

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



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

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

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

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



CITY OF
BAINBRIDGE ISLAND



Name: Kathleen Alcalá

Address: 340 Kalkum Pl.
BI WA 98110

Date: September 22, 2016

Comment

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

Water

Ag & forest laws

Cultural Plan

- Human Services - | The availability of Human

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

Jane Rasely

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

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

Does that answer your questions?



Jennifer Sutton, AICP

Senior Planner

www.bainbridgewa.gov

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

206.780.3772

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

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

Thanks Jane.

Paul

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

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

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

Mr. Anderson,

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

Sincerely,



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

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

Jane:

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

Thanks, Paul

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

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

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

Cc: Jennifer Sutton <jsutton@bainbridgewa.gov>

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

Good Afternoon,

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

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

Thank you,



Jane Rasely

Administrative Specialist

www.bainbridgewa.gov

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206.780.3758 (office) 206.780.5104

Janey Rasely

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

Jane Rasely

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

Jane Rasely

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

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

September 24, 2016

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

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

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

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

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

Sincerely,
Vernon Anderson

Jane Rasely

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

Dear Planning Commission for COBI,

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

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

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

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

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

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

Thank you for considering!

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

Comments on the 2016 COBI Draft Comprehensive Plan

SEP 26 2016

Bainbridge Island Brewing

September 25, 2016

Dept. of Planning &
Community Development

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

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

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

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

Land Use Element

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

Economic Element

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

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

Transportation Element

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

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

**Bainbridge Island Brewing
March 18, 2015**

Summary

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

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

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

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

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

Discussion

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

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

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

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

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

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

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

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

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

D. Commercial Sales and Service

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

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

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

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

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

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

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

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

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

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

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

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

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

Coppertop Loop (Coppertop Park Business Complex)

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

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

Business Park Lane Area (various buildings and properties)

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

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

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

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

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

City of Bainbridge Island

September 22, 2016

SEP 26 2016

Planning and Community Development

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



Dear Members of the Planning Commission:

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



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

cc: City Council

City of Bainbridge Island

September 22, 2016

SEP 26 2016



Planning and Community Development

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

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Sincerely,



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

cc: City Council

City of Bainbridge Island

September 23, 2016

SEP 26 2016

Planning and Community Development



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

Dear Planning Commissioners:

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

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

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

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

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

Sincerely,



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

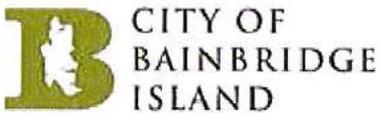
JaneyRasely

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

Good Morning,

Please see attached public comment.

Thank you,



JANE RASELY

Administrative Specialist

www.bainbridgewa.gov

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

206.780.3758 (office) 206.780.5104



Name: SANJAY BHATT

Address: 721 MADISON AVE N
BAINBRIDGE 98110

Date: September 17, 2016

Comment

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

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

JaneyRasely

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

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

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

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

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

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

Best,
Diane Bonciolini

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

206.842.7133

JaneyRasely

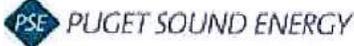
From: Brobst, Thomas <tom.brobst@pse.com>
Sent: Wednesday, September 21, 2016 12:11 PM
To: Jennifer Sutton
Cc: CityAdmin; BarryDoveless; PCD; Morgan Smith; Gary Christensen; dschultz@bainbridgewa.gov; Aliabadi, Gretchen
Subject: RE: JEG Electric Section Draft Language
Attachments: COBIDcompplanletter9-21-16.pdf
Importance: High

Jennifer:

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

Tom

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

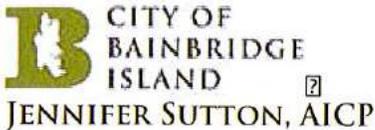


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From: Jennifer Sutton [mailto:jsutton@bainbridgewa.gov]
Sent: Thursday, August 11, 2016 8:15 AM
To: Brobst, Thomas
Cc: PCD
Subject: RE: JEG Electric Section Draft Language

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



JENNIFER SUTTON, AICP
Senior Planner
www.bainbridgewa.gov
facebook.com/citybainbridgeisland/
206.780.3772

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

From: Brobst, Thomas [<mailto:tom.brobst@pse.com>]
Sent: Thursday, August 11, 2016 7:25 AM
To: Jennifer Sutton <jsutton@bainbridgewa.gov>
Subject: UE Electric section draft language
Importance: High

Jennifer:

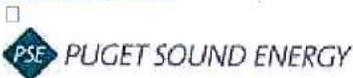
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U14.8 Replace E1.4

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

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Janey Rasely

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

Importance: High

 CITY OF
BAINBRIDGE
ISLAND
JENNIFER SUTTON, AICP
Senior Planner
www.bainbridgewa.gov
facebook.com/citybainbridgeisland/
206.780.3772



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

Dear Planning Commission members:

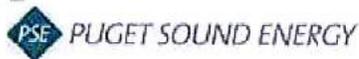
Good afternoon. PSE would like to include you in our written comments to COBI planning staff regarding the desire to keep the integral transmission loop language in the revised comp plan document. The attached letter helps to spell out the reasoning for the transmission loop language to be brought forward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

Respectfully,

Tom

Thomas M. Brobst
Municipal Liaison Manager

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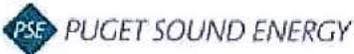
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Cc: 'cityadmin@bainbridgewa.gov'; Barry Loveless (bloveless@bainbridgewa.gov); pcd@bainbridgewa.gov; 'msmith@bainbridgewa.gov'; 'gchristensen@bainbridgewa.gov'; 'dschultz@bainbridgewa.gov'; Aliabadi, Gretchen
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 PUGET SOUND ENERGY

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PUGET SOUND ENERGY

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

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

Dear Ms. Sutton,

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

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

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

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

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

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

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

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

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

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

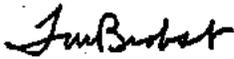
E 1.5

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

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

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

Sincerely,



Tom Brobst
Municipal Liaison Manager
Puget Sound Energy

cc:

Morgan Smith
Barry Loveless
Gary Christensen
Doug Schultz



PUGET SOUND ENERGY

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

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

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Sincerely,



Tom Brobst
Municipal Liaison Manager
Puget Sound Energy

cc:

Morgan Smith
Barry Loveless
Gary Christensen
Doug Schultz

Jane Rasely

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

Hi, Jennifer,

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

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

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

Donna J. Bunten

CAO Coordinator

Shorelands and Environmental Assistance Program

Department of Ecology

PO Box 47600

Olympia, WA 98504

360-407-7172

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

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

Does that answer your questions?



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

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

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

Thanks Jane.

Paul

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

From: Jane Rasely [<mailto:jrasely@bainbridgewa.gov>]
Sent: Monday, September 12, 2016 9:17 AM
To: Anderson, Paul S. (ECY) <paan461@ECY.WA.GOV>
Cc: Bunten, Donna (ECY) <DBUN461@ECY.WA.GOV>; Jennifer Sutton <jsutton@bainbridgewa.gov>
Subject: RE: 201604673 City of Bainbridge Island Determination of Non-Significance and SEPA Checklist

Mr. Anderson,

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

Sincerely,



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

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

Jane:

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

Thanks, Paul

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

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

Good Afternoon,

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

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

Thank you,



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

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

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

Acronym Table:

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

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

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

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

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

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

Updating the designation and mapping of FFAs

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

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

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

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

[New guidance⁵ is available](#) from the Department of Ecology on using mapping tools to identify CMZs.

Update to Frequently Flooded Area standards

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

Habitat protection: Increasingly, there is recognition of the importance of floodplains as [vital habitat to support salmon⁶](#) and other species. Relevant information may be found in updates to salmon recovery plans, channel migration zone mapping or other sources. These sources should be considered in development of revised CAO provisions which better protect riparian habitat. These protections may be addressed under the FFA provisions or within the Fish and Wildlife Habitat Conservation Area provisions of a CAO.

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

Address Unique Circumstances and Climate Change: A jurisdiction may have unique risks due to the potential for [tsunamis⁷](#), high tides with strong winds, [sea level rise⁸](#) or extreme weather events that it may want to address in its FFA provisions.

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

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

Update to Dual-Purpose Critical Area and Floodplain Management Ordinances

Local governments must address flood-prone areas under two separate statutes: The GMA ([RCW 36.70A⁹](#)) and the Floodplain Management statute ([RCW 86.16¹⁰](#)). A Floodplain Management ordinance under RCW 86.16 is necessary for a city or county to qualify for FEMA’s NFIP. Some local governments



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

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

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

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

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

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

Flood Control Districts operated by counties – Achieving internal consistency



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

Ecology Floodplain Management staff contacts:

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

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

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

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

For Statewide Policy Issues:

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

References:

- ¹ Municipal Research and Services Center (MRSC) information on flood hazard areas, including examples of local ordinances and links to other information:
<http://www.mrsc.org/subjects/pubsafe/emergency/ps-flood.aspx>
- ² WA Department of Commerce guidance on Frequently Flooded Areas:
<http://www.commerce.wa.gov/Services/localgovernment/GrowthManagement/Growth-Management-Planning-Topics/Critical-Areas-and-Best-Available-Science/Pages/Frequently-Flooded-Areas.aspx>
- ³ Final (effective) and many preliminary Flood Insurance Rate Maps can be found at the FEMA Map Service Center: <https://msc.fema.gov/portal>
- ⁴ Channel Migration Assessment web pages at Ecology:
<http://www.ecy.wa.gov/programs/sea/sma/cma/index.html>
- ⁵ Guidance on identifying channel migration zones -- Mapping tools technical guidance:
<https://fortress.wa.gov/ecy/publications/SummaryPages/1406032.html>
- ⁶ Land use planning for salmon, steelhead and trout (WA Department of Fish and Wildlife):
<http://wdfw.wa.gov/publications/00033/wdfw00033.pdf>
- ⁷ Tsunami hazard area and evacuation route mapping (select "Tsunami Evacuation Map" from Map Theme menu at top left): <https://fortress.wa.gov/dnr/geology/>
- ⁸ Sea level rise in Washington State: <http://www.ecy.wa.gov/climatechange/risingsealevel.htm>
- ⁹ Growth Management Act statute: <http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A>
- ¹⁰ Floodplain Management statute: <http://apps.leg.wa.gov/rcw/default.aspx?cite=86.16>
- ¹¹ National Marine Fisheries Service NFIP Biological Opinion: http://www.fema.gov/media-library-data/20130726-1900-25045-9907/nfip_biological_opinion_puget_sound.pdf
- ¹² NFIP ESA BiOp Biological Opinion Checklist: <http://www.fema.gov/media-library/assets/85336>
- ¹³ Department of Ecology information on technical assistance to local floodplain management programs:
http://www.ecy.wa.gov/programs/sea/floods/technical_assistance.html
- ¹⁴ Information on Flood Control Districts in Washington State:
<http://www.mrsc.org/subjects/governance/spd/spd-floodlist.aspx>

Janey Rasely

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

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

Thank you for the opportunity to submit our comments.

