requirements for active uses and features at the street level. Residential unit sizes are capped at 1,800 square feet to encourage smaller and more affordable units with opportunities for an additional 900 sq ft caretaker unit. Figure 14 on the following page shows design examples of housing types, commercial places, and public places that resonate with Island Center's characteristics and the Steering Committee's Vision and Goals.

POLICIES

- Require a principal commercial use for development in Island Center.
- Prioritize land uses that serve the surrounding Island Center area.
- Consider changes to residential densities as part of a City-wide strategy for affordable housing and land conservation.
- Allow residential uses when part of a mixed-use development including single-family when not located along primary street frontages.
- Encourage the development of affordable housing in Island Center for a range of household incomes.
- Ensure new development is small-scale, has a rural character, and prioritizes places for people in public spaces.
- Minimize negative impacts from vehicles in the design of new development including access, the location and design of parking, and street frontages.
- Require active street level uses in the Island Center Zone.
- Encourage agricultural and supporting uses in Island Center, including improving the City's Transfer of Development rights program or other agriculture preservation programs.
- On split zoned parcels allow or require the transfer of density into the IC Zone to preserve land.
- Allow for non-conforming uses to relocate buildings within a property on an adjacent property in the Island Center zone when there is a clear public benefit to relocating the non-conforming use.

STRATEGIES

- Update the City's Zoning Map and Municipal Code to establish the Island Center Zone
- Update the City's Municipal Code to

establish development standards for the Island Center Zone

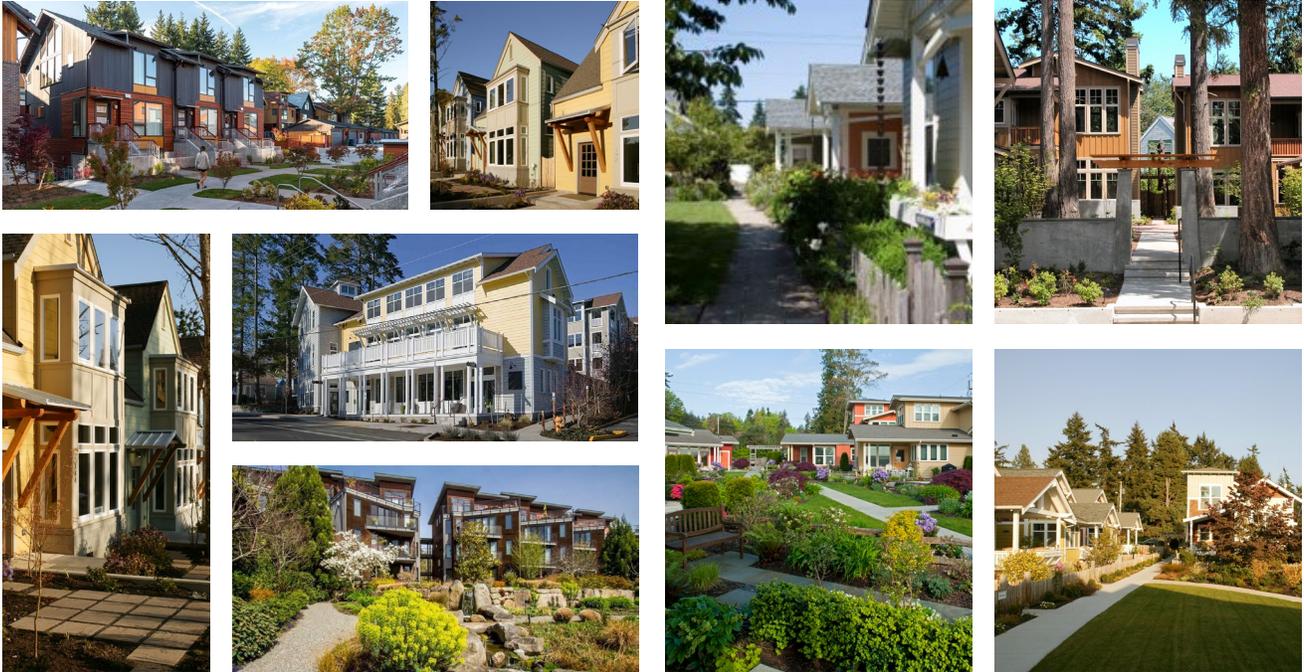
- Update the City's Design Review Manual Design for Bainbridge for consistency with the Island Center Zone land uses, street

concepts, and development standards.

- Review any future land use or transportation changes in the Island Center area for consistency with the Island Center Subarea Plan.

FIGURE 14. CHARACTER IMAGES AND DESIGN EXAMPLES

RESIDENTIAL PLACE



COMMERCIAL PLACE



PUBLIC PLACE



Framework, 2021

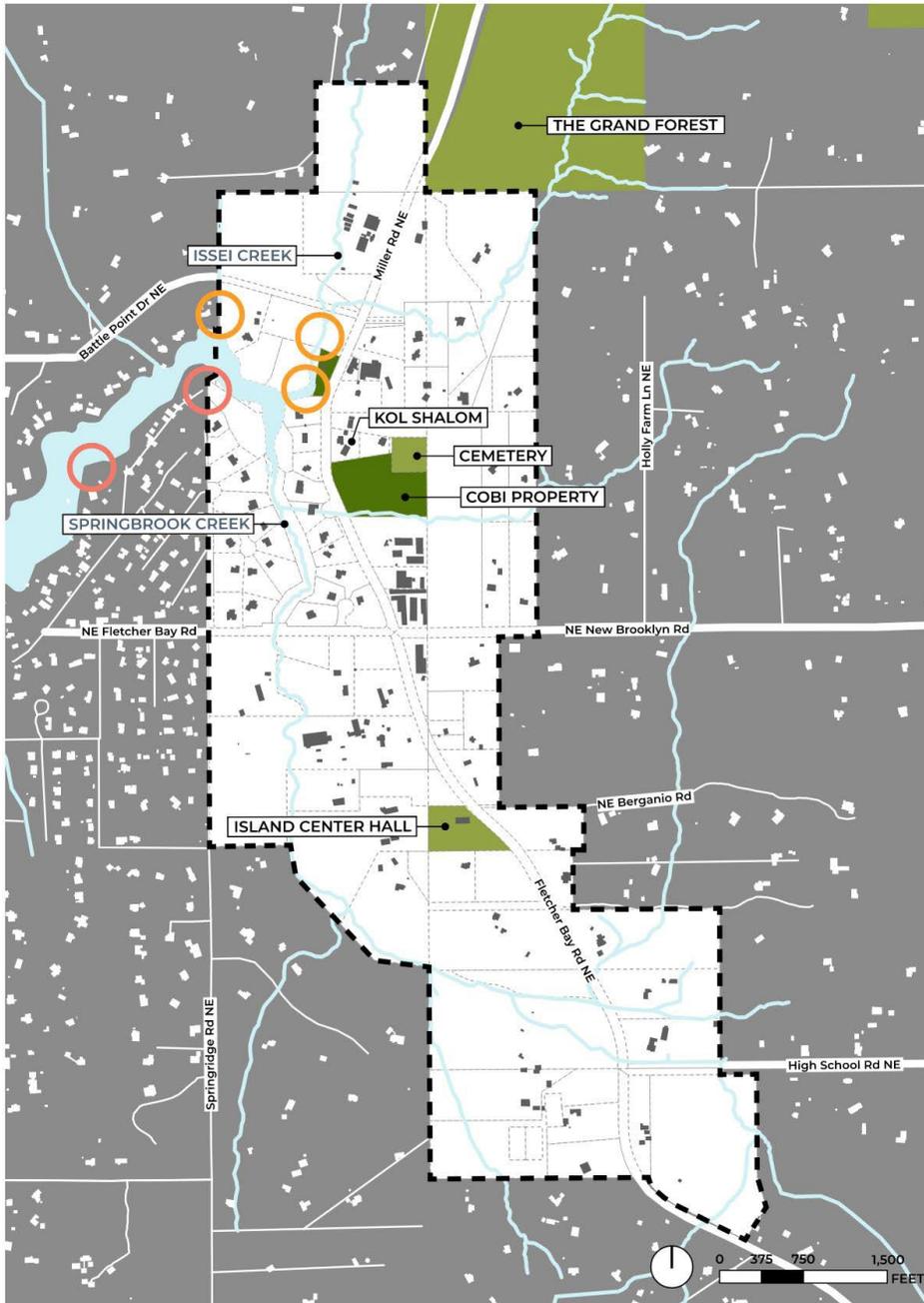
FIGURE 15. ISLAND CENTER ZONE DEVELOPMENT STANDARDS

STANDARD	EXISTING NC ZONE	BAINBRIDGE GARDENS NODE	ISSEI CREEK NODE	FOUR CORNERS NODE
MAX. LOT COVERAGE	35 %	35%	35%	35%
MAX. BUILDING HEIGHT	35 ft. (est. 3 stories)	25' (two stories)	25' (two stories)	25' (two stories)
MAX. HEIGHT WITH CUP FOR NONRESIDENTIAL USES	45 ft.	Eliminate	Eliminate	Eliminate
BASE RESIDENTIAL DENSITY: EXISTING IC NC PROPERTIES	R-2: one unit/20,000 ft ²	R-2	R-2	R-2
RESIDENTIAL DENSITY WITH BONUS: EXISTING IC NC PROPERTIES:	R-3 with affordable housing, TDR or in mixed-use development	R-4; 50% Affordable (or 2 bonus units per acre that must be designated as affordable housing)		
BASE RESIDENTIAL DENSITY: NEW IC NC PROPERTIES		R-1	R-1	R-0.4
RESIDENTIAL DENSITY WITH BONUS: NEW IC NC PROPERTIES		R-8; All bonus density to be designated as affordable housing.		
FRONT SETBACK (VARY BY NODE)	20 ft. max.	Vary by node/ frontage types	Vary by node/ frontage types	Vary by node/ frontage types
SIDE & REAR SETBACKS	0 ft. between NC properties; 15 ft. to Residential Zones	5'-10' side yard	5'-10' side yard	5'-10' side yard
MAX. BUILDING FOOTPRINT	NA	4,000 sq ft	4,000 sq ft	4,000 sq ft
SPACE BETWEEN BUILDINGS	NA	10'	10'	10'
COMMERCIAL/RESIDENTIAL MIX		Minimum 50% commercial required	Minimum 50% commercial required	Minimum 50% commercial required
MAX. BLDG WIDTH AT STREET	NA	40'	40'	40'
ACTIVE USE/DESIGN REQUIREMENTS	NA	Active uses or features at street at level	Active uses or features at street at level	Active uses or features at street at level
*FLOOR AREA RATIO	NA	NA	NA	NA
MAX SF UNIT SIZE	NA	Max 1,800 sq ft SF; 900 sq ft Caretaker	Max 1,800 sq ft; 900 sq ft Caretaker	Max 1,800 sq ft; 900 sq ft Caretaker

COBI, Framework, 2021

PUBLIC IMPROVEMENTS

FIGURE 16. PROPOSED PUBLIC IMPROVEMENTS



Multimodal access, trails connections, and public spaces benefit neighborhood residents and the broader public and are an integral part of the plan for the future of Island Center. Although the planning area is immediately adjacent to Fletcher Bay, there is limited public access to the waterfront, and the streams that flow into the Bay. There are several options for near public access points to the bay in and around the subarea, some of which could be integrated into future redevelopment. Figure 16 shows opportunities for waterfront public access and public spaces in Island Center.

PUBLIC SPACE & WATERFRONT ACCESS

- STUDY AREA
- PARKS (EXISTING)
- PARKS (PROPOSED)
- WATERFRONT ACCESS (POTENTIAL)
- ROAD END
- STREAMS

COBI, Framework, 2021

COBI OWNED PROPERTY

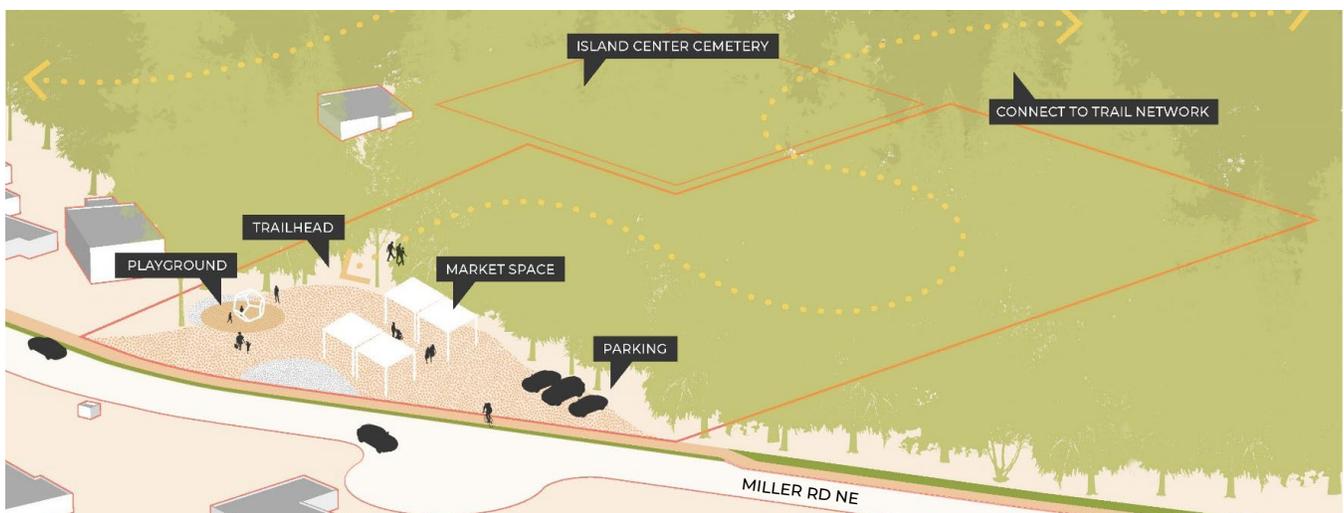
At the Center of the Island Center is an undeveloped 4-acre City-owned parcel the Department of Public Works uses for staging and storage and otherwise serves as informal parking for adjacent uses. The property is largely wooded, with only the first hundred or so feet nearest to the roadway cleared and stabilized with gravel. The parcel is immediately south of Congregation Kol Shalom and the Island Center Cemetery that is just east of the Synagogue, farther back from Miller Rd NE, and could serve as a more prominent access point to the cemetery, with connections to a trail network separated from the roadway that could run through the eastern portion of the Island Center subarea.

There is substantial change in elevation of roughly 45-50 feet between the rear of the lot, farther from Miller Rd and the front of the lot, which is at grade with the roadway. Throughout the planning process, there has been interest in upland portions of the property that may be able to capitalize on this change in elevation to create a viewpoint to the Fletcher Bay. Any viewpoint feature, however, should be designed around natural features and wooded areas so that views are unobstructed and may require the construction of a viewing platform or tower.

This property presents an opportunity to create new public space in Island Center for community gatherings and events that can complement the historic Island Center Hall. A flexible outdoor public space can incorporate some permanent recreational elements such as seating and play areas and allow for different uses and different times of day and in different seasons with parking available for nearby uses and events. New public spaces, and any parking on the property intended support nearby uses should use low-impact design strategies, environmentally sound materials, minimal impervious surface, and incorporate green stormwater infrastructure. This parcel should also be integrated into plans for a trail network, that would create pedestrian connections off Miller road that connect different properties and uses in Island Center.

The potential for parking on this site has implications for land use on the surrounding parcels. As the property will offer some degree of public parking, this can help make more design choices that better reflect the vision for Island Center more feasible, absorbing some of the required parking from nearby uses.

