

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



<p>DATE STAMP FOR CITY USE ONLY</p> <p>BAINBRIDGE ISLAND</p> <p>MAY 14 2015</p> <p>DEPT OF PLANNING & COMMUNITY DEVELOPMENT</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: LYNWOOD CENTER TRIANGLE</p> <hr/> <p>TAX ASSESSOR'S NUMBER: _____</p> <p style="text-align: right;">332502-1-007-2007</p> <hr/> <p style="text-align: right;">332502-1-006-2008</p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: BUCKLIN HILL RD & LYNWOOD CTR. DR.</p> <hr/> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER: _____</p> <p>PROJECT NUMBER: _____</p> <p>DATE RECEIVED: _____</p> <p>APPLICATION FEE: _____</p> <p>TREASURER'S RECEIPT NUMBER: _____</p>
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SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and two copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>two copies</i> (if an original is not applicable, <i>three copies</i> must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to <i>make an appointment to submit your application</i> .
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. NOTE: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
 PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov
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A. GENERAL INFORMATION

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

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

2. Authorized Agent/Project Contact: Johnson Squared, Inc. - Devin Johnson
Address: 595 Madison Ave., Bainbridge Island, WA 98110
Phone: 206-84-9993 Fax: 206-842-9666
E-mail: devin@johnsonsquared.com

3. Does the amendment request concern a specific property (or properties)? YES NO
4. Does the request relate to a specific area of the island? YES NO (If yes, provide a description of the area or a map indicating the area.)
The specific area of the Island affected by this particular amendment are the properties located at the intersection of Lynwood Center Rd. and Bucklin Hill Rd.
See attached Map.
5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
 YES NO If so, please describe:
The proposal is to change the Comprehensive Plan designation of the site from the current OS-R0.4 to Business/Industrial Zone
6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
 YES NO

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

Land Use Goal #1: "Ensure a development pattern that is true to the vision for Bainbridge Island by reducing the inappropriate conversion of undeveloped land into sprawling development." (p. 9)

The proposed plan amendment advances this goal by adding more B/I zoning to an area that already contains B/I zoning. The proposed site is near other B/I zones and Residential zones with conditional uses, such as a PSE substation, a former mining pit, the American Legion Post, the City of Bainbridge Island Fire Station, Bainbridge Disposal transfer station, City of Bainbridge Island Public Works yard, Nipponzan Myohoji Buddhist Temple, and Hyla Middle School. This area has been established as an area that accommodates commercial uses, and the subject properties have been used as a commercial sand mining pit for years. Changing this site's designation to B/I zoning conforms to similar uses in the neighborhood and reduces inappropriate conversion of other undeveloped land into sprawling development.

Land Use Goal LU 1.5: "The areas...designated as B/I are intended to...serve an important function that allows a diverse economy with business retention, growth and innovation on the island....The B/I District can provide economic activity that includes a variety of low-impact, nonpolluting uses that reflect and respond to changing market conditions and are compatible with the community." (p. 10)

The proposed zoning change will serve an important function of encouraging economic activity that will allow a diverse economy with business retention, growth, and innovation. There is a significant need for additional B/I zoning on the island in order to retain existing businesses and expand economic growth. Recent construction in the Day Road Business/Industrial area have occupied some of the last available B/I zoned areas. Bainbridge Island needs to expand the B/I zones to respond to the market conditions that are demanding more business parks and commercially zoned properties. This property is compatible for these uses due to its location in the south/central portion of Bainbridge Island, arterial road access, and current commercial use.

8. Provide proposed amendatory language.

Land Use Goal LU 1.5 proposed change:

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

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9. Explain the reasons behind this amendment proposal.

Changing the zoning of this area to Business/Industrial is sensible for the following reasons:

1. There is currently a need for Business/Industrial zoned spaces on Bainbridge Island in order to respond to changing market conditions and promote local business and economic growth. The spaces that do exist are limited to large already developed areas on Day Road and Sportsman Club Road. The addition of the subject properties as B/I would add diversity to the South end of Bainbridge Island, and benefit the local community with additional jobs and economic benefits.
2. The subject property has never been used as residential property (as currently zoned), and is bounded on all sides by secondary arterial roads, making it unlikely for residential development. The properties are additionally surrounded by other business and commercial uses. The properties must be reclaimed from years of mining, making it more appropriate for commercial development.

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

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

One of the goals of the Comprehensive Plan is to "Foster the energy, drive, initiative, and artistic talent of Island residents by encouraging home occupations and environmentally-sound businesses, with minimal impact on groundwater resources." and "Foster a financially sound development pattern". By allowing for more B/I zones on Bainbridge Island, we can have a space for local small-business owners to grow and move out of their home-based businesses, thus keeping jobs, business growth, and tax dollars on Bainbridge Island. The proposed change is to an area of the Island that has already begun assembling a variety of Business, Industrial, and non-residential services; all of which allow a diverse economy, growth, and innovation.

Another goal of the Comprehensive Plan is to protect water resources. The subject properties will detain all stormwater on site, allowing it to percolate into the soil and recharge the aquifer. Storm water would be captured and diverted to rain gardens, with minimal impact on groundwater.

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

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

The subject property is providing another area of Bainbridge Island where citizens can conduct and grow their businesses on the South end of Bainbridge Island, all of which is in accordance with the goals of the growth management act.

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

BIMC/ 18.06.060 Business/Industrial

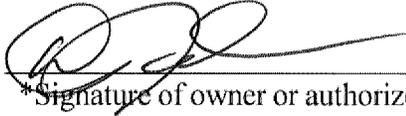
The purpose of the business/industrial district is to facilitate development of a diverse economy on the island with business retention, growth, and innovation. The district is intended to provide opportunities for knowledge-based businesses and expansion of Island businesses, for diversity of jobs,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

The subject property is seeking to do just exactly what the BIMC defines as a Business and Industrial use - to help small-businesses have a place to grow and innovate. The surrounding residential neighborhood has adjusted to a variety of businesses and non-residential uses, including existing mining activity on the subject properties for a number of years. The proposed zoning change will improve the economic value and diversity on and around the subject property.

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



*Signature of owner or authorized agent

5/13/15

Date

DEVIN JOHNSON

Please print name

*Signature of owner or authorized agent

Date

Please print name

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