Heather Burger 

Executive Director

Friends of the Farms

221 Winslow Way W, Suite 103

Bainbridge Island, WA 98110

206.842.5537

heather.burger@friendsofthefarms.org

www.friendsofthefarms.org

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



TO: City of Bainbridge Island
Navigate Bainbridge
Planning Commission

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

Date: September 26, 2016

Subject: Comprehensive Plan Update Input

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

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

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

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

Goal LU-17:

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

Policy LU 17.1:

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

Policy LU 17.2:

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

Policy 17.4:

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

Policy LU 21.4:

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

ECONOMIC

New Policy EC 14.3:

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

ENVIRONMENT

INVASIVE SPECIES:

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

AGRICULTURAL LANDS:

4th Paragraph:

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

Policy EN 19.6:

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

Policy EN 19.8:

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

Policy EN 19.9:

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

New Policy EN 20.4:

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

Policy 21.3:

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

Policy EN 21.8:

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

FORESTS & TREES

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

HOUSING

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

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

JaneyRasely

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

Hello-

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

Kim Coletti



Name: *Amy Collis*

Address: *13223 NE Cambridge Crest Way*

Date: **September 17, 2016**

Comment

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

JaneyRasely

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

9.17.16 -- Comment on draft Land Use Element

Planning Commission,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Meanwhile –

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

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

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

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

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

Put another way:

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

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

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

Which brings me back around to my own neighborhood.

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

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

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

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

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

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

Douglas Crist

Friends of Fort Ward

1948 Parkview Drive

Bainbridge Island, WA

98110

dc.bainbridge@mac.com

Jane Rasely

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

Members of the City Council,

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

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

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

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

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

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

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

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

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

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

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

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

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

Robert Dashiell
6370 NE Tolo Road

Jane Rasely

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

Members of the Planning Commission,

This is public comment on the proposed Comprehensive Plan.

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

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

This is one approach to help slow global warming,

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

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

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

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

Robert Dashiell
6370 NE Tolo Road

Jane Rasely

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

Members of the Planning Commission,

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

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

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

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

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

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

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

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

Robert Dashiell
6370 NE Tolo Road

Jane Rasely

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

Members of the Planning Commission,

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

The Comprehensive Plan is required by the Growth Management Act.

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

There are **five** required elements.

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

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

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

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

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

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

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

Life goes on.

Robert Dashiell
6370 NE Tolo Road

Jane Rasely

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

Members of the Planning Commission,

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

From page IN-10:

Guiding Principle #2

Protect the water resources of the Island.

Guiding Policy 2.1

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

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

We do not have a finite amount of groundwater.

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

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

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

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

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

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

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

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

The second source is simply water distillation.

Two stories here.

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

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

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

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

This Guiding Policy applies:

Guiding Policy 2.5

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

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

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

Respectfully,

Robert Dashiell
6370 NE Tolo Road

Jane Rasely

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

Members of the Planning Commission,

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

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

Seriously???

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

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

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

Robert Dashiell
6370 NE Tolo Road

Jane Rasely

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

Members of the Planning Commission,

This is public comment on the Water Resources chapter.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Robert Dashiell
6370 NE Tolo Road

September 21, 2016

Re: Cultural Element
2016 Comprehensive Plan Update

Planning Commission:

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

May it always be true.

Sincerely,



Christine S. Davis
retired member of Bainbridge Island
Arts & Humanities Council

September 21, 2016

Re: Cultural Element
2016 Comprehensive Plan Update

Planning Commission:

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

May it always be true.

Sincerely,

Christine S. Davis

Christine S. Davis
retired member of Bainbridge Island
Arts & Humanities Council

Jane Rasely

From: Jane Rasely
Sent: Thursday, September 22, 2016 11:03 AM
To: Gary Christensen; Jennifer Sutton; Jon Quitslund; Joseph W. Tovar ; Lisa Macchio; Mack Pearl; Maradel Gale; Michael Killion; Michael Lewars; Sarah Blossom; William Chester
Subject: Public Comment
Attachments: 20160922 DAVIS, CHRISTINE.pdf

Good Morning,

Please see attached public comment received this morning at City Hall.

Thank you,

 CITY OF
BAINBRIDGE
ISLAND
JANE RASELY
Administrative Specialist
www.bainbridgewa.gov

Jane Rasely

From: Mary V. Dombrowski <maryvdombrowski@gmail.com>
Sent: Saturday, September 24, 2016 10:01 AM
To: PCD; Mary V. Dombrowski; Eileen Safford
Subject: Comments on Proposed Service Center in Fort Ward ~ Comprehensive Plan
Attachments: Service Center.pdf

(Please confirm receipt)

COMMENTS RE COMPREHENSIVE PLAN CHANGES

Re: Fort Ward

Background

In the mid 90s, in response to the proposed expansion of the Fort Ward Sewer System and at the urging of the Fort Ward Neighborhood Association, a charette was convened at City Hall. The Mayor at the time was Janet West. Involved were residents of Fort Ward, property owners in Fort Ward, COBI personnel, State Park personnel, representatives from the Office of Archaeology and Historic Preservation from Olympia, developers, Fort Ward Neighborhood Association members, and other interested parties.

A plan was developed for Fort Ward directing set aside of wet lands, a restructuring of the plat on the Parade Ground to provide open space, and identification of historic structures. One historic structure given special consideration was the Barracks Building #16. It was to be allowed to carry 8 residences, instead of the 2 residences allowed by the underlying zoning. This was condition upon rehabilitation of the building and preservation of historic features. Also, a condition was put upon the eventual developers: payment of monies towards a community center equal to that which would have been housed in the common room of the barracks building itself.

A further aim of the Fort Ward plan was the preservation of historic artifacts from the 1889 Coastal Fort, the Army occupation, the US Naval takeover for radio operations, and the 1939 Naval expansion. Identification of the elements of the 1939 expansion was made by myself, Eileen Safford, and Gerald Elfendahl of the Bainbridge Historical Museum, earning for Fort Ward a listing as a district on the National Historic Register. The listing of the Army portion of the Fort had been achieved earlier by David Hansen of the Office of Archacology and Historic Preservation in Olympia.

Existing residents before sewer expansion made up about 40 households. The underlying reasoning directing the plan was a minimization of impact on existing residents and reasonable accommodation of residents into newly built homes. All in all, the plan, which has now come to fruition, has proven to be satisfactory.

Now we are faced with something new: a potential Service Center at Fort Ward.

Concerns

Here are some concerns:

Traffic in and out of Fort Ward is restricted to one road, Fort Ward Hill Road. What is its carrying capacity? Will a service center encourage more traffic into the fort? Will a service center allow Fort Ward residents to serve more of their needs within the fort, rather than traveling to Winslow or elsewhere?

What will be the boundaries of the Service Center? Height restrictions? Density? With a change in zoning, *cui bono*? Who benefits? Will property owners within a defined district land a windfall for the up-zoning of property within the Service Center? Equity? Impact on others in the vicinity?

Presently we expect already to soon see a significant change in usage at the corner of Evergreen and Fort Ward Hill Road. A design firm plans to develop the barracks building into a residential school. Simultaneously, Sewer District #7 and BIPRD are rehabbing the Bakery Building into a so-called community center. Is there here an unseen hand driving the proposal for a Service Center? These two projects alone will bring new traffic up Fort Ward Hill Road: residents and visitors to the design school, a community center offering various classes to all islanders.

Decision

Pending a fleshing out of the particulars for the Service Center, I am withholding my opinion yea or nay. A Service Center might be a nice addition, offering economic opportunity and neighborhood cohesion. Having spent a few weeks in the village of Kulbingen, Germany when my son was on active duty there, I had the chance to observe an traditional neighborhood clubhouse in action: tent festival for October Fest, beer garden, pool hall, youth center. So, I am not entirely opposed to the idea of a Service Center in Fort Ward.

Also, the historic pattern for Fort Ward has been mixed use. Think of all the different things that went on during the 80 or so years when the Army and Navy occupied the fort: radio operations, radio training, bowling alley, bakery, jail, dense residential, blacksmithing, et cetera. At the present time we have (as an inheritance from military usage) 3 multi-plexes, numerous duplexes, and an abundance of single-family homes - some on as little as 1/5 of an acre. So I believe a Service Center could work depending on:

Where

When

Size

Who (benefits)

What it contains

Thank you, Planning Commissioners, for your many hours of volunteer labor on this update. I look forward to garnering more information about your proposal for Fort Ward.

Best,

Mary Victoria Dombrowski

COMMENTS RE COMPREHENSIVE PLAN CHANGES

Re: Fort Ward

Background

In the mid 90s, in response to the proposed expansion of the Fort Ward Sewer System and at the urging of the Fort Ward Neighborhood Association, a charette was convened at City Hall. The Mayor at the time was Janet West. Involved were residents of Fort Ward, property owners in Fort Ward, COBI personnel, State Park personnel, representatives from the Office of Archaeology and Historic Preservation from Olympia, developers, Fort Ward Neighborhood Association members, and other interested parties.

A plan was developed for Fort Ward directing set aside of wet lands, a restructuring of the plat on the Parade Ground to provide open space, and identification of historic structures. One historic structure given special consideration was the Barracks Building #16. It was to be allowed to carry 8 residences, instead of the 2 residences allowed by the underlying zoning. This was condition upon rehabilitation of the building and preservation of historic features. Also, a condition was put upon the eventual developers: payment of monies towards a community center equal to that which would have been housed in the common room of the barracks building itself.

A further aim of the Fort Ward plan was the preservation of historic artifacts from the 1889 Coastal Fort, the Army occupation, the US Naval takeover for radio operations, and the 1939 Naval expansion. Identification of the elements of the 1939 expansion was made by myself, Eileen Safford, and Gerald Elfendahl of the Bainbridge Historical Museum, earning for Fort Ward a listing as a district on the National Historic Register. The listing of the Army portion of the Fort had been achieved earlier by David Hansen of the Office of Archaeology and Historic Preservation in Olympia.

Existing residents before sewer expansion made up about 40 households. The underlying reasoning directing the plan was a minimization of impact on existing residents and reasonable accommodation of residents into newly built homes. All in all, the plan, which has now come to fruition, has proven to be satisfactory.

Now we are faced with something new: a potential Service Center at Fort Ward.

Concerns

Here are some concerns:

- Traffic in and out of Fort Ward is restricted to one road, Fort Ward Hill Road. What is its carrying capacity? Will a service center encourage more traffic into the fort? Will a service center allow Fort Ward residents to serve more of their needs within the fort, rather than traveling to Winslow or elsewhere?

- What will be the boundaries of the Service Center? Height restrictions? Density? With a change in zoning, *cui bono*? Who benefits? Will property owners within a defined district land a windfall for the up-zoning of property within the Service Center? Equity? Impact on others in the vicinity?
- Presently we expect already to soon see a significant change in usage at the corner of Evergreen and Fort Ward Hill Road. A design firm plans to develop the barracks building into a residential school. Simultaneously, Sewer District #7 and BIPRD are rehabbing the Bakery Building into a so-called community center. Is there here an unseen hand driving the proposal for a Service Center? These two projects alone will bring new traffic up Fort Ward Hill Road: residents and visitors to the design school, a community center offering various classes to all islanders.

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Pending a fleshing out of the particulars for the Service Center, I am withholding my opinion yea or nay. A Service Center might be a nice addition, offering economic opportunity and neighborhood cohesion. Having spent a few weeks in the village of Kulbingen, Germany when my son was on active duty there, I had the chance to observe an traditional neighborhood clubhouse in action: tent festival for October Fest, beer garden, pool hall, youth center. So, I am not entirely opposed to the idea of a Service Center in Fort Ward.