FIGURE 17. PUBLIC SPACE CONCEPT PLAN FOR COBI PROPERTY



Framework, 2021

WATERFRONT ACCESS

Waterfront access on Fletcher Bay can help re-establish a connection with the waterfront for people living and visiting Island Center. Most of the land with direct waterfront access to Fletcher Bay is developed, with single family residences along the easternmost part of the Bay, and along Springbrook Creek, primarily built in the 1990's. However, there are opportunities to create new visual and physical access to Fletcher Bay and the creeks that flow into it.

The properties that offer the clearest opportunities to create new publicly accessible spaces on Fletcher Bay along Miller Road are all owned by longtime residents of Bainbridge Island. One developed property at the point where Fletcher Bay comes closest to Miller Rd is a small 0.56 acres property with a private residence that has been included in the Issei Creek node with Island Center Automotive. Despite its location in a critical area, this property may offer an opportunity for future non-residential like a small restaurant or cafe that highlight Fletcher Bay as a natural feature, if any new uses occupy the same footprint as the existing home.

Apart from this property, which may redevelop over time, there are three undeveloped parcels on Issei Creek at the corner of Battle Point Dr and Miller Rd NE. The 5.87 acres of land and riparian area is owned by the Kodama family who operated a berry farm on Fletcher Bay and live on the adjacent property to the west. These properties are severely constrained by critical areas, with one property entirely within the critical area surrounding Issei Creek. As any future development would have to adhere to state and local protections for critical areas and shorelines, these properties could offer an opportunity to create new open space along Fletcher Bay that honors the history of Kodama and Narte families and of Japanese immigrants and berry farmers on the Island.

There are other opportunities for new connections to Fletcher Bay creating public amenities in the street ends on the edge of or just outside the planning area. The end of the Springbrook Rd NE and Bay Rd NE rights-of-way could dedicate to public waterfront access with limited improvements designed to serve local residents and the surrounding neighborhood.

POLICIES

- Prioritize the COBI property for public access, use and enjoyment as a flexible public space. The property should be designed to support community priorities including parking, a trailhead, events, public art, children's play, and similar uses.
- Maintain and enhance existing public spaces for public use and enjoyment with broad availability to Island Center residents and businesses.

STRATEGIES

- Pursue waterfront public access in partnership with private property owners and recreation and conservation organizations.
- Pursue development of the COBI property for public access, use and enjoyment including additional public engagement as plans are refined.
- Update Capital Improvement Plan with Island Center projects over time through the annual capital improvement/budget process, including improving public access to Fletcher Bay and improvement to COBI property.

INFRASTRUCTURE

Island Center is not currently served by sanitary sewer service. As part of the Island Center planning process the cost estimates developed as part of the 2015 General Sewer Plan to serve Island Center were updated. The updated cost estimates were then compared to the land use and zoning alternatives to understand the financial feasibility of serving the area. The results of this analysis indicated that there will not be enough customers in Island Center to pay for the costs of serving the area and additional density would be required for the system to pay for itself through connection and ongoing service charges. In addition, the City does not require properties to connect to sewer service if it becomes available unless the septic system fails which limits the potential number of new customers.

TRANSPORTATION

With relatively high traffic volumes and speeds along Fletcher Bay Rd NE and Miller Rd NE, safe and comfortable access for people walking and rolling will require investments in bike and pedestrian infrastructure. New facilities along the north-south corridor will require negotiating steep topography, particularly to the east of the roadway, and right-of-way space that is inconsistently allocated between different sides of the roadway.

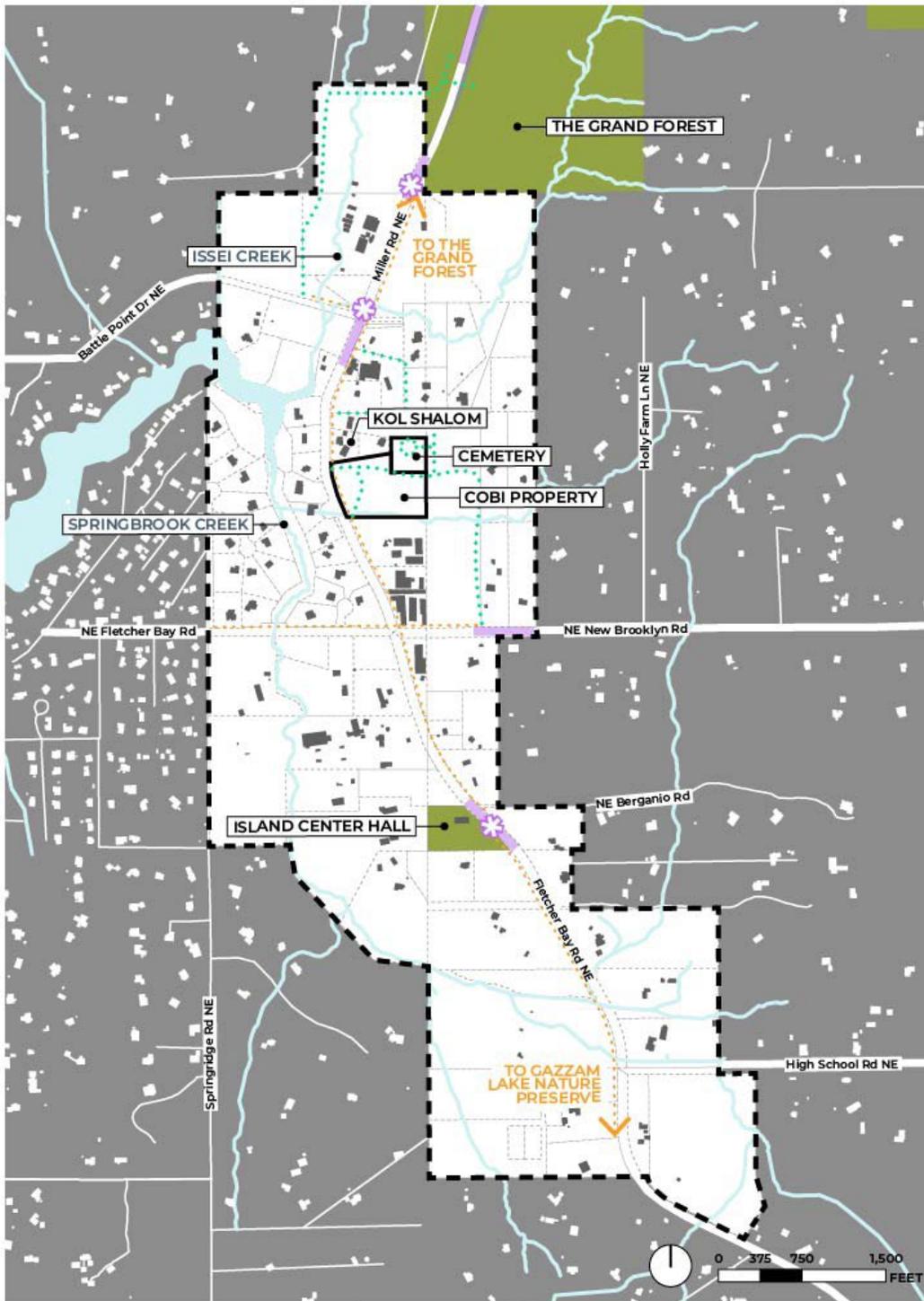
NON-MOTORIZED IMPROVEMENTS

Island Center currently lacks safe facilities for walking and biking and the Island Center Plan calls for both on and off-street improvements to allow people to access Island Center on foot or bike (see Figure 18). A trail system is proposed to connect areas within the planning area and provide additional recreational opportunities while on-street concepts are focused on providing separated bike and walking facilities, incorporating traffic calming measures, and addressing physical constraints. The specific design for new facilities will be subject to additional planning, engineering, and design work as well as opportunities for further public engagement. The Island Center process did not include detailed physical, engineering, or fiscal analysis and therefore should be further considered in the future.

Traffic Calming

Island Center is subject to significant pass-through traffic and to mitigate the impacts from traffic volumes and speeds traffic calming measures should be incorporated into all future street improvements to slow speeds and improve safety for people on foot and bike. Specific traffic calming measures will be subject to future engineering analysis to understand the best opportunities to reduce vehicle speeds and improve safety.

FIGURE 18. NON-MOTORIZED TRANSPORTATION IMPROVEMENTS



NON-MOTORIZED TRANSPORTATION

- STUDY AREA
- OFF-ROAD TRAIL (PROPOSED)
- NON-MOTORIZED IMPROVEMENTS
- PARKS
- TRAFFIC CALMING LOCATIONS
- ✳ MID-BLOCK CROSSINGS / GATEWAYS
- STREAMS

Framework, 2021

Streets

Existing streets in Island Center have limited sidewalk and pedestrian facilities, with relatively narrow shoulders extending north along Miller Rd, NE and sidewalks only at the corner of Miller Rd NE, NE New Brooklyn Rd and Fletcher Bay Rd NE. One of the priorities of this plan is to create safe, dedicated facilities for people walking and biking, particularly along the north-south portion Fletcher Bay Rd and Miller Rd NE between Island Center Hall and the Grand Forest, and safer crossings at the busy intersection of Miller Rd NE, NE New Brooklyn Rd and Fletcher Bay Rd NE. Figure 19 shows concept plans for potential short- and long-term improvements. The short-term concepts would be relatively inexpensive to implement and would allow for testing to ensure the concepts are effective at providing safe places to walk and bike. The long-term option would require further design and engineering work along with a capital investment for implementation.

The physical conditions along the major streets in Island Center are highly variable and in some cases are challenging for adding facilities for walking and biking. To address the varying conditions several street section concepts were developed at the locations shown in Figure 20. Physical constraints along with poor access management to adjacent properties makes it difficult to add dedicated sidewalks and bike facilities on both sides of the street such as on portions of Miller Rd NE north of NE New Brooklyn Rd and NE Fletcher Bay Rd. Therefore, a multi-use path is proposed as one option for addressing they physical constraints since it allows for bi-directional travel for pedestrians and bicyclists and is the most efficient use of limited space. Some locations include more than one section to show the range of options for improvements. On-street parallel parking is recommended as an option only in the Four Corners node to right-of-way constraints and physical conflicts.

Trail System

With potential redevelopment of properties along Fletcher Bay Rd NE and Miller Rd NE, there is an opportunity to create a substantial trail network with off-road pedestrian connections between properties, public spaces and natural areas in Island Center. A potential trailhead from Miller Rd NE beginning at the City property south of Congregation Kol Shalom, could connect Island Center Cemetery, and a potential viewpoint on the uphill portion of the City's property, and the rear of a long undeveloped property that fronts on NE New Brooklyn Rd. A trail connection to NE New Brooklyn Road could offer a quiet, wooded route to businesses and new development in Island Center separated from the busy intersection of NE New Brooklyn Rd, Fletcher Bay Rd NE, and Miller Rd NE. Trail connections to surrounding properties can also offer access between potential parking on the site and local businesses that is more pedestrian friendly.

This trail system is primarily intended for local access and recreation but could connect with more the expansive trail system on the west side of Bainbridge Island via pedestrian facilities that extend to the Grand Forest to the north and toward Gazzam Lake Nature Preserve to the south. Future development or open space in the northern part of the study area in and around the Bainbridge Gardens node could also include trails that could be integrated into this network.

FIGURE 19. STREET IMPROVEMENT CONCEPTS – SHORT AND LONG-TERM

EXISTING STREETScape - MILLER BAY ROAD



TEMPORARY / LOW COST IMPROVEMENTS - MILLER BAY ROAD



The photo above shows Miller Bay Road NE looking north near the intersection with New Brooklyn Road. Only short sections of sidewalk exist near the intersection and driveways to adjacent properties often span the entire frontage of the property creating potential conflicts with pedestrians and bicycles.

Better access management could be implemented in the near term with low-cost or temporary improvements as shown in the illustration above. If there are resources in the community for maintenance, landscape elements such as planters may be added.

EXISTING STREETScape - FLETCHER BAY RD NE



LONG TERM IMPROVEMENTS - MILLER BAY ROAD



The existing streetscape at Fletcher Bay Rd NE near the Fletcher Bay Mart (looking north) has clear sidewalk in and driveways to adjacent properties often span the entire frontage of the property, creating potential conflicts with pedestrians and bicycles.

The illustration above shows a streetscape concept for Fletcher Bay Rd NE that adds a pedestrian trail on the east side of the street and on-street parking to replace the parking on private property that is currently in the public right-of-way. Natural landscaping and reduction in curb cuts to minimize conflicts between pedestrians and vehicles.

EXISTING STREETScape - MILLER RD NE/NEW BROOKLYN RD/FLETCHER BAY RD NE



TEMPORARY IMPROVEMENTS - MILLER RD NE/NEW BROOKLYN RD/FLETCHER BAY RD NE

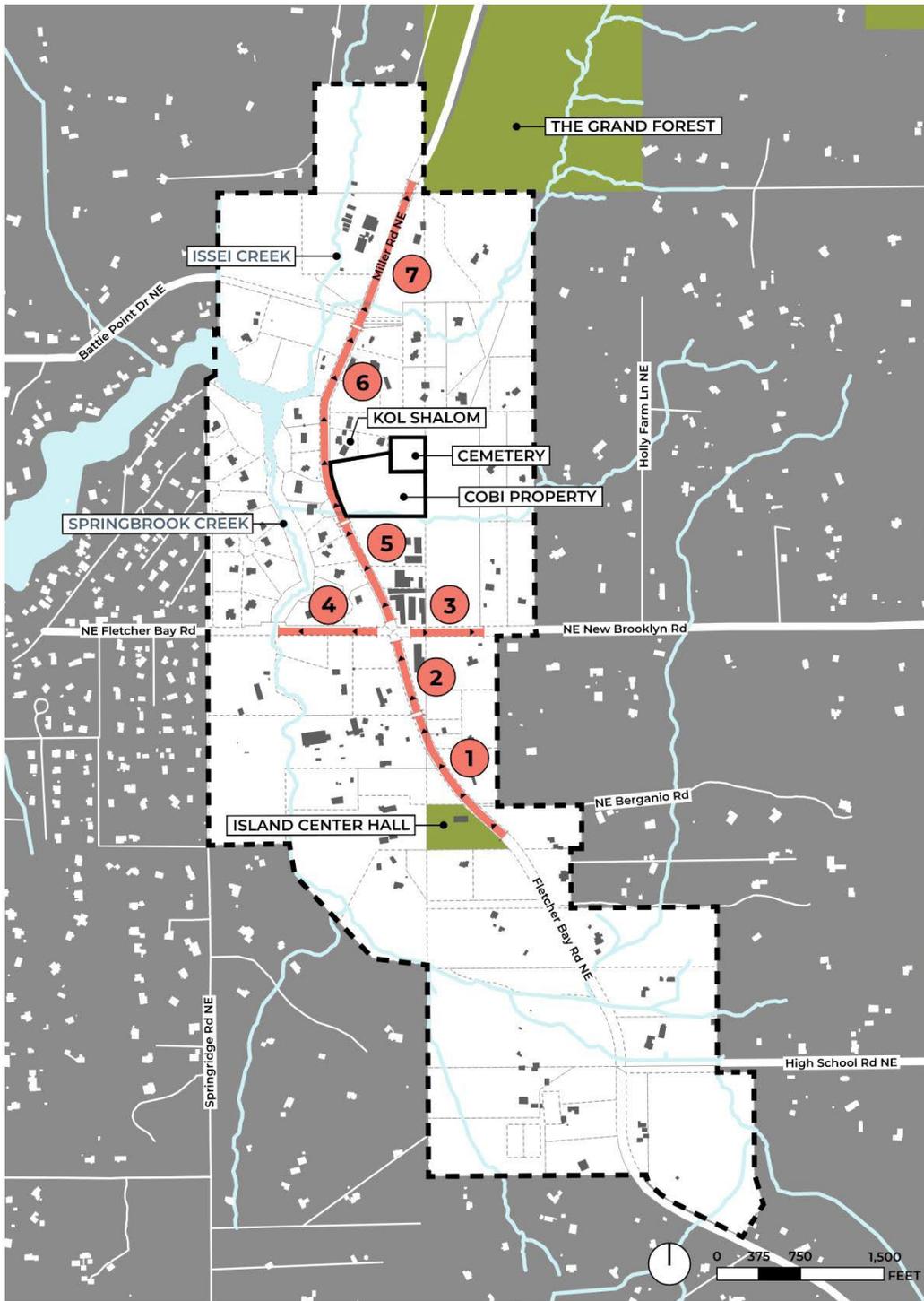


LONG TERM IMPROVEMENTS - MILLER RD NE/NEW BROOKLYN RD/FLETCHER BAY RD NE



The existing intersection at Miller Rd NE, New Brooklyn Rd, and Fletcher Bay Rd NE is the only portion of the study area that has sidewalks, but they are inadequate in width, lack landscape elements, and have minimal buffer from adjacent traffic. Low-cost pedestrian and bike facilities, such as paint and barriers, can be added in the near term. The existing sidewalk could be removed and replaced with curbside sidewalks and paths at grade with the street and incorporated with landscape and artistic crosswalks in the long-term concept.