Also, the historic pattern for Fort Ward has been mixed use. Think of all the different things that went on during the 80 or so years when the Army and Navy occupied the fort: radio operations, radio training, bowling alley, bakery, jail, dense residential, blacksmithing, et cetera. At the present time we have (as an inheritance from military usage) 3 multi-plexes, numerous duplexes, and an abundance of single-family homes - some on as little as 1/5 of an acre. So I believe a Service Center could work depending on:

- Where
- When
- Size
- Who (benefits)
- What it contains

Thank you, Planning Commissioners, for your many hours of volunteer labor on this update. I look forward to garnering more information about your proposal for Fort Ward.



CITY OF
BAINBRIDGE ISLAND



Name: S. FURBER

Address: 9141 NE SALMON BAY LN

Date: September 22, 2016

Comment

DO NOT AMEND CODE TO LIMIT B+B+
VACATION RENTALS. CONTRARY TO WHAT SOME
BELIEVE, MOST WILL NOT BECOME "AFFORDABLE
HOUSING"

APPOINT A DESIGNATED AGENCY FOR CULTURAL ELEMENT
A+B.

TRY TO USE BEST SCIENCE WHEN DECIDING
ON FAIR / SUSTAINABLE ISSUES

Jane Rasely

From: Council
Sent: Wednesday, September 7, 2016 3:17 PM
To: Gary Christensen; Jennifer Sutton; Jane Rasely
Cc: Joseph Tovar; Morgan Smith
Subject: FW: Comprehensive Plan

From: jeannette franks [mailto:jfranks1@comcast.net]
Sent: Wednesday, September 07, 2016 2:57 PM
To: Council <council@bainbridgewa.gov>; Doug Schulze <dschulze@bainbridgewa.gov>
Subject: Comprehensive Plan

Thank you for all your hard work on the Comprehensive Plan. it sure looks comprehensive to me!! Please forward this to any relevant people, as I think it is quite important.

Please consider in the "Environmental Element" under NOISE adding Policy EN11.4: " Measure and monitor noise of motorcycles, trucks, and announcements entering and exiting ferry on Olympic Way".

I, along with several hundred other Bainbridge residents, live quite near the ferry terminal. While it is quite handy, there is significant noise entering and exiting the ferries, well over legal limits. The loud noise is particularly burdensome when they load the 4:45 am and 5:20 am ferries. Especially motorcycles!
Thank you.

Highest regards, *Jeannette*

Jeannette Franks, PhD 206-755-8461

Jane Rasely

From: Leigh Anne Freeman <leighannefreeman@yahoo.com>
Sent: Monday, September 26, 2016 7:33 AM
To: PCD
Subject: Fort Ward zoning

Hello,

I wanted to weigh in on rezoning our neighborhood here in Fort Ward. We are absolutely against that. We picked this neighborhood because it wasn't near any businesses. We chose to have a 15-20 minute commute to get to the ferry 5 days a week for work to be away from traffic and be in a quiet neighborhood. We have two small boys 1 and 3. And we enjoy our neighborhood filled with families and being able to walk and bike the streets in this corner of Bainbridge with little traffic. We all drive slower and look out for little ones riding bikes or playing soccer. This was an important decision we made when choosing to relocate here and it saddens me to think of losing that neighborhood to development. There have to be places that are preserved to be a neighborhood. Fort Ward is full of families that chose not to be close to amenities for a reason. I hope you listen to us as we say no to rezoning.

Thank you for your time.

Best,

Leigh Anne McKeen

Sent from my iPhone

Jane Rasely

From: malcolmgander@comcast.net
Sent: Monday, September 26, 2016 3:58 PM
To: PCD
Subject: Comments On the Draft Bainbridge Island Comprehensive Plan

The following comments pertain to the Water Resources Element of the Draft Comprehensive Plan (CP):

1) Please remove the confusing phrase "...a quasi-enclosed environment..." from the first sentence of this section. This means different things to different readers, whether technical or non-technical.

2) Page WR-5, Policy WR 1.4:

Suggest adding the following text (*italics is existing text, bold text is suggested text*): *Apply the policies in the element in tandem with the protective measures set by the City's Shoreline Management Master Program, Critical Areas Ordinance, and any other environmental or water resources management ordinance established by the City.* **Of primary importance are BIMC 16.08.050; and WAC Chapter 365-190, pursuant to the Growth Management Act Chapter 36.70A RCW - Critical Aquifer Recharge Areas (CARAs).**

BIMC 16.08.050 states: "Development which may adversely affect aquifer recharge areas in the Bainbridge Island vicinity should be prohibited or restricted."

WAC Chapter 365-190, pursuant to the Growth Management Act Chapter 36.70A RCW - Critical Aquifer Recharge Areas (CARAs) are defined as follows:

"Areas with a critical recharging effect on aquifers used for potable water are areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water."

(End of suggested text)

Note that Bainbridge Island is part of Kitsap County. This behooves the Bainbridge Island (BI) Comprehensive Plan (CP) to, at the very least, acknowledge a regulatory requirement that is mentioned within its own county's CP.

The Kitsap County CP states:

"In Kitsap County, groundwater is the source of all drinking water outside of Bremerton's service area. Places where rainfall soaks into the ground are called recharge areas. Places where the geologic conditions are such that surface contaminants could pollute water supplies are considered critical aquifer recharge areas (CARA). The Critical Areas Ordinance (CAO) recognizes two categories of critical aquifer recharge areas: Category I and II, with Category I being areas with a higher risk of contamination of water supplies.

Category I and II critical aquifer recharge areas are protected through a combination of regulatory restrictions on land uses that pose an elevated risk of contaminating groundwater and low-density zoning."

Additionally, both Island County's CP and San Juan County's CP call out CARAs. For sole source aquifers areas such as Bainbridge Island, noting CARAs in writing is as fundamental as noting the Shoreline Management Master Program and CAOs.

The following comments pertain to the Water Resources Existing Conditions & Future Needs- Appendix B portion of the CP:

1) Page 10: Draft text is presented in italics with **bold suggested text included**.

[Not all-removed] *Groundwater on Bainbridge Island comes from recharge on Bainbridge Island. Please remove the sentence immediately following this sentence, as the USGS model makes broad, unsubstantiated assumptions on the question of connectivity of aquifers between the Kitsap Peninsula and Bainbridge Island. Based on broadly similar geologic characteristics from aquifers in the Bremerton area to the west of Bainbridge Island, there has been speculation of a possible connection of the Fletcher Bay aquifer on Bainbridge and producing aquifers in Bremerton. However, this has not been substantiated through empirical evidence, or any peer-reviewed scientific journal.*

Jane Rasely

From: Gregory Geehan <ggeehan@gmail.com>
Sent: Friday, September 16, 2016 2:41 PM
To: PCD
Subject: Comp Plan

These comments relate to the two paragraphs under Land in the Bainbridge Island History part of the Introduction.

There are a few inaccuracies.

- The first sentence says that Bainbridge is split into **three** geologic areas. It should say **two**. (One occupies the southern third. The second takes up the northern two-thirds.)
- The first sentence also says that the bedrock was thrust up "approximately **eighteen** to thirty million years ago". This needs two corrections. The Blakely Harbor Formation has been dated at **13** million years old, so the range should read **thirteen** to thirty. More importantly, those dates refer to when the sediments were **deposited**. They were 'thrust up' much more recently.
- I don't understand the second sentence. A 'steep gradient' as a 'backdrop to Rockaway Beach' that is related to the Seattle Fault doesn't make sense to me.
- The plates involved in a magnitude 9 earthquake are the North American and 'Juan de Fuca', not 'Pacific'.

Otherwise, it's mostly alright, although the seismic risk part strikes me as a bit misleading.

I can offer the suggested wording copied below. It makes use of the elements and phrases in the draft text, but for me is more accurate and understandable.

Thanks for your consideration.
Gregory Geehan
206-718-2867

Bainbridge Island is split into two geologic areas, with the southern third composed of sedimentary bedrock thirteen to thirty million years old. A primary concern for this southern third is limited water supply caused by the low porosity and structurally complex bedrock, which has been thrust up along the south side of the Seattle Fault. This fault runs from Eagle Harbor to Seattle and poses a seismic risk for earthquakes much greater than the three earthquakes over 6.0 that have occurred since World War II: in 1949, 1965, and 2001. Our island and the entire region is also at risk from a 9.0 plus earthquake involving the North American and Juan de Fuca tectonic plates.

The northern two-thirds of Bainbridge Island, with Eagle Harbor as an approximate dividing line, is composed primarily of sand, clay, and gravel deposits. These were laid down over tens of thousands of years, some by glaciers and others by rivers and streams. The last glacier formed our island's topography, dominated by north-south oriented hills. While the sands and gravels are still commercially extracted, the primary benefit is easily accessible ground-water sources.

Jane Rasely

From: Sharon Gilpin <aronpin@gmail.com>
Sent: Saturday, September 17, 2016 3:09 PM
To: PCD
Subject: Comments on Comp Plan
Attachments: SGilpinCommentCompPlan.pdf

Attached are my comments on the Draft Comp Plan for the Planning Commission.

Thanks!

Sharon Gilpin

Sharon Gilpin
Ft. Ward
1574 Parkview Dr NE
Bainbridge Island WA
aronpin@gmail.com

September 17, 2016

**Planning Commission
Comprehensive Plan Comments**

I attended two of the Visioning Sessions; a couple of the community meetings and am familiar with Comprehensive Plans from my work in various cities in the Western United States. I moved to the Island 24 years ago and read the Comp Plan that I thought an amazing document.

Clear, concise and yet in practice I've watched the development on the Island; the burden of transportation impacts placed – not on the developers – but on the citizens; the elimination of a key goal in the Housing Element regarding liveboards that has been trashed; and a general practice of granting variances like candy to favored developers without regard to impacts. I've watched a lazy attitude towards cleaning up hazardous waste sites on the Island that are turned into parks and are still hazardous today.

I think there are many basic foundational issues that are missing or in contradiction with each other.

Land Use Element

LU 1.1 why are we using Kitsap Regional Coordinating Council growth data when the County has publicly admitted that their last projections for population growth were 50% over estimated? This information was published in the Kitsap Sun and I spoke with Commissioner Gelder about it.

What is the harm in over-estimating population growth? Over building thereby creating non-sustainable growth.

LU 5.1 If sustainability is a key goal; and reducing sprawl is part of this goal why would we add 'new' neighborhood serving centers such as Ft. Ward. This is a complete contradiction with this LU section and LU Goal 6. And 6.3 are erroneous in that Ft. Ward does NOT offer 'small scale service and commercial activity' at present.

Economic Element

EC 13 Goals regarding home-based businesses should have some language about standards necessary to ensure that those businesses that receive major shipments, send out major shipments necessitating large freight trucks constantly blocking narrow roads; using loaders to unload trucks because of lack of access to the actual 'home-based' business should be relocated to business/industrial zoning areas.

EC 15. Standards should be clear on what is no longer a 'home-based' business and is fact an industrial business that must locate in a business/industrial. For example, numerous freight trucks deliveries per week, numerous 'storage rooms' with 24-hour lighting and/or heating and noisy cooling equipment running.

These types of business cannot 'harmonize' with residential neighborhoods. Sitting at one's desk and using Wi-Fi all day without traffic intrusion from commercial vehicles and few or no employees is what seems to be desirable on the Island.

Environmental Element

Goal EN-1 & EN 5: No mention of the Fish Farms in Rich Passage. Why is this being ignored?

EN 1.5 and 1.6: No mention of the major polluting Fish Farms in Rich Passage. All the language about protection of near-shore; fish habitat is in contradiction because of the existence of these Fish Farms. There are many issues involved in virus dissemination into the natural fish population; the waste products that sit under the pens; the anti-biotic that are used because the Atlantic Salmon – non-native – live in close proximity which creates disease.

Anecdotally we used to be able to clam off the beach at Lytle Road on Pleasant Beach but not for years now – because of the horrible pollution of the fish farms.

We do not have to agree with the DNR or the Department of Fish & Wildlife to approve these farms. Both this and geoduck harvesting means that the State gets the revenue and Bainbridge Island reaps the burden. Eliminate EN 5.7.

Our Comp Plan draft should make a statement about our desire to see them removed as a way of reducing impacts on our natural environment.

Water Element

The Introduction mentions that BI is a ‘quasi-enclosed environment’ – what does this mean? The very beginning of this Element should be that Bainbridge Island has been designated by the EPA as a Sole Source Aquifer.

WR 1 & 3: We should have a goal that plainly speaks to the use of tools in evaluating cumulative impacts of development on all resources via the use of EIS studies for developments over a certain sq. footage. This Island never requests developers to do EIS documents and this harms our ability to weigh the cumulative impacts on all resources. *For example – housing developments over 5 units should need an EIS document so that we can evaluate impacts on water and every other resource so that we can honestly plan and manage growth.*

Housing Element

Housing is needed in many cities. Affordable housing is needed in every rich community – and that is what Bainbridge Island is – a rich community.

Our Island’s current Comp Plan states that ‘liveaboards are a part of the housing stock of the Island’. It is a beautiful statement for a City surrounded by water – an Island. It is logical. It is smart.

But this is given lip service in this document. The Shoreline Master Plan, although it had absolutely nothing to do with liveaboards, reduced the amount of liveaboards in marinas from 25% to 10%. In these days of no affordable housing, of the desire to house people that work in service jobs on the Island and others – living on one’s boat is affordable and desirable. It was

disheartening to watch the supposedly 'most progressive' members of the Council vote to throw out liveboards.

We must change this in this document. Goal HS 3 should recognize this unique form of housing that can be available on this Island.

There is nothing ecologically damaged when a person lives on her boat. All marinas are equipped with water and sewer functions. This is a resource we must reclaim if we are honestly interested in housing Island workers.

Transportation Element

While the goal of reducing the use of single occupancy vehicles is a concern until there is transit available more frequently by the County's Transit agency it will remain a reality, as people need to get around. BI should push Kitsap Transit to prioritize ground transportation and forget spending millions of tax dollars chasing a fast ferry project. Our local officials should adopt that policy position. It is amazing there is no bus service on Sunday!

Capital Facilities Element

Achieving concurrency means using available tools to ensure honest measurement of impacts – requiring EIS documents on certain sized developments is essential to this goal.

Cultural Element

Goal 6: Ensure that public art is not 'static' but changed frequently.

Human Services Element

HS – 3 – Should recognize the opportunity available for low-income living on a boat.

Thank you.

Jane Rasely

From: peter granstrom <pmggrant177@sbcglobal.net>
Sent: Wednesday, September 7, 2016 8:08 AM
To: PCD
Subject: Comprehensive Plan

Thank you for the chance to offer my two cents.

Perhaps the plan should give further consideration to water and growth.
Reports to date are old and do not take into consideration global warming/climate change.
We are using more and will continue to use more water.
Will conservation become an ordinance?
Growth should be carefully looked at and addressed in growth and development.
Hauling potable to your house may not be so far fetched! Think about it!

How much is to much growth? More apartments for workers? Most workers live off island because its cheaper, more affordable. This will not change with more housing.
Should the "plan" have vision to address the environment equally with growth?

Thank you for your time,
Pete Granstrom

Jane Rasely

From: Stuart Grogan <GroganS@housingkitsap.org>
Sent: Monday, September 26, 2016 3:14 PM
To: PCD
Subject: Comments to the Planning Commission regarding the Draft Comprehensive Plan
Attachments: Comments on the 2016 draft to the Planning Commission.pdf

Please see attached.

Thanks

Stuart Grogan
Executive Director
Housing Kitsap
345 6th St #100
Bremerton, WA 98337
Off: 360-535-6142
Mobile: 360-620-3820
grogans@housingkitsap.org

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NOTICE: All emails and attachments sent to and from Housing Kitsap are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

Board of Commissioners
Chair Val Tollefson
Vice Chair Ed Wolfe
Becky Erickson
Charlotte Garrido
Robert Gelder
Rob Putaansuu

Executive Director
Stuart Grogan



345 6th Street Suite 100
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Phone (360) 535.6100
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<http://www.housingkitsap.org>

Members of the Planning Commission
City of Bainbridge Island
280 Madison Ave. North
Bainbridge Island, WA 98110

Dear Planning Commission:

Thank you for the opportunity to provide comments on the draft Comprehensive Plan for the City of Bainbridge Island. The draft clearly demonstrates the care and attention that you and staff have invested in the planning process and I would like to acknowledge and thank you for that effort. The following are a few comments on the Housing Section of the draft for your consideration:

1. As I mentioned in the public hearing, the draft speaks volumes to the need and support for additional units by amending the development processes, drafting incentives, and working with partners and the private sector. However, there is a whole other arena of housing support referred to as "rental assistance" that needs the acknowledgement and community support. The most commonly known form of rental assistance is the Section 8 Housing Choice Voucher. The voucher provides the holder with the freedom to find a unit that best meets their needs in a neighborhood they like near their work, school or other amenities. The voucher provides a reliable stream of income that with the holder's 30%, is close if not equal to market rents. Unfortunately, vouchers in addition to other non-employment based income like alimony or child care payments, a Veterans Assistance Supportive Housing (VASH) voucher, and social security or other disability payments, are sometimes either disallowed by landlords in the qualifying process or people are prohibited from even applying. This has been especially evident in our current tight rental housing market.

The source of income of a qualifying tenant should not be allowed to prevent someone from living in a unit. Seattle and other places in the country have adopted policies and regulations that prevent what is commonly referred to as "Sources of Income Discrimination". I would like propose that the City of Bainbridge Island's Comprehensive Plan include language that requires it adopt policies that prevent Sources of Income Discrimination and that requires the City's staff to examine its rental housing regulations to insure that property owners may not discriminate based on sources of income.

2. Earlier this year, the Department of Housing and Urban Development published a new requirement referred to as Affirmatively Further Fair Housing (AFFH). The requirement sets out both tools and a planning and analysis process for all local jurisdictions and housing authorities. Kitsap's process will begin in 2017 and be due in 2018. It will be a major effort involving many stakeholders and groups to identify issues and to develop a plan of action to eliminate any identified fair housing barriers.

As above, I would like to encourage the City of Bainbridge Island to add language to its Comprehensive Plan that assures its commitment to fair housing and to affirm its intention to review its policies, programs and regulations to further this effort.

3. In the preamble to the Housing Section, there is an excellent summary of some of the key data points and issues some of which are pulled from the Housing Needs Assessment. And, I see the intention to measure and track the response to these issues reflected in the regular reporting requirement anticipated in the draft plan. I support this effort but would like to encourage that the data that gets reported be expanded to include the housing that is available, and that has been newly constructed for special, vulnerable or difficult to serve populations such as homeless youth and youth aging out of foster care, victims of domestic violence, homeless, veterans, and re-entry housing for people coming out of incarceration.

4. In Sections HO 8.1 and 8.2, I would like to encourage you to amend and strengthen the language supporting “non-profits” and “public or private entities” to provide services and develop programs for special populations. In reading the draft, new affordable housing for a diverse population and a variety of incomes is pretty strongly supported. But because housing for special or difficult to house populations can come with challenges of acceptance in a community, I think it is important to state, explicitly, that the City of Bainbridge Island supports and will encourage the appropriate siting and inclusion of housing for these groups, including emergency and permanent shelters for the homeless, in addition to supporting the programs.

5. The draft plan anticipates working closely with non-profits and other housing and service providers in a more organized fashion. Similar efforts have been started in other parts of Kitsap County and have been successful. I would like to encourage the formation of a flexible ad hoc group that is formed and led by a few City Councilmembers or the Mayor to meet on a regular basis and I am happy to volunteer to serve on this group.

Thank you for the opportunity to contribute to this process. Please don't hesitate to contact me if you have any questions or would like additional information.

Sincerely,

Stuart Grogan

Stuart Grogan
Executive Director

Jane Rasely

From: Lara Hansen <lara@ecoadapt.org>
Sent: Monday, September 26, 2016 3:05 PM
To: PCD
Cc: Kellie Stickney
Subject: Comments on the Bainbridge Island Comprehensive Plan Draft
Attachments: EcoAdapt Comments on the BI Comprehensive Plan 26 September 2016.pdf

Greetings,

I regret that I was unable to attend either of the open house and public comment events held last week. Our rich civic life on Bainbridge Island makes for many conflicting opportunities for engagement and purpose. I am happy to report that my absence from the Saturday event allowed me to participate in our Island's first beach clean up day that my small group of two adults and two children collected 51 lbs of debris from the north shore of inner Eagle Harbor (Woods to Gowen Place, less Leslie Landing which was cleaned by the residents).

In lieu of participating in one of the two public comment meetings, you will find my submission of comments attached here.

Please feel free to contact me if you have any questions or needs for clarification.

Overall, I believe that great work has been done on this document by the many hardworking city staff and volunteers! I look forward to having our community made the better for it!

Sincerely,
Lara

Lara J. Hansen, Ph.D.
Chief Scientist and Executive Director
EcoAdapt
P.O. Box 11195
Bainbridge Island, WA 98110
(206) 201-3834

www.ecoadapt.org
www.cakex.org
<http://climate-adaptation.blogspot.com>

Comments on the Bainbridge Island Comprehensive Plan, August 2016 Draft

Submitted by Lara Hansen, EcoAdapt
with input from Stacey Justus Nordgren, Foresight Consulting
9/26/2016

Let me begin by commending all parties involved in the process of moving our communities comprehensive plan toward a more resilient document that will serve us well going into the future. This document covers the myriad issues key to life in our Island community. Thank you for your hard work.

Unfortunately, I was not able to review the entire 339 pages. I appreciate that many of our previous comments and suggestions have been incorporated in this document. I believe the issue of climate change is taken quite seriously in its application to our community's plan. Bravo! Clearly in any instance where more detailed thought on how climate change could be added either these previous submissions can still serve as guiding documents or you are welcome to give me a call.

In this review effort, given limited time, I have focused primarily on the Guiding Principles and a few sections that caught my eye in the larger document. Please accept these comments as helpful suggestions to make the document on message and toward goal—creating the best Bainbridge possible for today and tomorrow!