FIGURE 20. STREET SECTION LOCATIONS

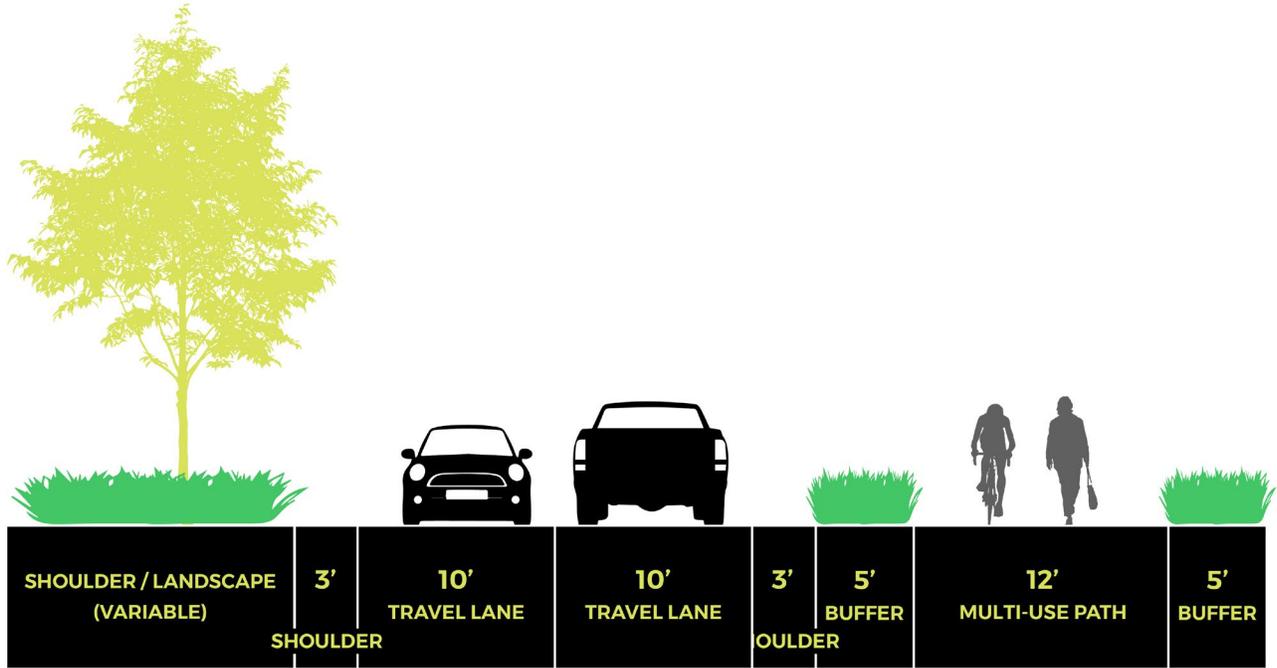


SECTION LOCATIONS

 STUDY AREA

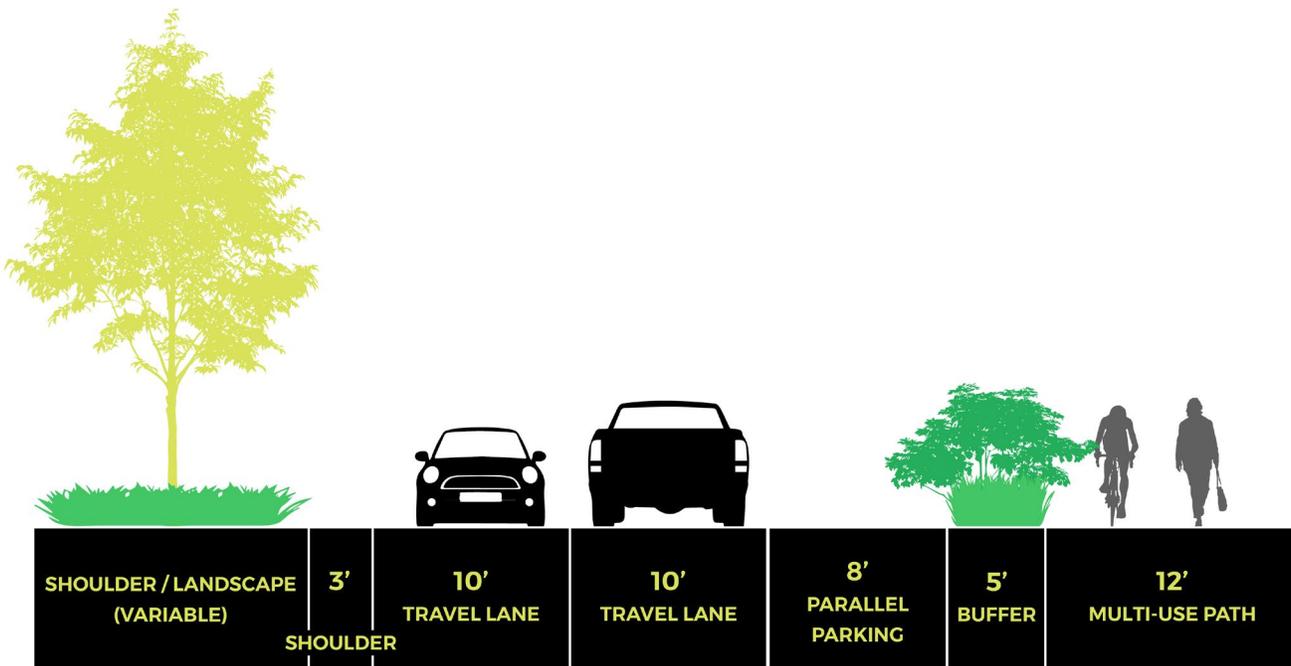
Framework, 2021

FIGURE 21. STREET CONCEPT SECTION #1 - SOUTH FLETCHER BAY RD LOOKING NORTH



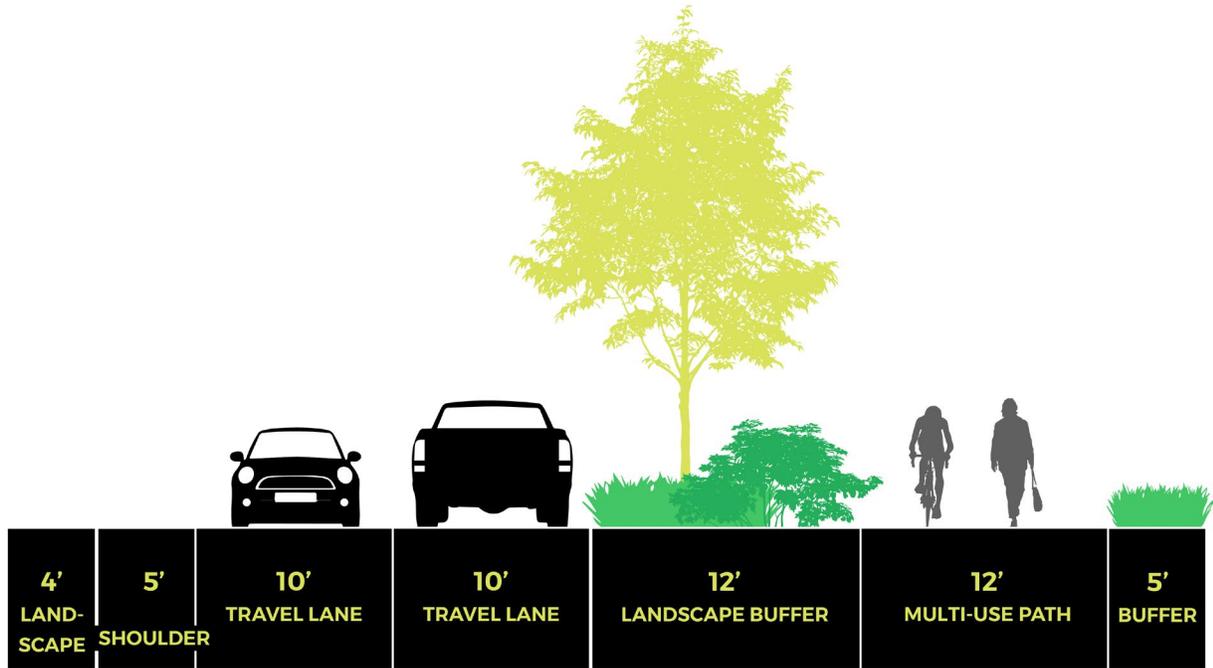
Framework, 2021

FIGURE 22. STREET CONCEPT SECTION #2.1 - MILLER RD/FLETCHER BAY RD LOOKING NORTH



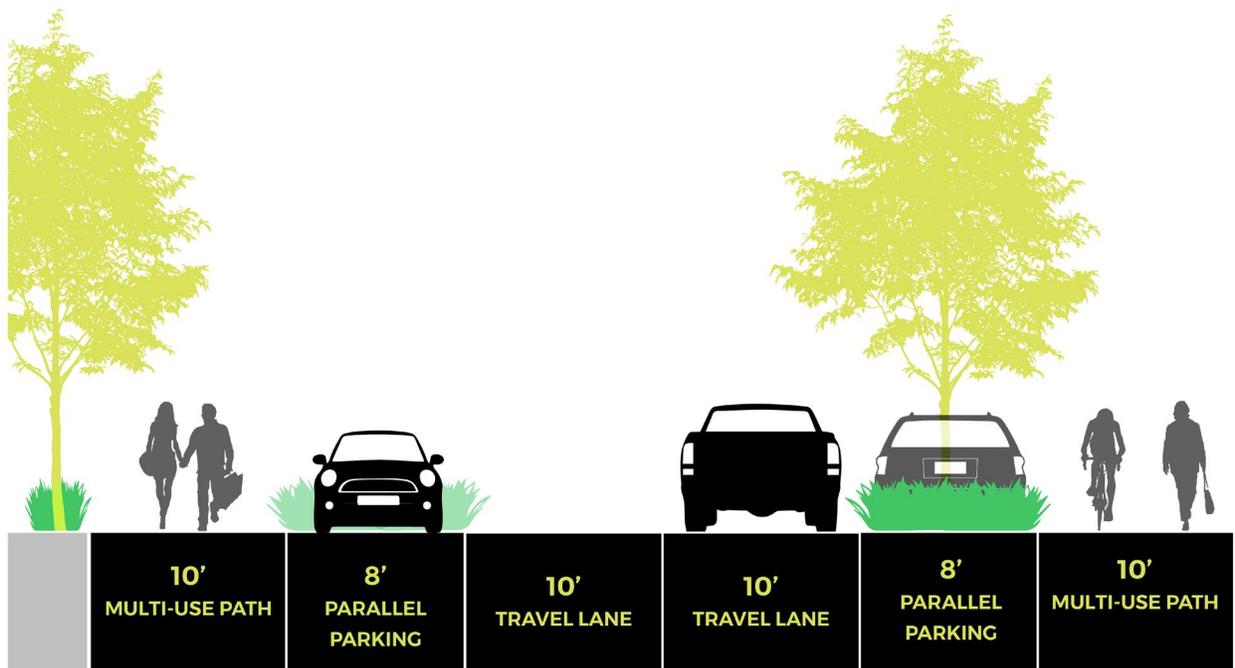
Framework, 2021

FIGURE 23. STREET CONCEPT SECTION #2.2 - MILLER RD / FLETCHER BAY RD LOOKING NORTH



Framework, 2021

FIGURE 24. STREET CONCEPT SECTION #3 - NEW BROOKLYN RD LOOKING EAST



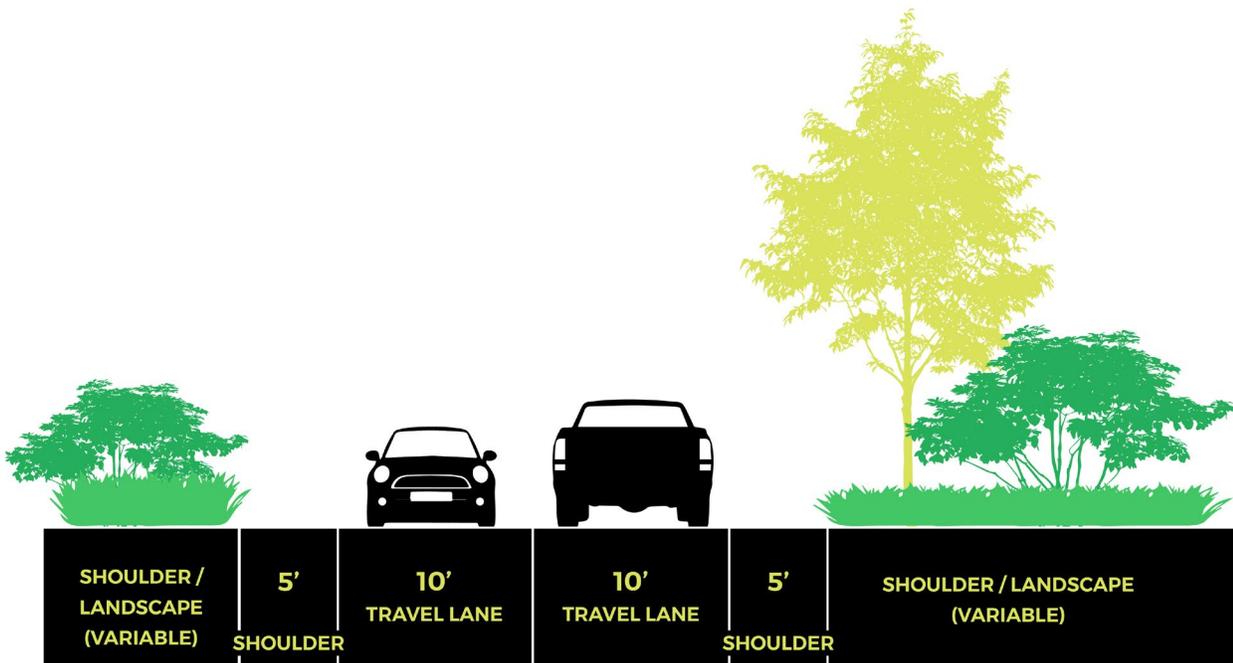
Framework, 2021

FIGURE 25. STREET CONCEPT SECTION #4.1 - FLETCHER BAY RD WESTBOUND LOOKING WEST



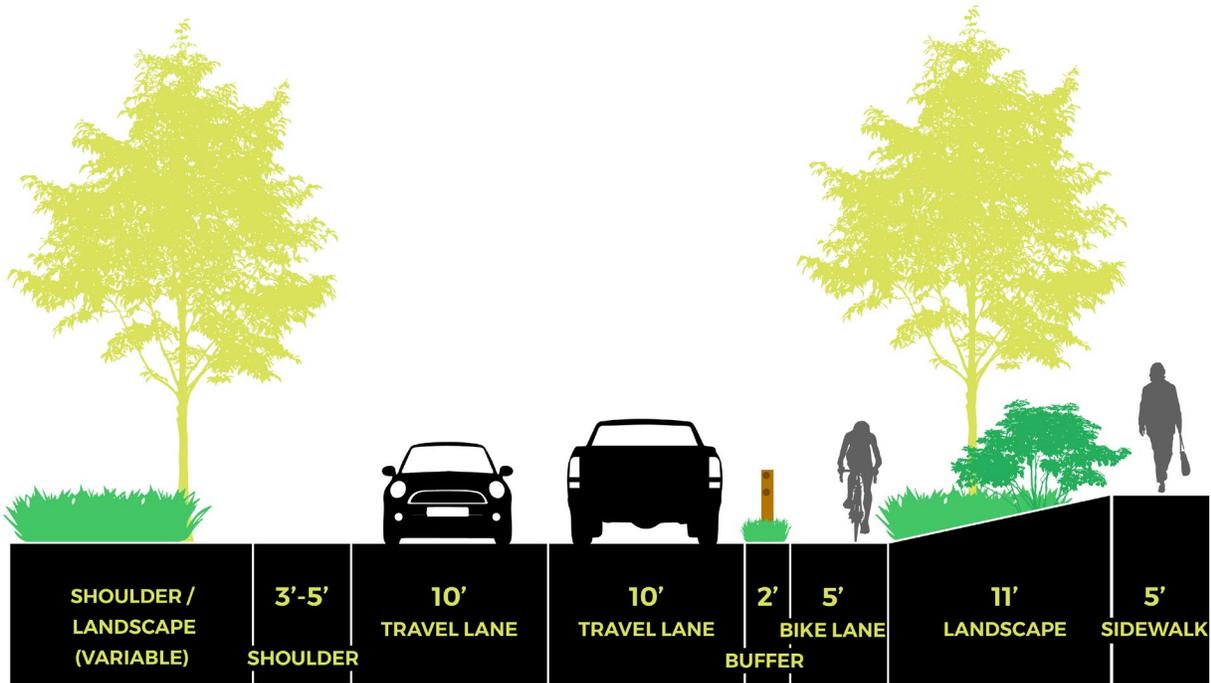
Framework, 2021

FIGURE 26. STREET CONCEPT SECTION #4.2 - FLETCHER BAY RD WESTBOUND LOOKING WEST



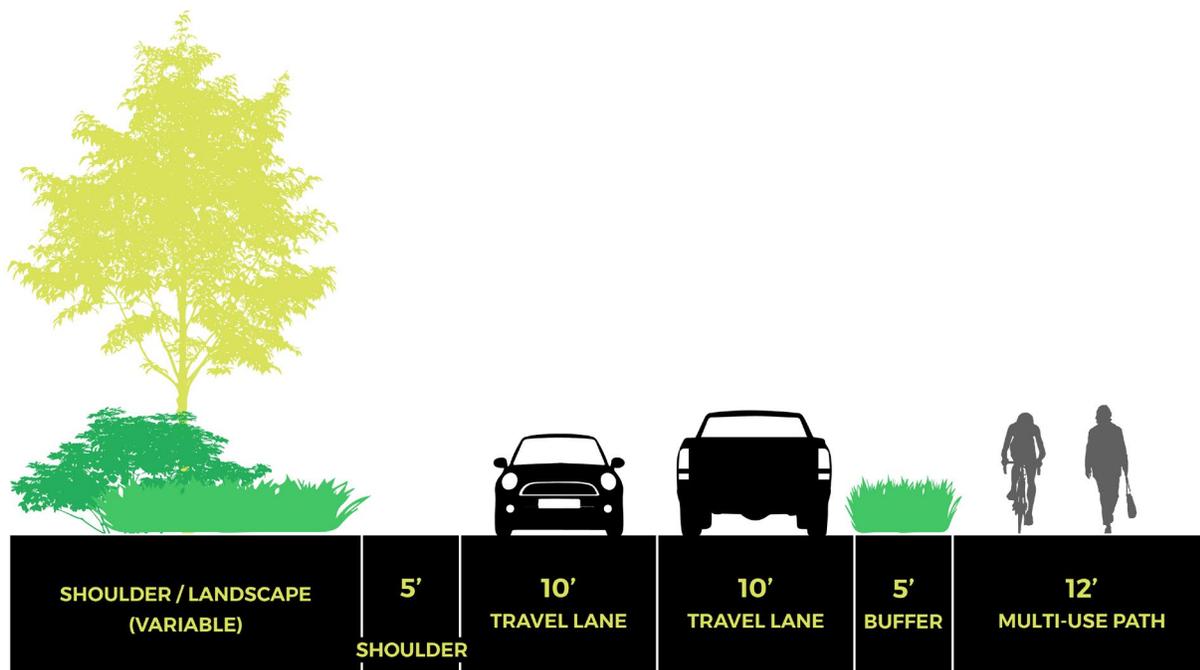
Framework, 2021

FIGURE 27. STREET CONCEPT SECTION #5 - MILLER RD SOUTH OF DPW LOT LOOKING NORTH



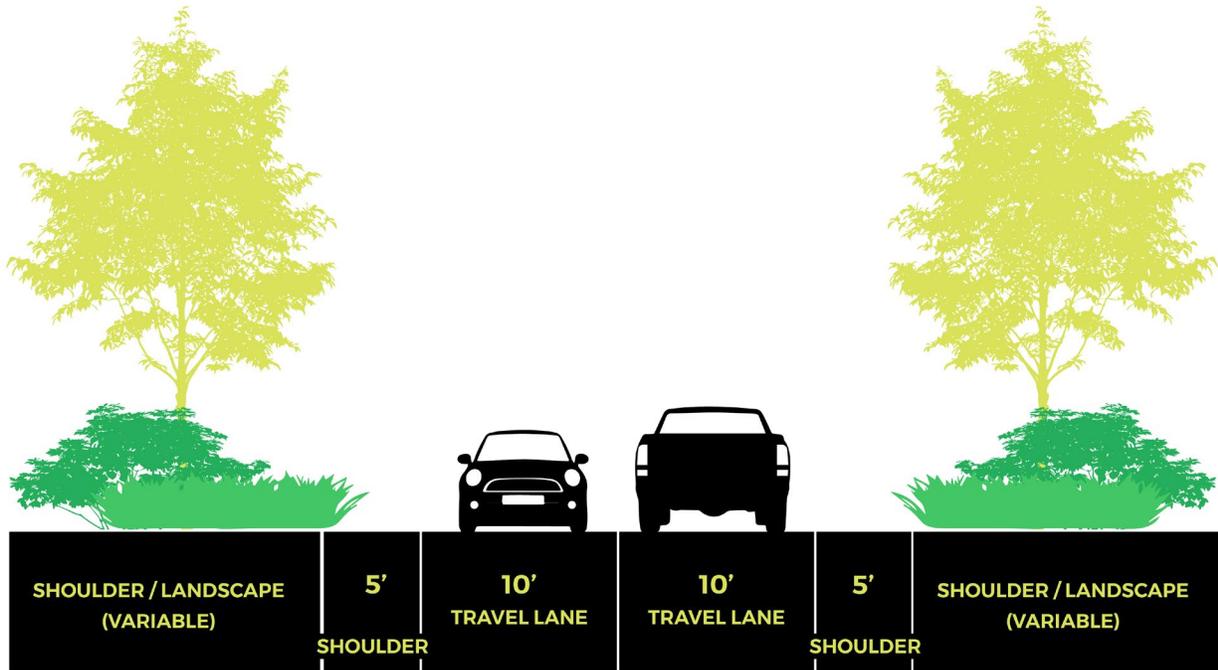
Notes: Given the topography change in this portion, trees may require adjusting location for the bike lane and sidewalk. Framework, 2021

FIGURE 28. STREET CONCEPT SECTION #6.1 - MILLER RD AT DPW LOT LOOKING NORTH



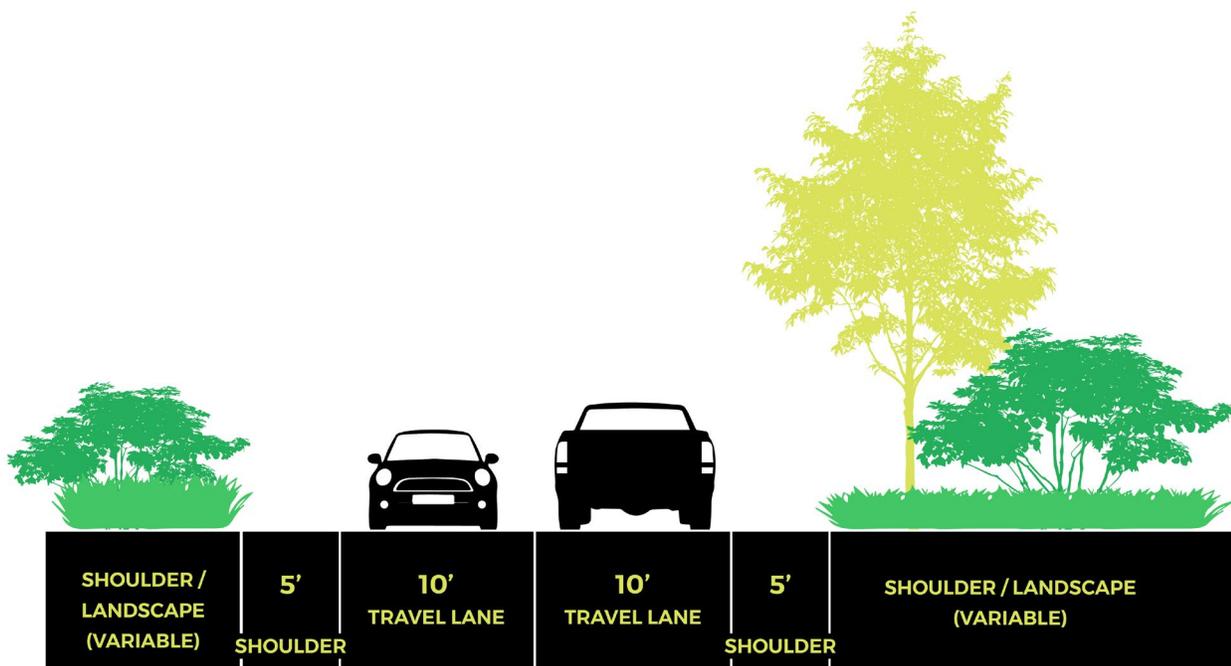
Framework, 2021

FIGURE 29. STREET CONCEPT SECTION #6.2 - MILLER RD AT DPW LOT LOOKING NORTH



Framework, 2021

FIGURE 30. STREET CONCEPT SECTION #7 - MILLER RD NEAR BATTLE POINT DR LOOKING NORTH



Framework, 2021

POLICIES

- Encourage undergrounding new and existing franchise utilities, including electrical transmission/distribution power, cable, telephone, and internet lines; maximize opportunities with new construction; and prioritize work that affects the greatest number of households and businesses.
- Provide safe multi-modal transportation facilities in Island Center that accommodate vehicles and people walking and biking.
- Provide safe on- and off-street facilities for walking and biking that connect all areas within Island Center.
- Incorporate appropriate traffic calming measures into street improvements to reduce vehicle speeds and improve safety.