Stylistic comments:

Spaces between sentences: In this modern age double spacing between sentences is no longer the norm. This was created to make spacing even on typewriters, however computers correct this problem and a single space does the trick without making the page look like it has holes in it.

Capitalization: In some places "climate change" is "Climate Change." Why?

Italics: I am not clear on why many things in the document are sometimes italicized. For example, "greenhouse gas" is in one paragraph both italicized and not italicized.

Figure IN-3: This is missing its color coded legend.

Page IN-8, paragraph 2: "Contemporary" in a vision it is confusing. I wondered if you meant now or 2036. I'd remove this word if you in fact mean 2036 to avoid this confusion.

Page IN-8, paragraph 3: I think you have to have the last sentence in the present not past tense. We will be "accommodating growth, addressing the impacts of climate change and conserving our environment." I say this because 2036 does not mark the end of growth, the cessation of climate change or the completed conservation of the environment. All of these activities are on-going, iterative processes that will be part of our community's activity set in perpetuity.

Page IN-8: why are some things in italics?

Page IN-9: As written “preserving our special character” does not include preserving our Island’s functionality as a community. Currently you cannot buy school supplies in Winslow. With the loss of Paper Products my family drove (increasing traffic on 305) to Poulsbo and Silverdale to get what was needed on the BISD supply list. That is ridiculous. Winslow does not have small town atmosphere if it does not meet small town needs. Is there a way to include this concept? Also missing here is much tie to marine access and ecosystems, seemingly odd for an Island community.

I suggest the following:

Guiding Principle 1: “Preserve the special character of the Island, which includes downtown Winslow’s small town atmosphere **and function**, historic buildings, extensive forested areas, meadows, farms, marine views **and access**, and scenic and winding roads supporting all forms of transportation.”

Guiding Policy 1.1: adjust the end “...including better protection for trees, soils, native plants **and shorelines.**”

Guiding Policy 1.2: “...identified needs for housing, **good**, services and jobs...”

Add Guiding Policy 1.4 that loops in all language of this principle: “Review, update and fully implement the non-motorized transportation plan so that the vision of multimodal transportation becomes reality for today’s residents. Employ methods to require new and redevelopment to contribute this implementation.”

Page IN-10: Guiding Principle #2

Guiding policy 2.4 talks about sea level rise but there is no discussion about projected changes in precipitation patterns which will also affect the quality and quantity of our groundwater for future generations.

I suggest the following:

“Climate change may affect the quantity and quality of our finite groundwater resources. Anticipate and prepare for the consequences of sea level rise, altered precipitation pattern, as well as any other changes in climate and community response to climate in order to ensure ample quality and quantity of groundwater for future generations.”

Page IN-12, Guiding Principle 7: Why is “greenhouse gas” italicized? (also in Guiding Policy 7.1)

Guiding Principle 7.2: Why is “development regulations” italicized?

Otherwise, Guiding Principle 7 is a great footing for our community!

Page IN-13, Guiding Principle #8: This is a nice set up for implementation!

Page LU-1: Brilliant decision to use a 50-100 year time horizon.

Page LU 1, items 1-4: I suggest you decouple #4 to create a new 4 and a new item #5:

#4: Reduce greenhouse gas emissions.

#5: Plan for the effects of climate change such that the impacts are avoided or ameliorated.

Page EN-2, 2nd paragraph: Last sentence says “effects of climate change and sea level rise.” This is confusing. Sea level rise is one aspect of climate change in our region. The sentence goes on to say “adapting where necessary and mitigation impacts to the extent possible.” In this case adaptation is the mitigation of impacts (whereas climate mitigation is the reduction of greenhouse gas emissions). Therefore, in the interest of making this sentence accurate and not confusing, I suggest changing it to “...anticipated effects of climate change, such as sea level rise, adapting where necessary in order to reduce impacts to the extent possible.”

Page EN-18: Suggest change “climate changes” to “climate change”

Page CFE-4, Policy CF 1.3: Final bullet, like with Page EN-2, lists “...climate change and sea level rise...” which is not accurate. I suggest clarifying with “...impacts of climate change, including sea level rise.”

Again, thanks to all who have worked on the Plan to make it as strong and useful a document as it is today. Congratulations.

Jane Rasely

From: Becca Hanson <bhanson@studio-hansonroberts.com>
Sent: Saturday, September 17, 2016 6:21 PM
To: PCD
Subject: Comments on the Comp Plan

It was a great pleasure to attend the Open House this afternoon, as well as the ensuing public comment period. As a result of listening, taking it all in and reading through the Plan this afternoon, I have the following observations, comments and edits. It should be noted that comments are preceded by a bullet point; while edits are shown in red.

I am particularly interested in the environment (including reclaiming the Island's "Dark Skies"); water resources; and agriculture, economics and land use as it affects farming and farmer housing. Thus you will find my comments concentrated in these areas.

Thank you for the opportunity to comment.

COMPREHENSIVE PLAN INTRODUCTION

Guiding Principle #2:

- It would appear that only freshwater has been considered, however the water quality in our saltwater bays and along our shores is equally important considering the number of people who utilize the resources produced by those waters – equally as important as the farms and gardens mentioned in 2.7.

Guiding Principle #5:

- The principle makes no mention of ecosystem services and the need to preserve systems that functionally benefit us all – beyond the aesthetic and emotional.
- If the City is serious about Guiding Policy 5.4, this means there will eventually have to be a discussion on the Island about no free-ranging cats and the trapping of feral cats. If we are going to have intense conversation about the need to protect trees so that there is someplace for birds to alight, we also need to protect their ability to breed and raise their young.

LAND USE

Policy LU 6.1:

Land use designations shall reflect the priority of Bainbridge Island to remain primarily residential with the need for nonresidential development concentrated in designated centers (commercial and services) and land use zones (light industrial and agricultural).

Policy LU 6.3:

- "Designated centers" should be supported from the point of view that they can provide nearby services and flourishing businesses while bringing people together from a wider area to mix with one another. Fort Ward is too isolated from the rest of the Island and too much of a residential neighborhood. It should be dropped from the list.

Policy LU 10.10 & LU 10.13:

- Both mention "lighting" but should go further to talk about conforming with "Dark Sky" policies. In fact, I would recommend that implementing "Dark Sky" should be a Guiding Principle of the Island to maintain the natural sense of the place that we all say that we value so much. Need to reference Goal EN-13.

Goal LU-13: Agricultural land use should be promoted through the development of and **Agricultural Land Use** designation with permitting requirements that are different from Residential Land Use areas. **HIGH PRIORITY ELEMENT!**

Goal LU-17:

"Promote food security through support for local food production, awareness of farming practices, reduction of the Island's carbon footprint and public health by encouraging locally-based food production, distribution and choice through commercial

agriculture, urban agriculture, community gardens, farmers' market and food stands, and food access initiatives. ~~Establish partnerships and share resources to promote food access and production.~~ (This is being done by others and does not require active City involvement other than support.)

Policy LU 17.1:

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

Policy LU 17.2:

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

Policy 17.4:

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

Policy LU 21.4:

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

ECONOMIC

New Policy EC 14.3:

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

ENVIRONMENT

INVASIVE SPECIES:

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

AGRICULTURAL LANDS:

4th Paragraph:

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

Policy EN 19.6:

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

Policy EN 19.8:

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

Policy EN 19.9:

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

New Policy EN 20.4:

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

Policy 21.3:

- Huh???? This totally unclear about what you are trying to do and why a policy is needed?

Policy EN 21.8:

- TOTALLY AGREE! It needs to be elevated to a Council-reporting Commission to make sure that we are taking all of this seriously.

FORESTS & TREES

- The City needs to be aware of the very real danger of retaining certain trees in the seasonally windy conditions that we have on the Island, and the City's liability in requiring certain trees to be retained.
- There should be a policy that encourages (and rewards!) slow conversion of land from forested to non-forested to allow natural adaptations in adjusting to wind-loads and faunal dispersal.

HOUSING

I have no expertise in housing but am looking forward to the City encouraging demonstration projects of tiny housing and off-grid neighborhoods to encourage entrepreneurship and innovation. Particularly for low income and farm intern housing.

Thank you so much.
Please do not hesitate to contact me if you have any questions.

B
Becca Hanson, FASLA Principal



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Member:
WAZA: World Zoo & Aquarium Association | AZA: (American) Association of Zoos & Aquariums | ZAA: Zoo & Aquarium Association (Australasia)

This communication is from Studio Hanson/Roberts and is for the use of the intended recipient(s). If you have received this information in error, please let us know so that we can correct the situation!

Jane Rasely

From: Jennifer Sutton
Sent: Tuesday, September 27, 2016 3:39 PM
To: dhenry1@gmail.com
Cc: PCD
Subject: FW: Requested copy of Environmental Element at open house

Mr. Henry, the link below takes you to the webpage where you can look at the Public Hearing DRAFT Comprehensive Plan, either as a whole, or Element by Element. Let me know if you have other questions.

<http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>

If you want to go straight to the DRAFT Environmental Element, see below:

<http://www.bainbridgewa.gov/DocumentCenter/View/7160>

 CITY OF
BAINBRIDGE
ISLAND
JENNIFER SUTTON, AICP
Senior Planner
www.bainbridgewa.gov

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

From: Christy Carr
Sent: Monday, September 26, 2016 2:16 PM
To: Jennifer Sutton <jsutton@bainbridgewa.gov>; Jane Rasely <jrasely@bainbridgewa.gov>
Subject: Requested copy of Environmental Element at open house

Dave Henry
dhenry1@gmail.com

 CITY OF
BAINBRIDGE
ISLAND
CHRISTY CARR, AICP, PWS
Senior Planner
www.bainbridgewa.gov



Name: Rebecca Judd

Address: 15375 Sunrise Dr. NE.

Date: September 22, 2016

Comment

Thank you for the hard work that has gone into developing our updated Comprehensive Plan. I have been impressed with the collaborative nature of this process and the depth of citizen engagement. In particular, I have been involved with the Cultural Element as a representative of the Library. It is my hope that the Cultural Element of the Comp Plan sets the framework for future city funding in this area. Restoring budget allocations to pre-recession levels will ~~and~~ enrich our connections to self & others, through enhanced programming & services.

Jane Rasely

From: Melanie Keenan <melaniekeen@comcast.net>
Sent: Friday, August 26, 2016 2:34 PM
To: Joseph Tovar; PCD; Ron Peltier; Council
Subject: Aquifer Conservation Zones

Mr. Tovar,

Now that the "Quasi- Enclosed" city of Bainbridge Island is preparing to review the draft Comprehensive Plan Update, please provide a list of where the Plan provides for "Aquifer Conservation Zones" per RCW 36.70A.550.

A simple list of what elements and where in the draft a citizen can find this important component for protecting the Island's Sole Source Aquifer would be helpful.

Could you also please define "quasi-enclosed?" This language was used in the Water Resource Element. A definition is not available in technical references associated with geological or hydrogeologic scientific studies. Perhaps you meant to use the widely understood EPA definition of a "Sole Source Aquifer" since the Island exceeds the requirements of over 50% dependence on groundwater for a potable water supply. In fact the Island is entirely reliant on groundwater, and there is no other affordable or readily available source of water for the residents, this equals the EPA definition of Sole Source Aquifer. Plus, Bainbridge Island is totally enclosed or surrounded by salt water from the Puget Sound.