- Transportation improvements should be subject to additional public engagement efforts during the design and engineering process including direct outreach to residents and property owners that will be directly affected. Transportation improvements should be designed to ensure that employees and customers can safely access Island Center businesses.
- Minimize the number and size of curb cuts along major streets in Island Center to avoid conflicts between vehicles and pedestrians and bicyclists.
- Avoid widening streets to increase vehicle capacity in Island Center and emphasize local access.

STRATEGIES

- Continue to coordinate with Puget Sound Energy and other utilities to improve reliability of the power grid and telecommunication systems, and integrate undergrounding utility lines whenever possible during public or private capital or development projects.
- Actively pursue an off-street trail network in Island Center in partnership with private property owners and conservation and recreation organizations
- Consider implementing temporary transportation improvements to enhance opportunities for walking and biking in the near term while testing potential long-term improvements
- Further plan for street improvements in Island Center with additional design and engineering work in collaboration with community stakeholders.

ACTION PLAN

ACTION STRATEGY MATRIX

STRATEGY	SUMMARY	TIMELINE	DEPARTMENT	COST/ FUNDING
ZONING AND LAND USE				
Update the City's Zoning Map and Municipal Code to establish the Island Center Zone	The plan recommends creating a new Island Center Zoning District	6 months	Planning & Community Development	Staff time
Update the City's Municipal Code to establish development standards for the Island Center Zone	The new Island Center Zoning District includes development standards and uses specific to Island Center.	6 months	Planning & Community Development	Staff time and/or consultant support (\$)
Update the City's Design Review Manual Design for Bainbridge for consistency with the Island Center Zone land uses, street concepts, and development standards	Design review will apply to development in the new IC Zone and new development standards must be consistent with Design for Bainbridge	6 months	Planning & Community Development	Staff time and/or consultant support (\$)