This is ostensibly questionable, and encompasses questionable intent concerning water resources, indicating a lack of understanding of groundwater science with the comprehensive plan update water resources element.

Maybe it is more appropriate to define the Comprehensive Plan Update process so far as "Quasi-Enclosed" with emphasis on the "Quasi" definition of... fake, mock, pretend, or sham. Highlighted by the definition of "Enclosed" as immured, confined, buried, embedded, or implanted.

The Majority of citizens have very little knowledge or involvement in the process to date for several reasons. The notification and website are difficult to navigate. The Planning Commission meetings are neither televised or broadcast. Most residents have concluded that their input is not worth the time or effort, since the draft was large conceived by staff and consultants beforehand, and is being introduced to the community through public meetings, which equates to theater. As opposed to providing the required format for actual community input. The fact that the Comp Plan Draft has little resemblance to the existing Comprehensive Plan to protect the Island environment and water resources in more obvious ways vs. the new overriding theme of promoting development beyond the Island's limited resources, documents how the city is ignoring taxpayer's historic well established community priorities.

Thank you
Melanie Keenan

NAVIGATE BAINBRIDGE COMPREHENSIVE PLAN UPDATE UPCOMING EVENTS

YOU ARE HEREBY INVITED the City will be hosting the following events as part of the Navigate Bainbridge Comprehensive Plan Update:

Saturday, September 17, 2016
9:00 – 10:30 AM Comprehensive Plan Open House
10:30 – Noon Public Hearing

Thursday, September 22, 2016

4:30 – 6:00 PM Comprehensive Plan Open House

6:00 – 8:00 PM Public Hearing

Both events will be held at City Hall, Council Chambers, 280 Madison Avenue North, Bainbridge Island, Washington 98110.

In anticipation that a quorum of City Council members may attend, these events are being noticed.

RCW 36.70A.550

Aquifer conservation zones.

(1) Any city coterminous with, and comprised only of, an island that relies solely on groundwater aquifers for its potable water source and does not have reasonable access to a potable water source outside its jurisdiction may designate one or more aquifer conservation zones.

Aquifer conservation zones may only be designated for the purpose of conserving and protecting potable water sources.

(2) Aquifer conservation zones may not be considered critical areas under this chapter except to the extent that specific areas located within aquifer conservation zones qualify for critical area designation and have been designated as such under RCW 36.70A.060(2).

(3) Any city may consider whether an area is within an aquifer conservation zone when determining the residential density of that particular area. The residential densities within conservation zones, in combination with other densities of the city, must be sufficient to accommodate projected population growth under RCW 36.70A.110.

(4) Nothing in this section may be construed to modify the population accommodation obligations required of jurisdictions under this chapter.

Jane Rasely

From: Melanie Keenan <melaniekeen@comcast.net>
Sent: Monday, September 26, 2016 3:54 PM
To: Lisa Macchio; Maradel Gale; Jon Quitslund; PCD; Doug Schulze; Mack Pearl; William Chester; Michael Killion; Council
Subject: Comp Plan Update Comments
Attachments: 20160926 Comp Plan Update Comments.pdf

Enclosed draft comments for the Comp Plan Update Draft

Jane Rasely

From: Melanie Keenan <melaniekeen@comcast.net>
Sent: Friday, August 26, 2016 2:44 PM
To: Joseph Tovar; PCD; Ron Peltier; Council
Cc: Lin Kamer-Walker; Sharon Gilpin
Subject: Aquifer Conservation Zones

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This is ostensibly questionable, and encompasses questionable intent concerning water resources, indicating a lack of understanding of groundwater science with the Comprehensive Plan Update Water Resources Element.

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(4) Nothing in this section may be construed to modify the population accommodation obligations required of jurisdictions under this chapter.

Appendix B Water Resources Existing Conditions & Future Needs

This document is problematic, a poor summary concerning the Water Resources of Bainbridge Island. Needs accuracy, revisions, proper references, and a summary that is not cherry picked. The community deserves an honest assessment of water resources on Bainbridge Island.

Because COBI will be reliant on drinking water conservation and reduction of use for existing Island residents in order to substantiate growth projections; this document should state the Island is a Sole Source Aquifer up front. The designation by EPA promotes conservation, management and protection the Planning Commission should advocate. SSA status is a fundamental building block concerning the Water Resources of the only all Island UGA city surrounded by salt water in the state of Washington. Relevant water resource documents would prioritize this status to help manage the limited ground water resources in compliance with the Federal Safe Drinking Water Act.

Document summarizing water resources science requires.

1. Name(s) of qualified scientist(s) or engineer authoring the summary and signing off with their license. The state of Washington requires licensed geologist, hydrogeologist or engineer sign off on water resource work.
2. List of appropriate references with date author page reference to substantiate the numerous questionable claims provided in the 26 pages.

Otherwise this document appears to be a collection of a haphazard random cherry picked information from various publications taken out of context by under qualified unlicensed staff. As such this document lacks the credibility needed.

P.3 List the number of wells the city samples for Seawater Intrusion annually, you will find it is a very small number. This summary is not inclusive of many known private wells impacted by seawater intrusion on the Island to date. The Planning Commission should understand the science... if a well is impacted by seawater it is no longer useable for drinking water, and is decommissioned or redrilled to a different aquifer bearing zone, making it impossible to further sample the wells for seawater intrusion data. Thus, impossible to collect 4 consecutive readings from a well that no longer exists for Early Warning Level screening. Once a well is closed down, this does not mean the seawater/saltwater problem is gone. The nature of sampling by COBI inappropriately limits data collection and reporting of seawater intrusion. Listen carefully to staff response concerning questions about wells impacted by salt water. Usually the response is vague, and claims they do not "see" wells impacted by seawater intrusion despite the existence of several impacted wells to date, now closed down or redrilled to a different water-bearing zone. Since the city did not adequately collect or report on wells impacted by salt water historically, subsequent reports by consultants and the USGS also have no data to

report or use in the model. This lack of data by under qualified water resource staff to date does not equate to no seawater intrusion concerns. If a person fails to get annual physicals for 25 years, and claims he does not have doctor reports of health problems, this does not necessarily equal a healthy person. Several private wells on the Island have been compromised by saltwater and are simply not part of the data set for questionable reasons.

Stating wells that may have been impacted by seawater are possibly a result of "old" seawater remaining in the aquifer or other reasons, is also not credible when honest scientific sampling and reporting of seawater intrusion of a SSA island groundwater supply is lacking.

P. 5 Throughout the Comp Plan Update process the Planning Commission, Council city staff and the consultant have withheld and manipulated reporting of data for wells exceeding EWL. This was documented in a recent city staff memo to council. This section should reflect the facts (.49 with statistical manipulation vs. .5 for early warning levels) or it can be construed as fraud. Example; withholding the 2015 dry season drought readings, and only including the raining months of Jan, Feb and March to alter recent statistical reporting.

P. 6 Claims that drawdown of the Fletcher Bay Aquifer is confined to one well only is false. The USGS Bainbridge groundwater model reporting documents drawdown of the Fletcher Bay Aquifer and how it will continue even if the Island does not increase its current water use. Reason licensed scientists should author a summary of the water resources of the Island.

The USGS also stated in reporting the number, consistency and level of well monitoring the city does for reporting is inadequate for sound scientific evaluations. Since that time the city has further reduced monitoring of Island wells for reporting.

P. 7 Over simplified statements of generalized groundwater flow is flawed. Drawdown from major production wells influences groundwater movement and can actually reverse normal water movement in an aquifer, as documented in the USGS groundwater model study. City staff is relying on less than 70 wells and incomplete and flawed data to portray ground water resources. The GW model studies are very generalized snapshots based on a small data set.

P. 8 Be mindful, staff dictated the level and amount data supplied to the consultant and the level of reporting referenced on this page. The various aquifers defined on Bainbridge Island pinch and swell and are not continuous reservoirs of water. Some mapped aquifers present in one area of the Island are either less water producing or absent in other parts of the Island. The limited number of wells currently monitored means that a great deal of extrapolation was involved in generating and updating a predictive model. Garbage into a mathematical model equals garbage out. Making statements on a limited groundwater model run put together by ASPECT consulting limited by staff and management data collection and goals will soon be outdated by

next years data. Is this highly interpretive information, is this something you want to include in an 8 plus year Comp Plan, especially with Climate Change concepts and predicted precipitation changes heavily pushed throughout?

P.9 Aggressive water conservation measures...necessary to accommodate growth proposed in the Comp Plan Update. But you want to include new service centers and encourage industry and promote economy, that will use water at a far greater rate than private property homeowners?

Simply limiting impervious surfaces with new development does not begin to meet the need to preserve and protect important aquifer recharge areas. Thus the reason State Legislators provided Aquifer Conservation Zones. Entirely different than your proposed Aquifer Conservation ZONING and Low Impact Development. Retrofitting driveways won't compensate for the loss of necessary aquifer recharge areas due to growth necessary to manage the limited water resources on Bainbridge Island. Conserving important areas (no development zones) will be fundamental to managing adequate and high quality drinking water for Island residents.

How can the city adequately address recharge and water use if it fails to monitor a reasonable number of wells, fails to honestly report on the data collected, fails to be current with federal, state and county and city drinking water laws, fails to address the superfund site it owns, and other hazardous waste sites out of compliance with Federal, State and County health and safety laws?

P. 10

Age of water has not been scientifically tested, the statement that the deep aquifer water is 1000 years old is a very rough estimate. This needs to be put in context and a reference to the source would help keep staff from misreporting. There has been no age dating, assumptions are made based on limited well data to date, and highly generalized regional geology and lithology correlations. Comments that our deep aquifer groundwater originates from Kitsap Peninsula are also extrapolated from a very limited data set and highly generalized regional geologic assumptions. There are no well/pump tests to demonstrate communication between wells on Kitsap and Bainbridge Island. No study wells drilled below surface in the Puget Sound to confirm the status of the deep aquifer. There are no dye tests. There is no detailed mapping of the floor of the Puget Sound between the Island and Kitsap Peninsula. Be mindful that all of the Kitsap Peninsula including Bainbridge Island is a Sole Source Aquifer. The combined land mass is 90% surrounded by salt water. The aquifers mapped pinch and swell and are absent in many areas of the Kitsap Peninsula. There is no magic river running under Rich Passage to Bainbridge Island wells. If there is such an abundance of water coming from Kitsap, why did the USGS report concerning drawdown of his deep aquifer? Why did the city recently put \$11,000 dollars towards a study with KPUD to figure out ways to have Bainbridge more reliant on the SeaLevel Aquifer, necessary to "rest" the deep Fletcher Bay Aquifer because of documented drawdown? The understanding that the regional geology and lithology is similar to Bainbridge and the Kitsap Peninsula does not

mean the Island has an endless water supply. These are false presentations and are not put in the proper context. Most importantly the region is riddled with major faults in a major earthquake zone. Including the youngest fault in the Seattle region (1100 years old) bisects the Island and continues through the Kitsap Peninsula. This fault uplifted the south portion of the Island to expose Bedrock, thus the absence of the mapped aquifers north and west of the fault. What would further seismic activity mean to the water supply of Bainbridge? There should be reference to the extensive faults and seismic mapping that show major rifts through and around the Island interrupting potential groundwater movement from Kitsap to Bainbridge and on the Island itself.

The Kitsap Peninsula will be growing at a greater rate than the Island and the water demands in the deep aquifer will increase, possibly impacting the Bainbridge Island water supply. Kitsap also reports seawater intrusion in some production wells. Does Bainbridge have water rights involving the deep aquifer on the Kitsap Peninsula where our city government is somehow relying on the Island's water supply is an endless resource outside of it's boundaries? Also consider the proposed reliance on the SeaLevel aquifer that is recharged on the Island (in order to rest the deep aquifer), creates increased drawdown and less runoff increasing the risks of Seawater Intrusion.

P.13 You reference stormwater has long been considered a nuisance, yet in your Water Resource Element you have eliminated precipitation from the Hydrogeologic Cycle as if Bainbridge is a special place (no doubt). Precipitation is vital to aquifer recharge of a SSA Island, and as such should remain part of the document and separated from Stormwater which is defined technically and monitored and regulated differently than Precipitation.

P. 14 Eagle Harbor Wyckoff Superfund Site is not appropriately prioritized in terms of water bodies that fail to meet standards or criteria as impaired. Why not? Statements about impaired water bodies is out of context in the 2012 Water Quality Assessment. No doubt other areas delineated were also impaired. However leaving out or not naming the Wyckoff Eagle Harbor as a SUPERFUND HAZARDOUS WASTE SITE in the Comp Plan Water Resources Element and the Environmental Element needs to be addressed. Naming this will allow for the appropriate prioritization and application of resources to address this horrendous contaminated mess currently impacting the groundwater resources in that area of the Island. The city questionably purchased this site on behalf of citizens it should own it and get it cleaned (roughly 100 million dollars is needed to just stabilize the problem in place, with no funding source on the horizon).

P. 17-19 The city and DNR, EPA and Ecology needs to come to terms with the new SMP and the hypocritical allowances of questionable commercial fish farming off Island shores. There needs to be a section addressing this problematic operation and the known contamination and compromise to the natural environment.

The city should honestly list the multiple sewer breaches in Eagle Harbor over the last decade. Definitely more than one, a dozen?

P. 20 References to Climate Change and the nonprofit ECOADAPT, COBI supported and referenced endlessly in the Comp Plan Update fails to point out the most important reporting and prioritization of water resources in their Climate Impact Assessment.

<http://www.cakex.org/sites/default/files/documents/BICIA%20Final%2028%20July%202016.pdf>

In their report EcoAdapt makes reference to the current Water Resources Element and the prioritization of water resources, as well as how the Island is designated a Sole Source Aquifer. The report addresses how the largest concern for the nation and the world regarding Climate Change is adequate water resources to sustain the population. However, this is not adequately conveyed in the Comp Plan Update Draft Elements. Somehow Bainbridge missed this key concept and reduced the importance of limited water resources of a SSA Island in the Comp Plan Update. Water Resources somehow are a lower priority in the proposed draft elements being put forward by the Planning Commissioners.

The Water Resource Element is the most important element in the Comp Plan Update. As I testified in my limited 3 min public comment to you last week, the draft you are presenting to the community at this time has relegated the Island's limited Water Resource protection and management to the back seat vs. the obvious importance of water to all things concerning planning on Bainbridge Island.

The draft does not provide for growth to pay for itself as required by GMA laws. Instead reliance on the current flawed city management practices of taxing and bonding existing residences to illegally subsidize special interest developers on Bainbridge. The city fails to address Local Improvement District (LID) or Impact fees and funding by business and developers. Citizens have by inappropriately forced to fund infrastructure upgrades (roads, sewer, water) for most of the Carruthers, ASANI Coates Lynwood Center Jacobi Windermere etc development on the Island to date.

There are no current reliable metrics in place to evaluate and report on the effects of growth to date. So the directive to promote growth in the new comp plan draft is unreliable. The city rubber stamps SEPA check lists. Often completed with errors and omissions to bypass the EIS Environmental Impact Statement necessary to adequately evaluate growth impacts to the water resources and other environmental concerns.

Having put extensive efforts forward to draw attention to appropriately address water resources in the update and see how most of my input was largely ignored is disturbing. I have put together power point presentations, attended dozens of

meetings including drafting meeting and sent dozens of emails, I even met and tried to educate the Consultant on several occasions. From a citizen perspective this does not meet the requirements for a proper public process. I saw how the council made additions and subtractions to the Update during Study Sessions when the public is limited from participating. I saw how the staff was asked time again to put together a draft element or to rewrite sections instead without incorporating citizen input.

There is not enough time allowed for a citizen to go through all finalized draft elements and comment to the Planning Commission before your deadline. I will address my concerns to the council and the Growth Management Hearing Board and also address obvious lapses and misinformation if not corrected to the appropriate agencies and authorities. As it stands the Planning Commission should revisit today's deadline and allow adequate time for busy citizens (one weekend only after the last public meeting and less than 30 days after presenting 100s of pages of draft) to read and intelligently respond to your proposed documents.

Thank you

Melanie Keenan PG PHG

Jane Rasely

From: Joe Tovar <joseph.w.tovar@gmail.com>
Sent: Tuesday, August 30, 2016 3:50 PM
To: Melanie Keenan
Cc: Joseph Tovar; PCD; Ron Peltier; Council; Lin Kamer-Walker; Sharon Gilpin
Subject: Re: Aquifer Conservation Zones

Hi Melanie. I have been out of town for a few days but will get some feedback to you tomorrow.

Joe Tovar

Sent from my iPhone

- > On Aug 26, 2016, at 2:44 PM, Melanie Keenan <melaniekeenan@comcast.net> wrote:
- >
- > Mr. Tovar,
- >
- > Now that the "Quasi- Enclosed" city of Bainbridge Island is preparing to review the draft Comprehensive Plan Update, please provide a list of where the Plan provides for "Aquifer Conservation Zones" per RCW 36.70A.550.
- >
- > A simple list of what elements and where in the draft a citizen can find this important component for protecting the Island's Sole Source Aquifer would be helpful.
- >
- > Could you also please define "quasi-enclosed?" This language was used in the Water Resource Element. A definition is not available in technical references associated with geological or hydrogeologic scientific studies. Perhaps you meant to use the widely understood EPA definition of a "Sole Source Aquifer" instead, since the Island exceeds the requirements of over 50% dependence on groundwater for a potable water supply. In fact the Island is entirely reliant on groundwater, because there is no other affordable or readily available source of water for the residents. This equals the EPA definition of Sole Source Aquifer, and Bainbridge Island is totally enclosed or surrounded by salt water from the Puget Sound.
- >
- > This is ostensibly questionable, and encompasses questionable intent concerning water resources, indicating a lack of understanding of groundwater science with the Comprehensive Plan Update Water Resources Element.
- >
- > Maybe it is more appropriate to define the Comprehensive Plan Update process so far as "Quasi-Enclosed" with emphasis on the "Quasi" definition of... fake, mock, pretend, or sham. Highlighted by the definition of "Enclosed" as immured, confined, buried, embedded, or implanted.
- >
- > The Majority of citizens have very little knowledge or involvement in the process to date for several reasons. The notification and website are difficult to navigate. The Planning Commission meetings are neither televised or broadcast. Most residents have concluded that their input is not worth the time or effort, since the draft was large conceived by staff and consultants beforehand, and introduced to the community through public meetings, which equates to theater. As opposed to providing the required format for real community input. The fact that the Comp Plan Draft has little resemblance to the existing Comprehensive Plan to protect the Island environment and water resources in obvious ways vs. the new overriding theme of promoting development beyond the Island's limited resources, documents how the city is ignoring taxpayer's historic established community priorities.
- >
- >
- > Thank you
- > Melanie Keenan

- >
- > NAVIGATE BAINBRIDGE COMPREHENSIVE PLAN UPDATE UPCOMING EVENTS
- >
- > YOU ARE HEREBY INVITED the City will be hosting the following events as part of the Navigate Bainbridge Comprehensive Plan Update:
- >
- > Saturday, September 17, 2016
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- > 10:30 – Noon Public Hearing
- >
- > Thursday, September 22, 2016
- > 4:30 – 6:00 PM Comprehensive Plan Open House
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- >
- > Both events will be held at City Hall, Council Chambers, 280 Madison Avenue North, Bainbridge Island, Washington 98110.
- >
- > In anticipation that a quorum of City Council members may attend, these events are being noticed.
- >
- >
- > RCW 36.70A.550
- > Aquifer conservation zones.
- > (1) Any city coterminous with, and comprised only of, an island that relies solely on groundwater aquifers for its potable water source and does not have reasonable access to a potable water source outside its jurisdiction may designate one or more aquifer conservation zones.
- > Aquifer conservation zones may only be designated for the purpose of conserving and protecting potable water sources.
- > (2) Aquifer conservation zones may not be considered critical areas under this chapter except to the extent that specific areas located within aquifer conservation zones qualify for critical area designation and have been designated as such under RCW 36.70A.060(2).
- > (3) Any city may consider whether an area is within an aquifer conservation zone when determining the residential density of that particular area. The residential densities within conservation zones, in combination with other densities of the city, must be sufficient to accommodate projected population growth under RCW 36.70A.110.
- > (4) Nothing in this section may be construed to modify the population accommodation obligations required of jurisdictions under this chapter.

Jane Rasely

From: joseph.w.tovar@gmail.com on behalf of Joseph Tovar <joe@tovarplanning.com>
Sent: Thursday, September 1, 2016 12:09 PM
To: Melanie Keenan
Cc: PCD; Ron Peltier; Council; Jennifer Sutton; Gary Christensen; Cami Apfelbeck
Subject: Re: Aquifer Conservation Zones

Good morning Ms. Keenan. Thank you for your interest in the proposed Draft 2016 Comprehensive Plan. Following are responses to the questions you asked.

1. You ask for a list of where the Plan provides for "Aquifer Conservation Zones" per RCW 36.70A.550. We are familiar with RCW 36.70A.550, the GMA section that creates the discretionary authority for a city to adopt aquifer conservation zones. As that term is not defined in the statute, the city includes the following definition in page 1 of the Glossary:

"Aquifer Conservation Zone Regulations: land use controls designed to protect the functions and values of Bainbridge Island's aquifers. These regulations may include the City's critical area regulations, the use regulations and standards of the City's Shoreline Master Program, the well-head protection requirements of Class A and B water systems, and the requirements or best management practices of future City enactments such as low impact development regulations or the standards and best management practices required by a Groundwater Management Plan."

The State deadline for the City to adopt amendments to its regulations to protect critical areas is June 30, 2017. Because Aquifer Recharge areas are included in the definition of a critical area (RCW 36.70A.030) the City has until that time to compose specific regulations. Therefore, the regulations consistent with the above definition will be drafted, heard and adopted by the City Council in the first half of next year. However, note that the "low impact development regulations" mentioned in the above definition as part of the suite of "aquifer conservation zone regulations" are already being prepared and are on schedule to be adopted before the end of 2016.

There are several places in the draft 2016 Comprehensive Plan where the sole source nature of the Island's aquifer is recognized, the importance of protecting the Island's water resources are emphasized and the specific adoption of aquifer conservation zone regulations are named as a priority.