\$ = <\$50k, \$\$ = \$50k to \$100k, \$\$\$ = >\$100k

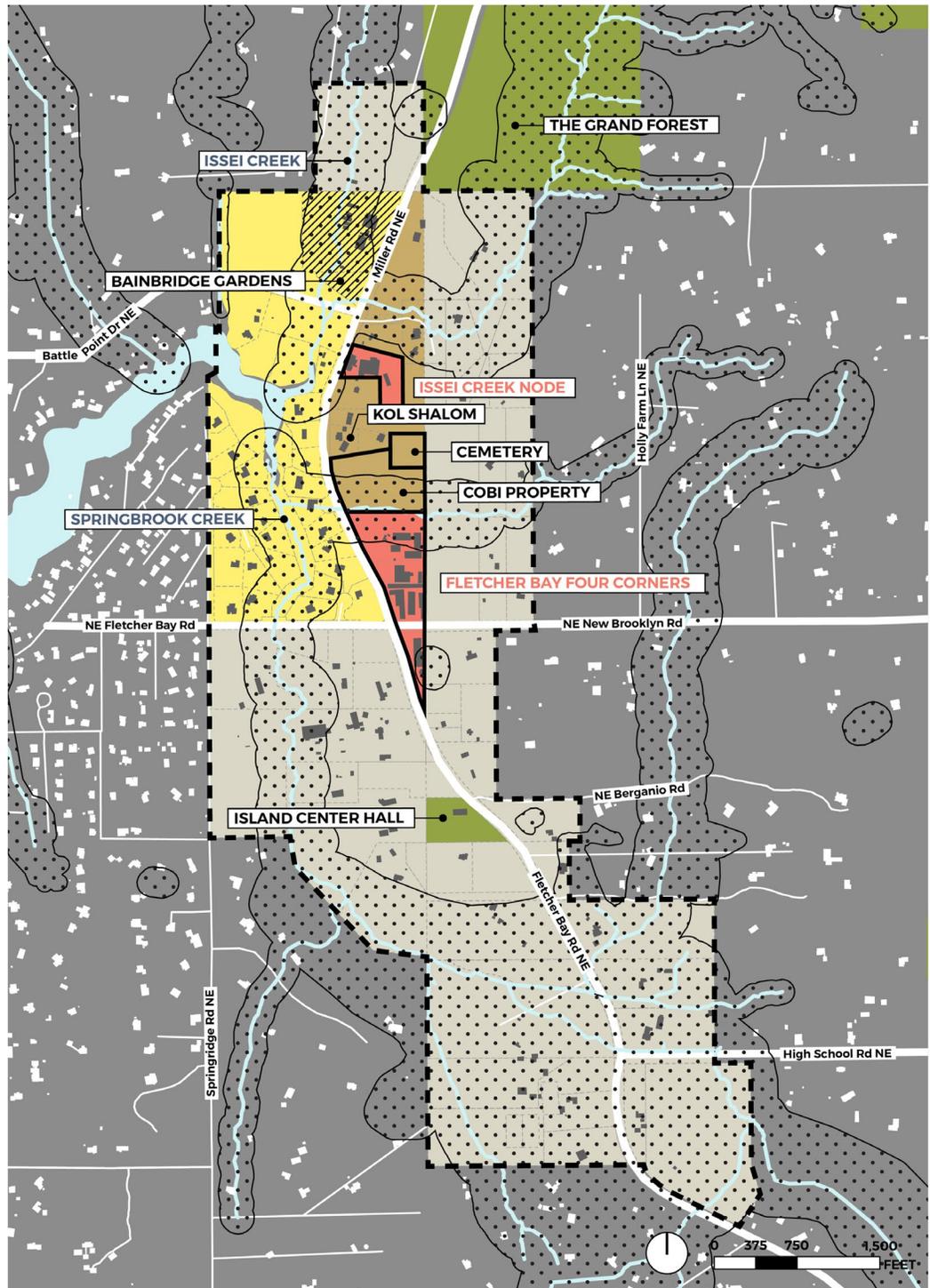
STRATEGY	SUMMARY	TIMELINE	DEPARTMENT	COST/ FUNDING
Review any future land use or transportation changes in the Island Center area for consistency with the Island Center Subarea Plan	In the future, such as part of a Comprehensive Plan update, review any future land use or transportation changes for consistency with the Subarea Plan.	Ongoing	Planning & Community Development and Public Works	Staff time
PUBLIC IMPROVEMENTS / INFRASTRUCTURE				
Pursue waterfront public access in partnership with private property owners and recreation and conservation organizations	The City and the community will need to be proactive and form partnerships to expand waterfront access as outlined in the Subarea Plan.	Ongoing	Planning & Community Development and Public Works.	Staff time, \$-\$\$\$
Pursue development of the COBI property for public access, use and enjoyment including additional public engagement as plans are refined	The COBI property is proposed for transformation into a flexible community gathering space that will require additional planning and public outreach to be realized.	1-3 years	Public Works, Planning & Community Development	Staff time, \$\$\$
Update Capital Improvement Plan with Island Center projects over time through the annual capital improvement/ budget process, including improving public access to Fletcher Bay and improvements to COBI property	The Island Center Plan proposes several public improvements that will need to be added to the Capital Improvement Plan (CIP) to receive funding	6 months	Planning & Community Development and Public Works	Staff time

STRATEGY	SUMMARY	TIMELINE	DEPARTMENT	COST/ FUNDING
TRANSPORTATION				
Actively pursue an off-street trail network in Island Center in partnership with private property owners and conservation and recreation organizations	Trails may be provided as new development occurs but a cohesive system will require the City to form partnerships and be proactive to obtain trail easements.	2-5 years	Public Works, Planning & Community Development	\$\$\$
Consider implementing temporary transportation improvements to enhance opportunities for walking and biking in the near term while testing potential long-term improvements	Prior to implementing long-term capital improvements the Subarea Plan provides concepts to implement temporary improvements that can provide safe areas for walking and biking in Island Center	1 year	Public Works	\$
Further plan for street improvements in Island Center with additional design and engineering work in collaboration with community stakeholders	Transportation concepts in the Subarea Plan require additional planning, design, and public outreach before they can be implemented.	1-3 years	Public Works, Planning & Community Development	Staff time, \$\$\$

APPENDIX

APPENDIX A: ALTERNATIVES ISLAND CENTER ZONING

FIGURE A1. ALTERNATIVE 1 PROPOSED ISLAND CENTER ZONING

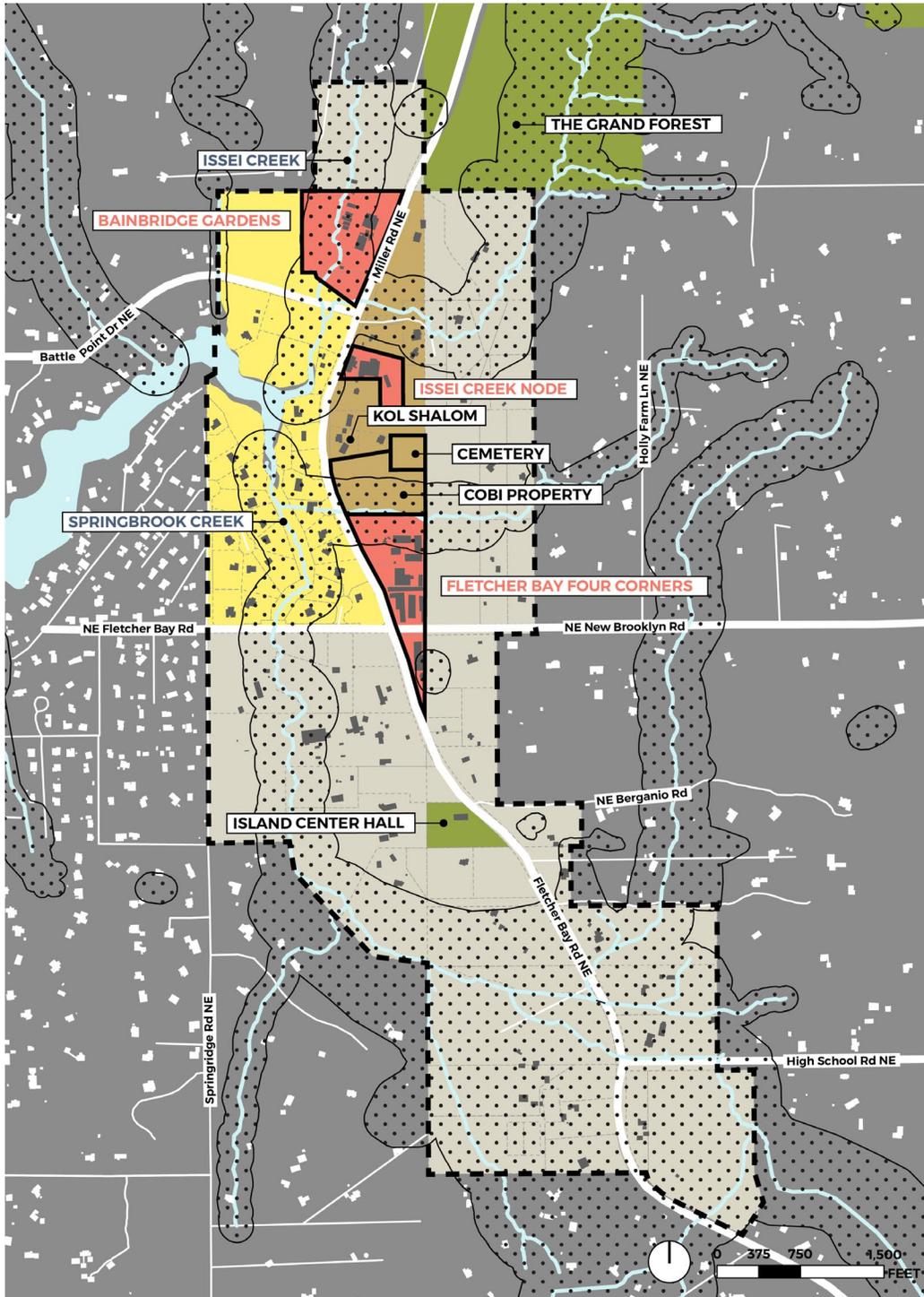


ALTERNATIVE 1 ZONING

STUDY AREA	R - 0.4 (1 UNIT PER 2.5 ACRES)	IC (MIXED USE 2-4 UNITS PER ACRE)
CRITICAL AREAS	R - 1 (1 UNIT PER ACRE)	CONTRACT ZONED
PARKS	R - 2 (2 UNITS PER ACRE)	STREAMS

The following two maps show the land use alternatives considered by the Steering Committee. Alternative 1 maintains the existing zoning map designations but replaces the Neighborhood Commercial (NC) zoning with new Island Center (IC) specific zoning. Alternative 2 expands the Island Center specific zoning in Alternative 1 to the Bainbridge Gardens property.

FIGURE A2. ALTERNATIVE 2 PROPOSED ISLAND CENTER ZONING



ALTERNATIVE 2 ZONING

- | | | |
|----------------|--------------------------------|-----------------------------------|
| STUDY AREA | R - 0.4 (1 UNIT PER 2.5 ACRES) | IC (MIXED USE 2-4 UNITS PER ACRE) |
| CRITICAL AREAS | R - 1 (1 UNIT PER ACRE) | STREAMS |
| PARKS | R - 2 (2 UNITS PER ACRE) | |

EMERGING THEMES

IDENTITY & HOUSING

- Interest in creating a community identity centered around rural character and access to green space without compromising current lifestyle *"Island Center doesn't feel like the center of anything..."*
- Distrust of density increases and a desire to ensure current capacity is met before considering changes (DOWN OR UP)
- Desire to impact kinds of development and review design guidelines: no McMansions (size), encourage cottage housing (type) and affordable housing that is at a rural scale (cost)

BUSINESS & ECONOMY

- Concern that extending city services like water and sewer will increase pace of development
- No desire to become an urban hub with extensive retail or services
- Improve access and condition of existing businesses and add businesses that locals will use

TRANSPORTATION & MOBILITY

- Mitigate impacts of SR 305 traffic and Miller Road congestion
- Expand bike and pedestrian options
- Consider separating trails from roads to allow for safe walking and bicycling
- Create links between existing parks and trails (Battle-point to Gazzam)

ENVIRONMENT

- Limited drinking water resources
- Impacts of stormwater on Fletcher Bay and salmon streams
- Light pollution from urbanization is a concern
- Protection of historic farming enterprises

APPENDIX C: RECOMMENDED LAND USES TO BE ADOPTED INTO THE CITY'S ZONING AND DEVELOPMENT CODE

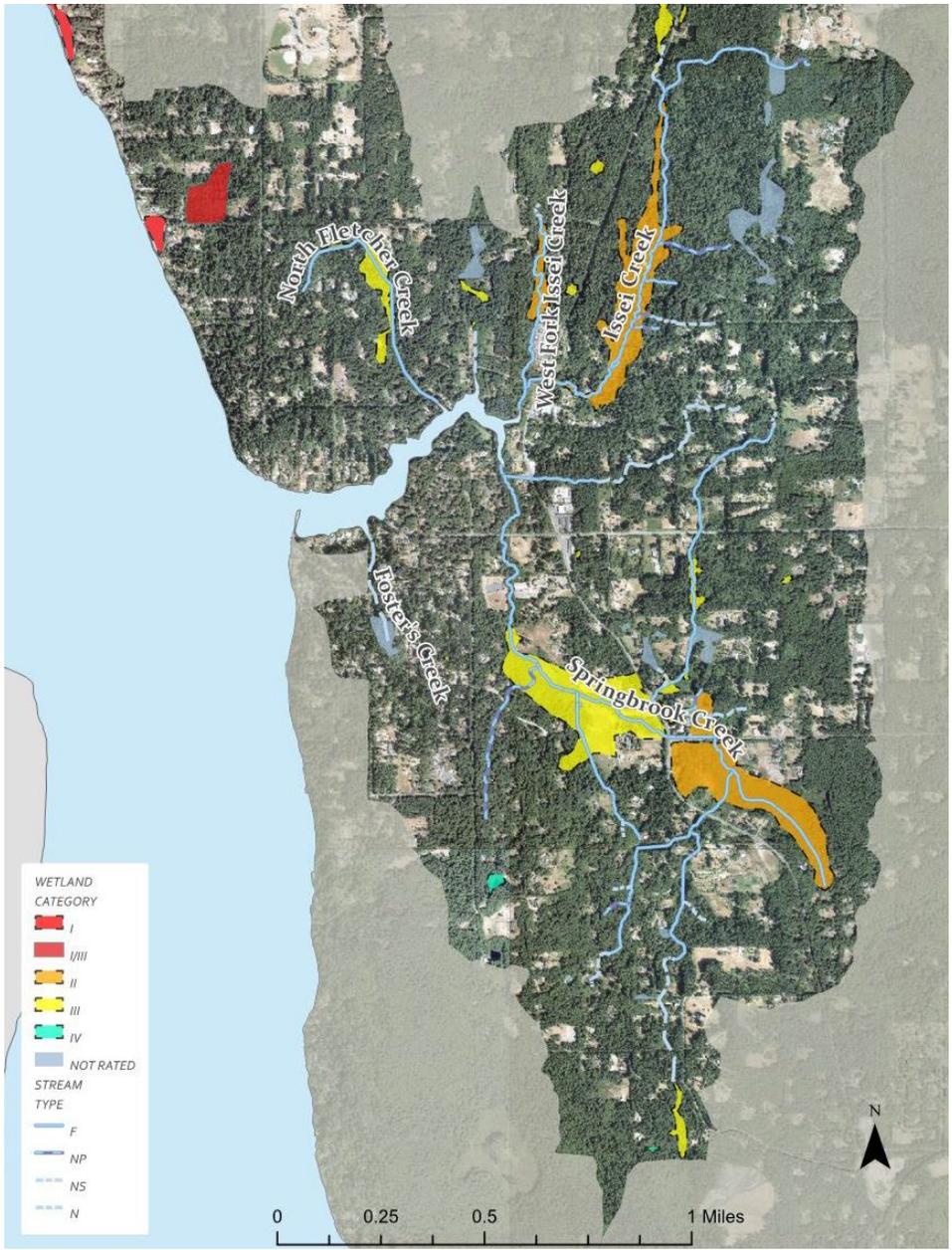
USE CATEGORY/TYPE	CURRENT NC ZONE	BAINBRIDGE GARDENS NODE	ISSEI CREEK NODE	FOUR CORNERS NODE
P: PERMITTED USE C: CONDITIONAL USE BLANK: PROHIBITED USE				
Agriculture, Animal	P	P	P	
Agriculture, Crop	P	P	P	
Agriculture Research Facility				
Agricultural Processing				
Single-Family Dwelling	P	P	P	P
Consider only allowing as part of creating a mixed use/or commercial development				
Consider max home size e.g. 1200				
Multifamily Dwellings	P	P	P	P
Same as above				
Commercial/Residential Mixed Use Developments Make clear that vertical and horizontal mixed use is OK, regulate max unit size... Don't regulate ownership style	P	P	P	P
Accessory Caretaker unit to commercial (same concept as in B/I zone)		P	P	P
Live/Work Units		P	P	P
Foster Home	P	P	P	P
Small Group Living Facility	P	P	P	P
Group Care Facility	P	P	P	P
Must be setback 150ft from ROW				
Educational Facility	C	P	P	P
Vocational/Trade Instruction Facilities		P	P	P
Governmental Facility	C	C	C	C
Religious Facility	C	C	C	C
Community Garden	P	P	P	P

USE CATEGORY/TYPE	CURRENT NC ZONE	BAINBRIDGE GARDENS NODE	ISSEI CREEK NODE	FOUR CORNERS NODE
Park, Active Recreation	P	P		
Park, Passive Recreation	P	P		
Recreation Activity, Indoor	P	P	P	P
Recreation Activity, Outdoor	C	P	P	P
Cemetery				
Day Care Center	P	P	P	P
Family Day Care Home	P	P	P	P
Health Care Facility	P	P	P	P
NOTE: Ltd. In size by development stds.				
Artist Studio	P	P	P	P
Club	P	P	P	P
Commercial Amusement	C	P	P	P
Cultural Facility	C	P	P	P
Entertainment Facility	C	C	C	C
Bed and Breakfast (3+ bedrooms)	P	P	P	P
Inn	P			
Hotel				
Equestrian Facility				
Kennel, Indoor	P	P	P	P
Kennel, Outdoor		P	P	P
Veterinarian Clinic or Office	C	P	P	P
Formula Take-Out Restaurant				
Restaurant	P	P	P	P
Mobile Retail Food Establishment	P	P	P	P
NOTE: Consider Allowing for COBI property				
Craft Food and Beverage	P	P	P	P
Personal Service	P	P	P	P
Professional Service	P	P	P	P

USE CATEGORY/TYPE	CURRENT NC ZONE	BAINBRIDGE GARDENS NODE	ISSEI CREEK NODE	FOUR CORNERS NODE
Commuter-Oriented Retail Sales				
Open-Air Sales for Garden Supply	P	P	P	P
Retail Sales	P	P	P	P
NOTE: Consider how to limit "big box"				
Auto Repair Services	C		P	P
Car Wash Facility, Manual or Automatic	C			
Commercial Parking Structure				
Commercial Parking, Surface				
Ferry Commuter Parking				
Gasoline Service Station	C			P
NOTE: require min. distance between gas stations (e.g. ¼ mi or 1000 ft.)				
Motor Vehicle Sales				
Noncommuter Ferry Parking				
Park and Ride Facility/Lot	C			
Park and Ride Lot, Shared Use	C			
NOTE: Consider for COBI Lot (R-2)				
Small Engine Repair	C		P	P
Transport and Delivery Service	C			
Motor Vehicle-Related Services, Not Otherwise Listed				
Small Wind Energy Generator	P/C			
Utility, Primary	C			
Manufacturing, Small-Scale	C		P	P
Manufacturing, Light				
Manufacturing, General				
Mining and Quarrying				
Research and Development	P	P	P	P
Recycling Center	C			
Waste Transfer Facility				

USE CATEGORY/TYPE	CURRENT NC ZONE	BAINBRIDGE GARDENS NODE	ISSEI CREEK NODE	FOUR CORNERS NODE
Commercial Moving and Freight Terminal				
Self-Service Storage Facility				
NOTE: allow for expansion or modification to existing facilities				
Warehouse				
Barge Moorage and Off-Load Ships				
Boat Building				
Boat Repair Facility		P	P	P
Marine Rental and Sales				
Water-Related Supply and Retail Sale		P	P	P
Marijuana Retailer				
Marijuana Processor				
Marijuana Producer				
NEW USE TO PROHIBIT: EVENT RENTAL SPACE				

APPENDIX D: ISLAND CENTER SUBAREA & FLETCHER BAY WATERSHED STATE OF THE WATER RESOURCE

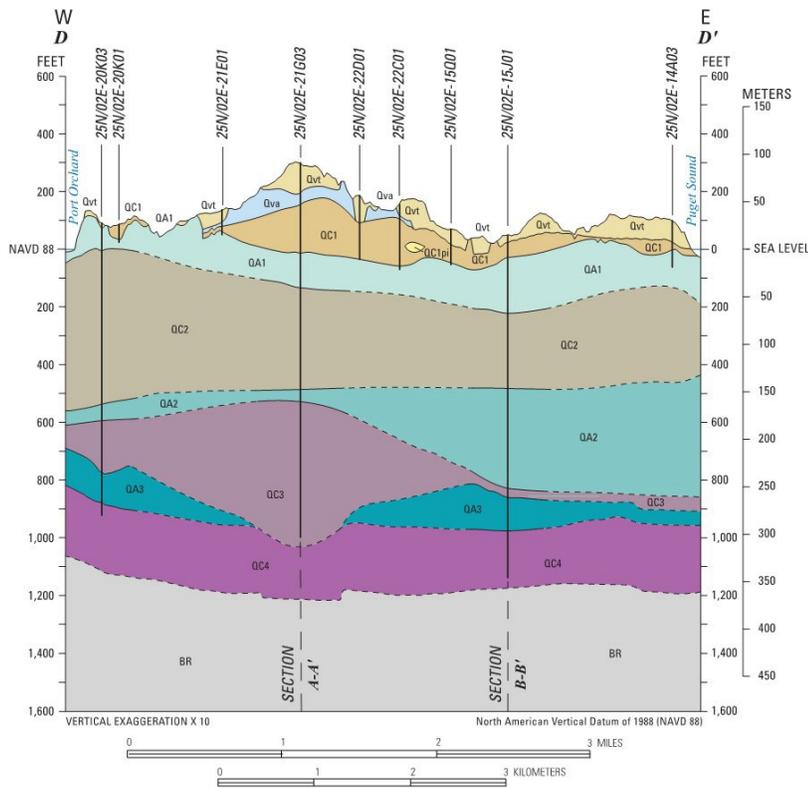


The Fletcher Bay watershed, also known as *Xl̥l̥k̥ap* or *s̥əxwul̥l̥ə̥k̥'wəb* in the native Lushootseed language, comprises 2,102 acres of land that drains to Fletcher Bay and ultimately Port Orchard Passage. There are two principal sub-basins within the watershed that produce perennial salmon bearing streams. Issei Creek captures drainage from the north east portion of the watershed, while Springbrook Creek captures drainage from the south side of the watershed and both creeks discharge into the head of Fletcher Bay. See the [State of the Island's Waters Report](#) for more details. While historically more interest has been paid to surface features, such as streams, wetlands and ponds (Figure D1), we also must consider the subterranean features i.e. the aquifer system (Figure D2), as well as precipitation patterns (Figure D3). When we consider these three components, surficial, geologic and climatological, we can fully understand the state of the three-dimensional watershed.

FIGURE D1. SURFACE WATER FEATURES

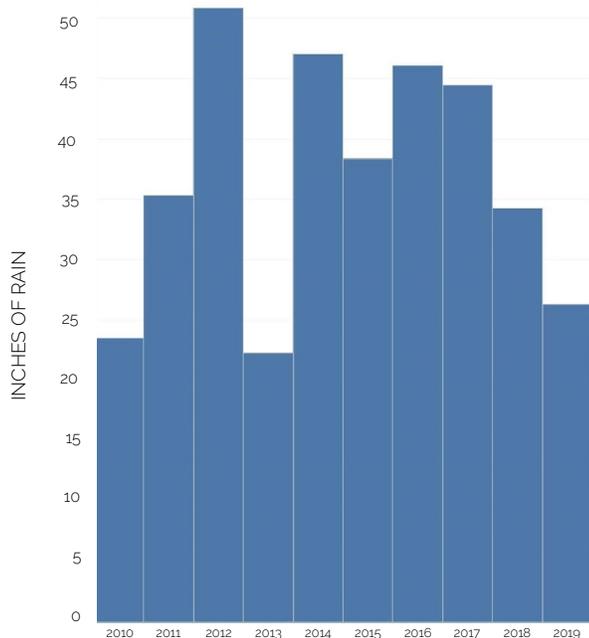
COBI, 2018

FIGURE D2. REPRESENTATIVE CROSS SECTION OF AQUIFERS UNDERLYING THE FLETCHER BAY WATERSHED



U.S. Geological Survey, 2011

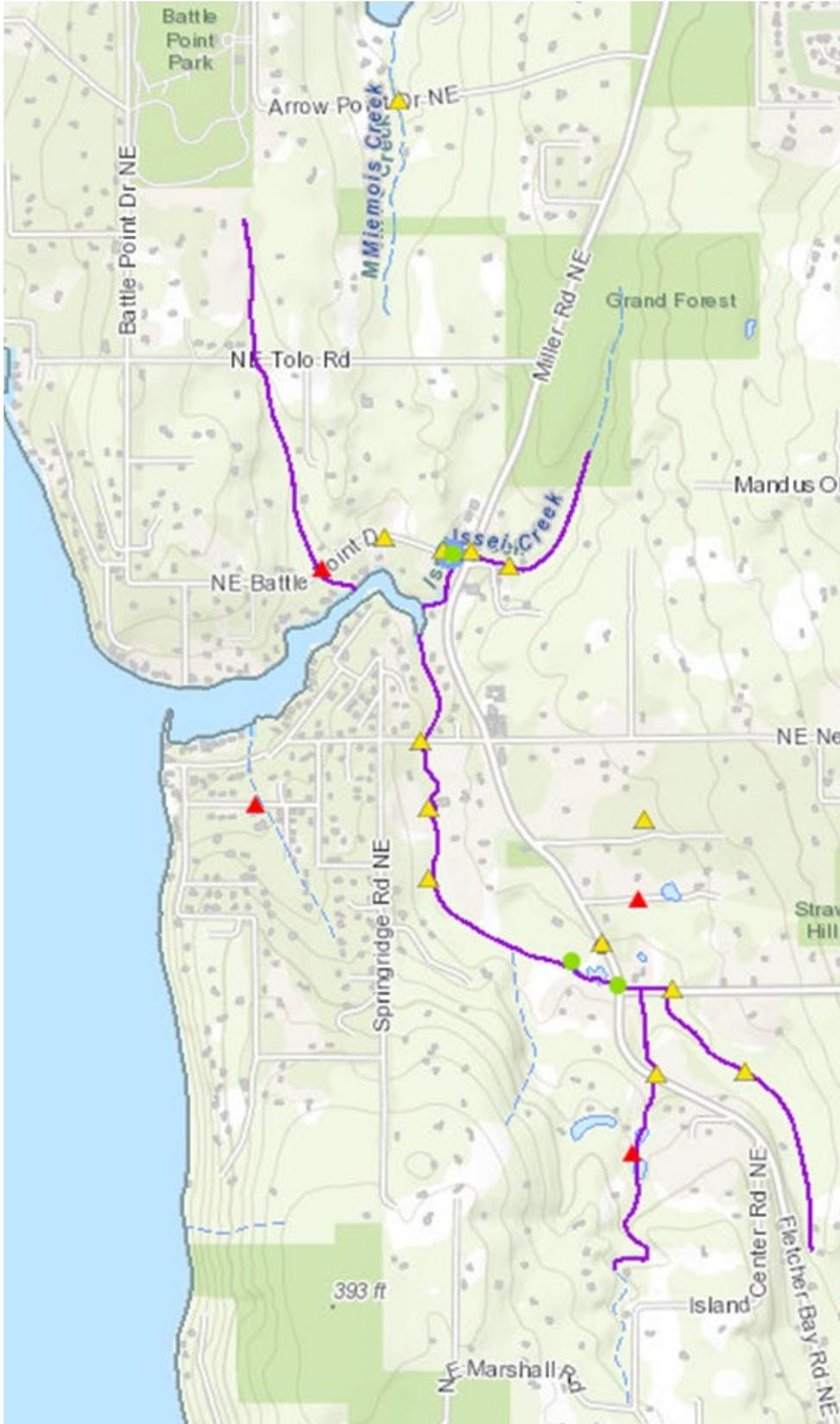
FIGURE D3. YEARLY RAIN TOTALS IN INCHES (COBI WEATHER STATION 1)



The Fletcher Bay watershed receives approximately 35-40 inches of rain per year. The City measures precipitation in conjunction with an automated flow monitoring station near the mouth of Springbrook Creek (SE35, Site A).

COBI, 2018

FIGURE D4. FISH PASSAGE & HABITAT



In WDFW map, the yellow triangles are partial barriers, purple lines represent streams with fish presence.

Springbrook Creek has at least 6 partial barriers to fish passage with the most downstream culvert acting as a full barrier during low flows. The main fork of Issei creek has at least 2 documented partial barriers to fish passage blocking the majority of in-stream fish habitat from use by anadromous (ocean going) species.

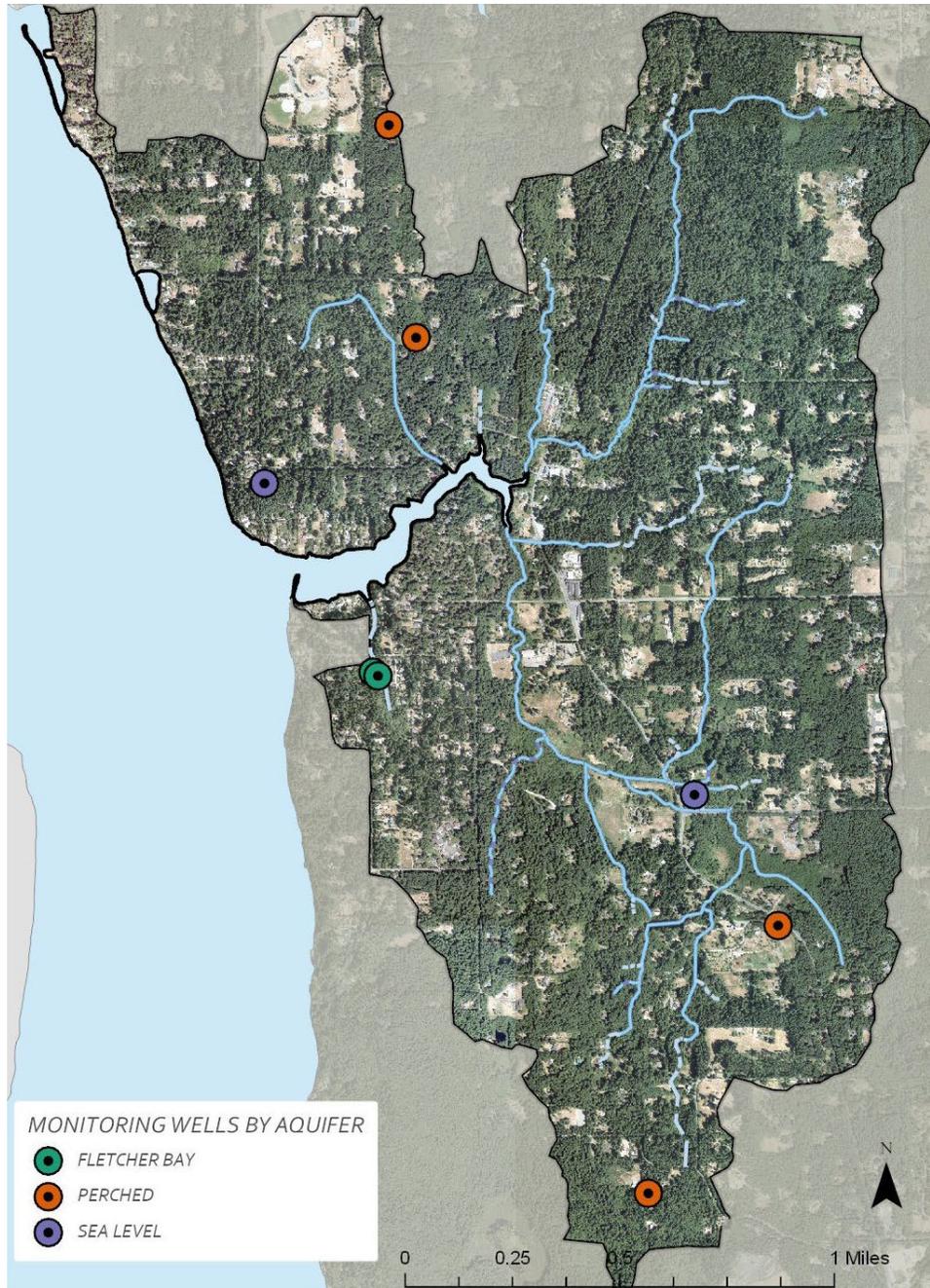
Another useful resource has been created by the Wild Fish Conservancy (WFC). The WFC has documented the condition most of the fish-bearing streams in the watershed. To view their online map and survey points visit: [WFC Stream Typing](#)

Additional References

- [Fletcher Bay watershed Surface water Status and trends monitoring](#)
- [Salmon Monitoring is performed annually in Springbrook Creek by the Bainbridge Island Watershed Council](#)

Washington Department of Fish & Wildlife, COBI, 2018

FIGURE D5. MONITORING WELLS



COBI, 2018

GOUNDWATER

The City of Bainbridge Island monitors 86 public and private wells, Island-wide, from all six aquifers in the Bainbridge Island aquifer system. Each year the data collected over the last ten-year period is assessed against the Early Warning Levels (EWLs) and reviewed for safe yield and seawater intrusion.

In the Fletcher Bay watershed 9 wells are monitored for water level: 2 in the Fletcher Bay aquifer (FBA), 3 in the sea level aquifer (SLA) and 4 in the perched aquifer (PA). In 2019 4 wells show an increasing trend, 2 show a neutral trend and 3 indicate a declining trend.

Five wells are monitored for chloride concentration, an indicator of seawater intrusion. Chloride levels in the watershed are generally low (less than 20 mg/L) with no significant increasing trends.

The City is considering the development of a groundwater management plan starting in 2021.

More information about the current state of the Island's aquifers can be found in the [2017 Early Warning Level Assessment](#).

FIGURE D6. STREAM SYSTEM '461'

Issei and Springbrook creeks is closed to further surface water appropriation. WAC 173-515-040



As of January 19, 2018, a new State law, ESSB 6091, states that new wells drilled for use in residential projects are subject to a 500-dollar fee and a limit of 950 gallons per day. Kitsap County has explained this new requirement in the following document: [Kitsap Brochure and Notice to Title example](#).

The City of Bainbridge Island is currently an active stakeholder in a process to update the watershed plan for our area. The plan will ensure that new groundwater uses do not adversely affect the amount of water in the streams. The Springbrook Creek watershed could be a good candidate for projects that offset domestic water use such as managed aquifer recharge facilities or rain barrels and cisterns.

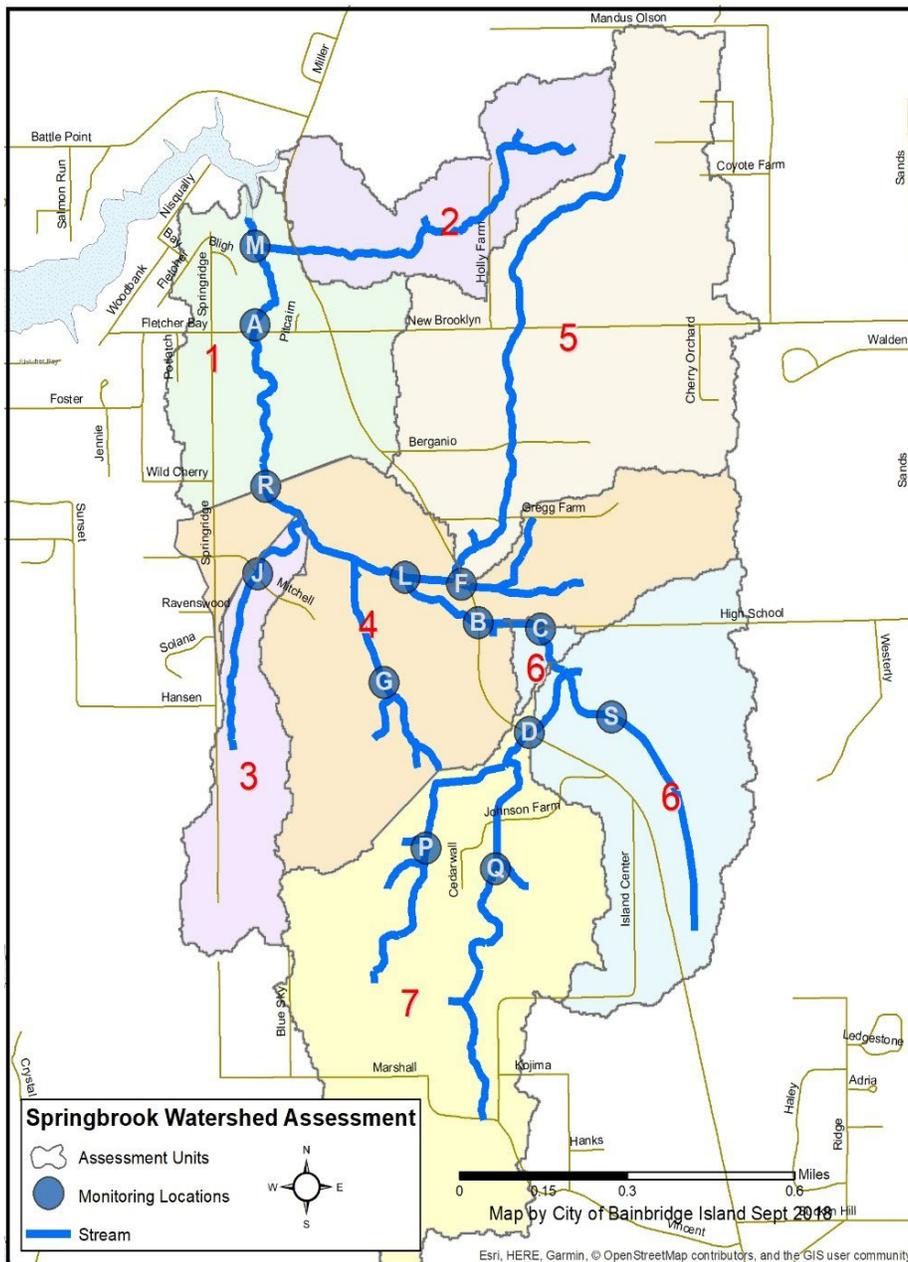
For more information visit the Department of Ecology's webpage: [here](#).

COBI, 2018

FIGURE D7. SPRINGBROOK CREEK WATERSHED STUDY LOCATIONS

The City supported the Bainbridge Island Land Trust in the Springbrook Creek Watershed Assessment Project by monitoring water quality and flow at sites throughout the watershed to better understand environmental stressors at a finer scale (Figure D7). In addition to the project's field work the WA Department of Ecology ran their Puget Sound Watershed Characterization Model to analyze natural processes and give guidance on management actions in the watershed. For more information: visit [Characterization Results for Springbrook Creek Watershed](#) or [Springbrook Creek Watershed Assessment](#).

As part of the project the City continuously monitored temperature in six locations throughout the watershed. One of the takeaways was that summer stream temperatures regularly exceeded the State standard for healthy fish habitat. The only site that stayed below the standard was in a relatively undeveloped and forested section of a headwater tributary, site S.



COBI, 2018

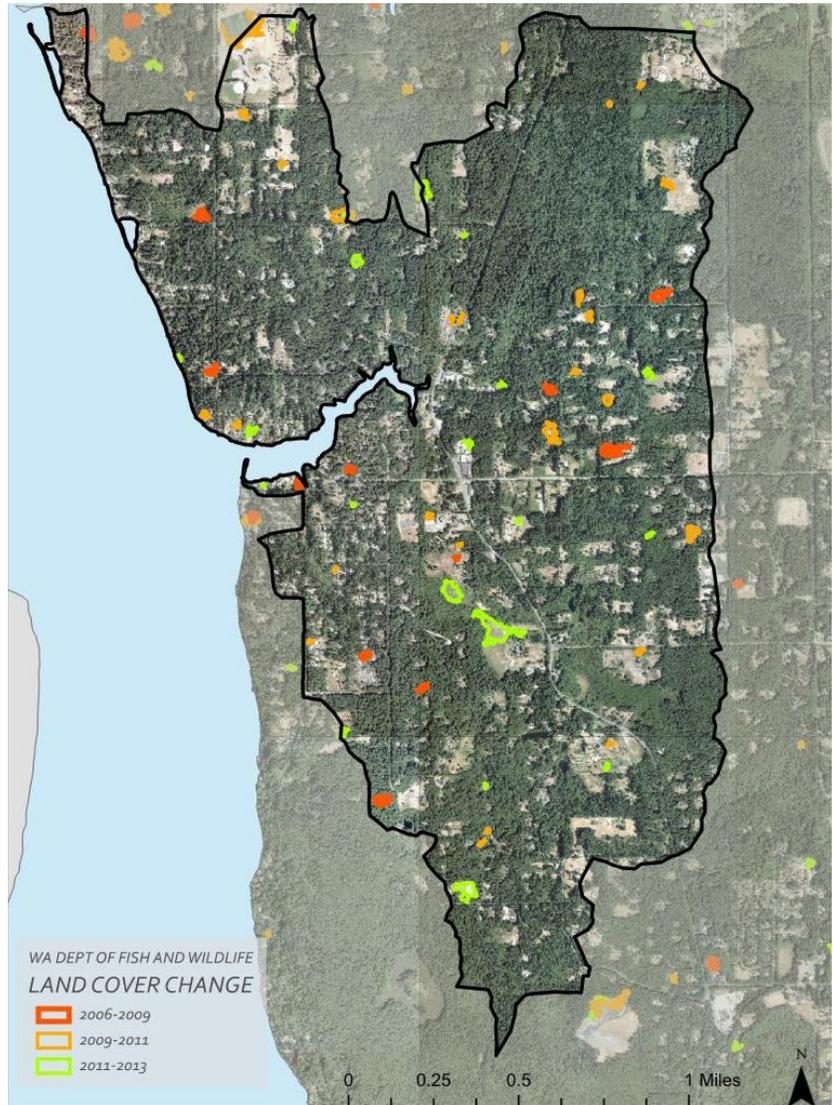
FIGURE D8. LAND COVER CHANGE 2006-2013

Land Cover and land use data is used to understand the relationships between things such as forest extent and stream temperature. Changes in landcover over time can also help describe how and where development has altered the landscape. Comparing data from one source to another can be difficult thus we keep the groupings as course as possible to provide significance. In reviewing the 4 data sources below it appears that the Fletcher Bay watershed forest cover has been altered or reduced by 2-3 acres of forest cover per year from 2000-2015.

DATA SOURCE	FOREST (TREE)	DEVELOPED (GRASS, IMPERVIOUS SURFACES, BARE GROUND)
BAINBRIDGE WATERSHEDS 1995	75.3%	24.7%
KATO AND WARREN 2000	76.92%	22.52%
COBI LC/LU GIS DATA 2015	74.3%	25.6%

Washington State Department of Fish and Wildlife's High-Resolution Aerial Imagery Change Detection program produces GIS Data that indicates how and where land cover (vegetation) has been altered.

VEGETATION ALTERED IN FLETCHER BAY WATERSHED (ACRES)	TIME FRAME (YEARS)
2.9	2006-2009
6.1	2009-2011
8.1	2011-2013



WA Dept. of Fish and Wildlife

**ISLAND
CENTER**

**SUBAREA
PLAN**

CITY OF BAINBRIDGE ISLAND
ISLAND CENTER SUBAREA PLANNING COMMITTEE
MINORITY REPORT

To: City Council, Planning Commission
Date: May 26, 2021
Subject: Island Center Subarea Planning Process Plan

The Committee voted to include the following comments in the final Plan. There follows the Minority Report on these two topics: 1) Residential Base and Bonus Density limits; 2) Recommendation of Alternative Three (the most expansion) without sufficient public benefit. This Minority Report is presented by John Decker, Michael Loverich, and Sam Marshall. We are two architects and a transportation data analyst.

Introduction

For most people Island Center is the commercial strip on their way around the island. However, just off the road and sometimes under the road are 2 major island streams and two tributaries as well as Fletcher Bay, the Grand Forest, Island Center Cemetery, old barns, greenhouses and one thing that is increasingly rare in today's climate and market are large tracts of former farmland. It also is a landscape populated by people who have lived on that land for generations. Island Center is unique in that it is long and thin versus compact like Lynwood Center and Rollingbay. That being said, there is a richness to the environmental and economic diversity of the neighborhood that is rapidly vanishing from the Island that is not readily apparent when passing through. Island Center's geography, history, environment and businesses require a unique approach to planning.

We've heard from the community about many challenging factors about living in Island Center, primarily regarding the dominance of automobiles in the area and the lack of good, safe, quiet pedestrian infrastructure that allows residents to avoid cars. We've also heard about the community's love for the natural resources and open spaces of the neighborhood. Those factors and others demand that the future of Island Center seeks out innovative and creative community builders to address the cultural and environmental impact of growth in the area. It shouldn't be a plan that is just about infilling planning gaps, or putting a Band-Aid on the current crisis of the day, but linking together disparate elements, working holistically and thinking about the future. All the parts should add up to create a better whole, allowing space for change as well as healing. The subarea planning process is designed to capture the feedback from the community and to not approach planning from the top down but to listen to what the Island Center community is saying and put together a plan that represents those viewpoints.

From surveys, public meeting feedback, written commentary, being stopped in the street or at T&C it has been made very clear what the goals of the community are. Alternative 3 does challenge that public opinion because it expands and increases density and commercial development in Island Center. It does capture a lot of concerns of the community except, in our opinion, the following topics. A plan should be comprehensive and when the strongest sentiments by the community are not represented or are even contradicted in the plan, then we feel the need to dissent.

Dissent Re R-8 Residential Density

The Committee has consistently recognized that the community does not want increased residential density in Island Center. Until the Committee meeting on May 5, 2021, the Committee had reached consensus on a maximum residential density of R-4. Higher densities above R-4 were discussed but were not supported by the community nor by the financial means to bring in the

infrastructure to allow that density to occur. The financial burden on property owners and COBI as well as the environmental impacts made these ideas unfeasible. However, since affordable housing is very much needed, the requirement that all new density be affordable allowed the community to achieve a goal of making space for more affordable housing while managing growth and keeping it at a scale that is supported by the community, environment and finances. The switch to R-8 while it makes a strong statement, requires an infrastructure plan to support it which lacks the financial and community support it needs. Therefore, increasing density to R-8 doesn't have the thoughtfulness nor support that a plan requires.

On May 5, the Committee addressed the fact that the consultant's draft Plan had consistently failed to reflect the Committee's consensus that all upzoned density should be mandated affordable, as the draft plan at the start of the meeting reflected a base density of R-2, and not all NC properties (existing or potential) are currently R-2. Discussion reflected that this was a compromise with the community's rejection of new density in an effort to potentially create workforce affordable housing, consistent with the "blue collar" and agrarian roots of Island Center.

In connection with voting to place the affordable housing mandate in the Plan, a Committee member moved to amend the motion to double the upper residential density limit to R-8. As there had been a Committee consensus of a maximum of R-4, the transportation element had not taken this higher level of density into account, green space requirements for this level of density, etc. Marshall and Decker realized later in the meeting that they were confused about what was being voted upon, and three of those who voted to increase density to R-8 retracted their support and voted to reduce density back to R-4 (Marshall, Decker and Strom). That vote tied, and so failed. Had those three voted originally as they eventually did, the motion to double residential density to R-8 would have failed.

Based on the repeated discussions and rejection of high density by the community, and during Committee meetings, the dissenters request that the Planning Commission consider the impact this doubling of residential density will have on the neighborhood, and recommend a maximum density possible through an affordable housing bonus of R-4 (not R-8). We further request that the Planning Commission recognize that the goal is to provide workforce housing for persons working in the Island Center study area.

Dissent – Alternative 3

Alternative 3 recommends upzoning of properties within the Island Center area, but does not guarantee commensurate public benefit. Of primary concern is the south 5 acres of the Anderson property on New Brooklyn, owned by Committee member Anderson and family members. Only where a public benefit would be realized did the Committee consider an up-zone. Public benefit options discussed were 1) requiring that the change in zoning for the Anderson property was contingent on redeveloping the existing businesses/uses to move the buildings on the property at Miller and New Brooklyn back to comply with the design guidelines in the Plan; and 2) designation of the north 5 acres (heavily encumbered by wetlands) as a natural area / undeveloped / trail space with public access for passive uses (to connect to the Cemetery and COBI owned property). This would have included clustering the base density to the south 5 acres, with no loss in development rights.

At the final meeting on May 5, 2021, it was made clear that neither of these options would be required in the Plan. As such, the public's stated needs and concerns are not met by upzoning the Anderson property without the public benefits. Some key desires expressed at the 2020 public meeting included:

- Four-Corners visual/aesthetic improvements
- Environmental protection / access to nature

- Emphasis on agriculture
- Traffic calming
- Minimal fondling / leave it alone
- No large development / No high-density housing
- Pedestrian trails and related safety
- (For a more complete summary of takeaways, please see the links in the Community Meeting section below.)

It does not seem that Alternative 3, as it currently stands, reflects the expressed will of the community. This corner is very important to the character of the neighborhood. The Plan does little to guarantee improvements to the quality and safety of this high traffic, key location. The dissenters request that the Planning Commission recommend dedication of the north 5 acres of the Anderson property to natural area / undeveloped / trail space with public access for passive uses (to connect to the Cemetery and COBI owned property) and that the Commission explore possible ways to improve the corner lot aesthetics in exchange for up-zoning the property. (See appended parcel map.)

Dissent – Additions to the Comprehensive Plan Excerpts and Community Meetings Report

Comprehensive Plan Excerpts

The Plan references several Comprehensive Plan provisions that apply to Island Center, but omits one that has governed the Committee’s discussions for several years:

Policy LU 5.2

Increased density over and above the existing zoning in the Neighborhood Centers *should only occur through a shift in density from areas identified in the Island-wide Conservation Strategy through PDRs, TDRs or other mechanisms and through the use of density bonuses for affordable housing.*

(2017 Comprehensive Plan, italics in the original).

This provision supports the Committee’s determination that any new density in Island Center must be affordable, and should be set out in the Plan. The omission of this Policy undermines the Committee’s decisions.

Similarly, these additional Comprehensive Plan provisions specifically apply to the

Subarea Planning Process, and support the concerns raised during the Steering Committee meetings, and it is requested that they be included.

Policy LU 5.6

Create mechanisms for retaining and preserving open space near designated centers.

Policy LU 5.4

Sustainable development and redevelopment will be focused in the designated centers through a combination of intergovernmental and public-private partnerships, affordable housing programs, “green” capital projects and low impact development standards.

Policy LU 5.11

Commercial and residential density within designated centers may be increased through the use of:

- **Affordable housing.**
- **TDRs (transferable development rights).**
- **Contributions to public infrastructure and public amenities in excess of what is required to mitigate the impacts of development.**
- **Transfer of residential density within the MUTC and the High School Road Districts or within neighborhood centers.**
- **Preservation of on-site of historic structures eligible for inclusion on a local, state or federal register of historic places.**
- **Locating ferry-related parking under building.**

Policy LU 15.2

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

Policy LU 15.3

Promote interagency and intergovernmental cooperation and resource-sharing to expand community gardening opportunities.

Policy LU 15.5



Likewise, additional takeaways from this meeting are available on the COBI website at the links below, and a primary theme is that the community is not in favor of increasing density in the Island Center area.

- <https://www.bainbridgewa.gov/ImageRepository/Document?documentId=13159>
- <https://www.bainbridgewa.gov/ImageRepository/Document?documentId=13160>
- <https://www.bainbridgewa.gov/ImageRepository/Document?documentId=13161>
- <https://www.bainbridgewa.gov/ImageRepository/Document?documentId=13162>
- <https://www.bainbridgewa.gov/ImageRepository/Document?documentId=13163>
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- <https://www.bainbridgewa.gov/ImageRepository/Document?documentId=13168>
- <https://www.bainbridgewa.gov/ImageRepository/Document?documentId=13169>
- <https://www.bainbridgewa.gov/ImageRepository/Document?documentId=13170>

The dissenters request that the complete body of public input received at Island Center public meetings be considered when recommending policy, zoning, and project proposals.

2.16.210 Subarea planning process.

A. Purpose. The purpose of this section is to provide a subarea planning process that enhances the livability of the city by recognizing the unique characteristics of the city's designated centers and neighborhoods and by providing opportunities to accomplish the goals of the city's comprehensive plan in a way unique to each designated center or neighborhood.

B. Applicability. This chapter applies to:

1. A designated center that has been identified in the adopted comprehensive plan; and
2. Discrete neighborhoods outside of designated centers.

C. Beginning the Process. The subarea planning process may be started in two different ways:

1. The city council may begin the process through the annual development of department work programs or biennial budget process; or
2. Upon the written request of at least one owner of property located within a designated center or neighborhood, the city council by resolution may approve the commencement of the subarea planning process. Neighborhoods outside of designated centers must demonstrate to the city council that subarea planning is generally desired by the neighborhood.

D. Interdepartmental Staff Team.

1. Upon the city council's approval to commence the subarea planning process, the director of planning and community development shall establish an interdepartmental staff team.
2. At the director of planning and community development's request, the director of each city department shall assign a representative to the interdepartmental staff team. The Bainbridge Island fire district, the Bainbridge Island school district, the Bainbridge Island metropolitan park and recreation district, and the Kitsap public health district shall each be invited to participate on the interdepartmental staff team.
3. The interdepartmental staff team shall:
 - a. Compile the city's existing data and materials relating to the designated center or neighborhood (including comprehensive plan text and map); and
 - b. Identify in writing issues raised by the public during the comprehensive planning process and issues identified by staff relating to the designated center or neighborhood; and
 - c. Identify interested persons and groups, including all property owners within the designated center or neighborhood according to the Kitsap County auditor's records, and notify the interested persons and groups in writing by regular mail of the commencement of the subarea planning process; and
 - d. Provide expertise and guidance to the subarea planning steering committee.



E. Subarea Planning Steering Committee.

1. Upon the city council's approval to commence the subarea planning process for a designated center or neighborhood, the mayor, with confirmation by the city council, shall appoint a subarea planning steering committee for that designated center or neighborhood. The steering committee shall be comprised of an odd number of members, totaling no more than nine, with the total number of members to be determined by the city council. The majority of the committee shall be comprised of representatives from categories in subsections E.2.a and E.2.b of this section. The term of the steering committee members shall be until the completion of the subarea planning process under this chapter. The removal and resignation of members shall be governed by Chapter 2.01 BIMC. Demotion of the chairperson shall be governed by Chapter 2.01 BIMC.
2. The steering committee shall represent a wide spectrum of interests and expertise and shall include at least one representative from each of the following groups:
 - a. Residents living within and/or owners of property or businesses within the designated center or neighborhood; and
 - b. Residents and owners of property located adjacent to the designated center or neighborhood; and
 - c. Residents of and/or business owners in the city, not residing within or adjacent to the designated center or neighborhood.
3. The steering committee shall:
 - a. Establish a planning process consistent with this chapter for developing the subarea plan, which shall include a work plan, timeline, and budget, and which shall be submitted to the city council for approval;
 - b. With the advice and assistance of the interdepartmental staff team, develop a subarea plan consisting of a report and a proposed comprehensive plan amendment, if appropriate, for the designated center or neighborhood;
 - c. As a part of the work plan, establish a public participation process that includes public meetings in addition to the initial public meeting conducted under subsection F of this section, and work with city staff to ensure outreach to the community during the subarea planning process; and
 - d. Ensure that the subarea planning process provides adequate opportunity for participation by property owners and residents who live in or near the designated center or neighborhood.

F. Initial Public Meeting.

1. After approval of the subarea planning process by the city council, the steering committee shall conduct an initial public meeting.
2. At the initial public meeting, the following shall occur:

- a. The interdepartmental staff team shall provide an overview of the comprehensive plan and review citywide goals and policies that must be addressed in the subarea planning process.
- b. The steering committee, with input from the interdepartmental staff team, shall discuss the purpose of the subarea planning process for the designated center or neighborhood and the city's existing data and materials for the area.
- c. The steering committee shall provide opportunity for the public to comment on the vision and goals for the subarea plan, the boundaries of the designated center or neighborhood that may be included within a subarea plan, and issues relevant to the designated center or neighborhood, including mix and type of land uses, density of development, surface water, greenways, open space, fish and wildlife habitat, drinking water, sewage disposal, and nonmotorized transportation.

3. The interdepartmental staff team shall prepare a report setting forth the results of the meeting. Upon the steering committee's approval of the report, the interdepartmental staff team shall transmit the report to the planning commission for review and comment.

G. Plan Development. Upon receiving the planning commission's comments on the report prepared under subsection F.3 of this section, the steering committee shall develop the subarea plan in accordance with the steering committee's work plan. In developing the subarea plan, the steering committee shall:

1. Develop a profile of characteristics or attributes of the designated center or neighborhood (including boundaries) and of issues to be addressed during the subarea planning process; and
2. Develop goals for the subarea plan; and
3. Consider and utilize the following criteria, and any other criteria developed by the steering committee, in preparing and selecting alternatives for the designated center or neighborhood:
 - a. The citywide goals and policies of the city's comprehensive plan; and
 - b. The goals and policies for the subarea plan developed by the steering committee; and
 - c. Relevant criteria specified in the Washington State Environmental Policy Act, Chapter 43.21C RCW, and the applicable Washington Administrative Code, Chapter 197-11 WAC; and
4. Prepare a report setting forth the profiles, goals, and criteria developed by the steering committee pursuant to subsections G.3.a through c of this section, and transmit the report to the planning commission for review and comment; and
5. After receiving the planning commission's comments on the report prepared under subsection G.4 of this section, develop alternatives for the designated center or neighborhood that include policies, strategies and programs to implement the vision and goals for the subarea plan; and

6. Review the alternatives for the designated center or neighborhood against the criteria developed for the area, and select an alternative for the designated center or neighborhood to be incorporated into a subarea plan.

H. Incorporation of SEPA Review. An owner of property in a designated center or neighborhood may elect, at the owner's expense, to have a SEPA review sufficient in scope and depth of inquiry to be legally adequate for a specific project incorporated into the city's SEPA process for the subarea plan. The SEPA official for the city shall establish the scope, depth and method of the SEPA review pursuant to Chapter 16.04 BIMC.

I. Final Plan. The steering committee shall prepare a final report containing the subarea plan for the designated center or neighborhood. The subarea plan shall include the profile and characteristics of the designated center or neighborhood, the goals of the subarea plan, the policies, strategies, or programs recommended by the steering committee, and proposed comprehensive plan amendments or changes to the municipal code for the designated center or neighborhood, if appropriate. The steering committee shall forward its final report and proposed subarea plan to the planning commission for action. The planning commission will review the subarea plan and proposed comprehensive plan and municipal code amendments and make recommendations to the city council, as required by BIMC 2.16.180 and 2.16.190. (Ord. 2019-01 § 8, 2019; Ord. 2017-02 § 8 (Exh. A), 2017; Ord. 2011-02 § 2 (Exh. A), 2011)

Call to Order, Agenda Review, Conflict Disclosure
Review and Approve Minutes – March 31, 2021
Public Comment
Discuss Submitted Committee Questions/Suggestions/Comments & Confirm Any Changes to DRAFT
Subarea Plan
Complete Steering Committee Recommendation on DRAFT Island Center Subarea Plan
Next Steps for Island Center Subarea Plan: Post Steering Committee
Public Comment
Adjourn

Call to Order, Agenda Review, Conflict Disclosure

Chair Maradel Gale called the meeting to order at 6:35 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Donna Harui, Michael Loverich, Sam Marshall, John Decker, Asaph Glosser, Donna Harui, Michael Pollock (City Council), Jon Quitslund (Planning Commission) and Shawn Parks (Design Review Board). Mark Tiernan was absent and excused. City Staff present were City Engineer Peter Corelis, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultants Jeff Arango (Framework) and Charlie Wenzlau (Wenzlau Architects) were also in attendance.

The agenda was reviewed, and the Conflict Disclosure read. Each Steering Committee Member disclosed their interest in the Island Center area.

Review and Approve Minutes – March 31, 2021

Motion: I move to approve the minutes for March 31, 2021, as distributed.

Glosser/Strom: Passed Unanimously

Public Comment

Lisa Neal – Asked the Steering Committee to take a formal vote on any open issues of the plan tonight.

**Discuss Submitted Committee Questions/Suggestions/Comments & Confirm Any Changes to DRAFT
Subarea Plan**

Senior Planner Jennifer Sutton presented the comments, questions and suggestions sent in by Steering Committee Members.

Motion: I move that the language included in the comments in the agenda on page 57 of the PDF that I proposed be included in the plan.

Glosser/Decker: Passed Unanimously

- It was agreed that Steering Committee Member Donna Harui would provide a photo of Bainbridge Gardens to be included in the historical section of the plan.
- Consensus was reached to include the changes Committee Member Michael Loverich asked for in the historical section.
- Consensus was reached that stronger language should be used to support agriculture in the broader study area which supported the Comprehensive Plan.
- Consensus was reached to rephrase the land use policy related to concentrating any density from a split zone property into an Island Center zoned portion of the property.
- It was agreed to add language that would support undergrounding electrical wires.
- It was agreed to change “Allow for non-conforming uses to relocate when there is a clear public benefit” to “Allow for non-conforming uses to relocate within the Island Center Zone on the property or adjacent property when there is a clear public benefit (with the same limitations of a non-conforming use).”

Motion: I make a motion to accept my suggestion to the residential zoning (on page 58 of the agenda packet) to replace what is currently in the report.

Loverich/Decker: 6 Ayes (Anderson, Decker, Glosser, Loverich, Marshall, Strom)

0 Nays

1 Abstention (Harui)

Amendment to Motion: An amendment to the motion was requested by Mr. Glosser to increase the density from R-4 to R-8 with the report then reading “All properties with IC designation can build up to R-8 density if all additional units are affordable and other development standards are met.”

Glosser: 5 Ayes (Anderson, Decker, Glosser, Marshall, Strom)

1 Nay (Loverich)

1 Abstention (Harui)

Complete Steering Committee Recommendation on DRAFT Island Center Subarea Plan

Motion: I move that we as a committee present a single alternative and that alternative is number 3.

Glosser/Anderson: Passed 5 Ayes (Anderson, Gale, Glosser, Harui, Strom)
3 Nays (Decker, Loverich, Marshall)

Amendment to Motion: I would just like to make a friendly amendment to reduce the R-8 to R-4.

Loverich/Strom: Failed 4 Ayes (Loverich, Marshall, Strom, Decker)
4 Nays (Anderson, Glosser, Harui, Gale)

Motion: I move that the appendix include what we formally understood to be alternatives one and two to give the community full visibility into the work this committee has done.

Glosser/Decker: Passed 7 Ayes (Anderson, Decker, Glosser, Harui, Loverich, Marshall, Strom)
0 Nays

Motion: I move to include any minority perspective on the final decision of the vote in the approved plan.

Glosser/Marshall: Passed 7 Ayes (Anderson, Decker, Glosser, Harui, Loverich, Marshall, Strom)

Next Steps for Island Center Subarea Plan: Post Steering Committee

Public Comment

Lisa Neal – Asked if the Steering Committee landed on R-8 or R-4. The answer was R-8.

Kerry Kriner – Spoke about the technical nature of undergrounding electrical wires.

Sam Marshall asked for confirmation that the R-4 versus the R-8 was strictly related to Michael Loverich's proposal.

Adjourn

Meeting adjourned at 9:16 PM.