The first place where the Plan's discussion of this issue appears is on page IN-11 of the Introduction Chapter. Guiding Principle #2 states **"Protect the water resources of the Island."** That is followed by a series of associated guiding policies which includes Guiding Policy 2.1 that states: "Manage water resources for Bainbridge Island for present and future generations,

recognizing that the Island's finite groundwater resources [aquifers] are the sole source of our water supply."

In the draft Land Use Element, at page LU-9, the following policy appears:

"Policy LU 4.9 Lands shown on Fig. 1 as "Conservation Areas" are appropriate for residential, recreational, agricultural, habitat and open space uses. The City will use a variety of conservation tools, including public acquisition of certain properties, regulatory protection of environmentally *critical areas*, and innovative *tools* such as **aquifer conservation zoning** and conservation villages to minimize the development footprint within these Conservation Areas."

More detailed discussion of aquifer conservation regulations appear in the Water resources Element. The quoted text identifies as a high priority for the City to "adopt aquifer conservation zoning regulations". The relevant text appears on page WR-14 of the draft Plan:

"HIGH PRIORITY ACTIONS

WR Action #1 Adopt aquifer conservation zoning regulations and innovative permit review processes designed to protect the Island's surface and ground waters.

Policy WR 1.4 Apply the policies in this Element in tandem with the protection measures set by the City's Shoreline Master Program, Critical Areas Ordinance, and any other environmental or water resources management ordinance adopted by the City.

Policy WR 2.1 Recognize that the entire Island functions as an *aquifer recharge area*. *Low impact development techniques* are essential for maintaining aquifer recharge.

Policy WR 2.9 Recognizing that the Island *aquifer* system is a Sole Source *Aquifer* as designated by EPA, institute an added level of development and re-development permit review to prevent or mitigate potential pollutant-generating activities associated with proposed *land use*.

Policy WR 4.7 Develop and actively enforce a strong Low Impact Development (LID) ordinance to require any and all methods and practices for new development and redevelopment to the maximum extent practicable and reasonable.

Policy LU 12.4 Protect aquifer recharge functions throughout the Island, all of which is an *aquifer recharge area*, through the application of *critical areas regulations*, Shoreline Master Program use regulations, *low impact development regulations*, and the *wellhead protection regulations* administered by the Kitsap Health District.

Policy LU 4.9 . . . The City will use a variety of conservation tools, including public acquisition of certain properties, regulatory protection of environmentally *critical areas*, and innovative *tools* such as **aquifer conservation zoning** and *conservation villages* to minimize the development footprint within these Conservation Areas."

2. Your second question concerns the meaning of the term "quasi-Enclosed" as used in the Water Resources Element. The staff discussed this term with the Planning Commission during the review of the Water Resources Element. Perhaps you were not present and therefore did not hear it. When the adjective "quasi" is used to form compound words (such as a prefix separated from a second adjective by a hyphen) it is defined as "having some, but not all of the features of" the second adjective (www.dictionary.com).

In the case of the opening paragraph of the draft Water Resources Element, the use of the term "quasi-enclosed environment" means that the Island may have some features of an enclosed environment, but not all. For example, in terms of stormwater, the Island does not share a physical boundary with other municipalities, and, therefore, we are not connected to other municipalities' stormwater systems. Likewise, our small streams do not cross jurisdictional boundaries with other municipalities.

However, we know that our surrounding marine waters and deep aquifers do share boundaries with, and are connected to, others. Therefore, the Island has some, but not all of the features of, an enclosed environment.

The term is not defined in the Glossary, so perhaps we should do so.

Thank you again for your interest in the project.

Best Regards,
Joe Tovar

On Fri, Aug 26, 2016 at 2:33 PM, Melanie Keenan <melaniekeen@comcast.net> wrote:
Mr. Tovar,

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RCW 36.70A.550

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(4) Nothing in this section may be construed to modify the population accommodation obligations required of jurisdictions under this chapter.

Jane Rasely

From: Jennifer Sutton
Sent: Tuesday, September 20, 2016 9:44 AM
To: Mack Pearl; Jon Quitslund; Lisa Macchio; Maradel Gale; Michael Killion; Michael Lewars; William Chester
Cc: PCD
Subject: FW: Two Concerns regarding the Updated Plan

 CITY OF
BAINBRIDGE
ISLAND
JENNIFER SUTTON, AICP
Senior Planner
www.bainbridgewa.gov

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

From: PCD
Sent: Friday, September 16, 2016 8:26 AM
To: Jennifer Sutton <jsutton@bainbridgewa.gov>
Subject: FW: Two Concerns regarding the Updated Plan

AQ

From: Mary Clare Kersten [<mailto:mckersten@gmail.com>]
Sent: Friday, September 16, 2016 5:10 AM
To: PCD <pcd@bainbridgewa.gov>
Subject: Two Concerns regarding the Updated Plan

Hi,
First off, I want to thank you for all your work. Without a doubt, you all went to the wall and back on this one. I'll be attending tomorrow, and I have two concerns I thought I would put up front. And I'll try to talk to some of you tomorrow during the Open House, although I'm sure you will be mobbed.
One Concern -- This "shall" vs. "should" debate. I continue to be uneasy with the proliferation of the word "should." I could be wrong, but I see an "uncodified" Comprehensive Plan as the reason for the Visconsi debacle. So I am looking for a more iron-clad document that will truly protect the island from people like the Visconsis. Can each of you assure me that when a hearing examiner reads the word "should", that hearing examiner will interpret that word as a mandate? To me, that is the bar that needs to be set. From what I know about language, "should" doesn't do the job that "shall" does. Maybe you can persuade me otherwise. We can discuss!

Second Concern -- I believed that the original Comprehensive Plan endeavored to create a high-density Winslow, and intended to preserve the character of the rest of the island. Since I moved here 18 years ago, one of the ways our special character has deteriorated is on our roadways. All the time -- remember? -- we used to see Girls on Horseback. We have to reflect on where they all went. Now I notice cowering dog-walkers, if I even see them. Bicycle riders are having a hard time too. The cost to the taxpayer will continue to go up -- consider for a minute how much we need to spend just to keep the bicycles on the road. Lowering the speed limit will not cure this problem. There are simply too many cars on the road. The cars are there because we have allowed so many domiciles all over this island. Now, with this plan, we are going double the number of high-density service areas. This new vision, it seems to me, violates the principle that the development should be dense in Winslow, and the island character should be preserved.

Would it be possible to add language to the Comprehensive Plan that outlines a density plan that is progressive? In other words, could we wait to develop densely outside of Winslow until Winslow has maxxed out 80% of its development capacity? Could we incentivize continued high-density development in Winslow with tax incentives and other enticements? Then, could we wait to add high density to Fort Ward, the Day Road Industrial Park and other suggested sites until the present three centers -- Rolling Bay, Lynnwood Center and Island Center -- are maxxed out at 80% of their development capacity? (Island Center has not even started to realize its density potential.) Can't we require that Winslow fulfill its high-density capacity before we continue adding an untenable number of cars and homes across the island, thereby degrading the special character of this beautiful and unusual place?

I am really looking forward to seeing you all tomorrow and learning more about the proposed plan.

Most Sincerely,

Mary Clare Kersten

--
I support Justice Charlie Wiggins' re-election to the Washington State Supreme Court. Please consult www.votingforjudges.org.

Vote for I-732 in November -- a revenue neutral carbon tax to help reverse Climate Change.

Donald Trump is a FRAUD. He is an unmitigated narcissist, a serial liar, a rampant xenophobe, an unconscionable racist, an out-of-control misogynist and an ignorant birther. Ultimately, Donald Trump is "a demagogue for the lowest common denominator." (Stephen Hawking's words) I am working to defeat his candidacy and I urge you to do the same.

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demagogue for the lowest common denominator." (Stephen Hawking's words) I am working to defeat his candidacy and I urge you to do the same.

Jane Rasely

From: Regen Knoebel <ronnieregengmail.com>
Sent: Monday, September 26, 2016 9:33 AM
To: PCD
Subject: Proposed Rezoning of Fort Ward

Dear Planning and Community Development Dept,

We are writing in response to the proposed rezoning of the Fort Ward Neighborhood to include commercial and high density residential development. We, along with most of our Ft. Ward neighbors, find this idea to be terrible and completely against the vision that we see for our neighborhood and the vision we bought into when we built our house in this neighborhood. People do not move to Bainbridge Island for its "urban feel." We move to Bainbridge Island because it is a rural community in proximity to an urban center. There are already plenty of "neighborhood centers" within driving distance to Ft. Ward. People do not come to Ft. Ward for the retail development. They come for the park and to enjoy the outdoors. Right now, our children can roam free, riding their bikes and playing at the Parade Grounds without us parents worrying overly much about strangers or cars driving too fast. The proposed rezoning will greatly impact our quality of life here in Fort Ward. We are already concerned with the increased amount of traffic that will be here in Ft. Ward, especially as it is right next to our road of Devenny Ave. The young children in our culdesac ride their bikes and play up and down our road with little worry about cars interrupting our play, but the extra vigilance this community center will cause is only a fraction of what will occur with the rezoning.

Our other concern with the rezoning is that there is not a lot of extra outside traffic down to the Fort Ward neighborhood. Building a commercial center such as that of Lynwood Center (or even smaller) would not get the necessary traffic to keep a business going. So then we have the issue of empty commercial space, which is already becoming an issue in other areas of Bainbridge Island, especially in Winslow, which gets the highest amount of traffic already. The higher density residential buildings would also be a problem because the people who want to live in those types of developments want to do so in close proximity to the ferry. Our neighborhood is not in close proximity and we are afraid that the buyers developers would be looking for would not want to live this far out from Winslow. The developer would then be forced to fill the buildings with low-income renters. This would also be detrimental to the quality of the neighborhood.

We cannot express how strongly, we disagree with this proposed rezoning of the Fort Ward neighborhood. Please reconsider your proposal and focus on updating and reviewing the "neighborhood centers" already in place across the Island.

Thank you.

Matthew and Regen Knoebel
1592 Devenny Ave NE
Bainbridge Island, WA 98110
(206) 307-4407

Jane Rasely

From: Janet Knox <janet@PGWG.COM>
Sent: Monday, September 26, 2016 12:05 PM
To: PCD; Council
Subject: Comments on the DRAFT Economic Element of the Comp Plan
Attachments: Economic Element 2016 Comp Plan Comments.pdf

Dear Planning Commission and Council Members,

Thank you for your devotion in serving Bainbridge citizens. Please find attached comments on the Economic Element of the Comp Plan. I served on the initial Economic Element committee and was surprised that citizens were not involved in crafting the latest revisions, although members of the planning commission have given their attention and time. I feel that the Economic Element needs to represent all citizens, as we are all the economy, by modern definition.

Thank you,

DRAFT CONFIDENTIAL AND PRIVILEGED ATTORNEY CLIENT WORK PRODUCT

Janet N. Knox, LG | President & Principal Environmental Geochemist
Pacific Groundwater Group | Water Resource & Environmental Consulting
(206) 329-0141 x222 | janet@pgwg.com | www.pgwg.com



September 26, 2016

Bainbridge Island Planning Commission and City Council
Sent via email

re: Comments on the Economic Element of the Comprehensive Plan

I present these comments as member of the 2004 Economic Element Advisory Committee, as business owner and employer, and as citizen and active community member of Bainbridge Island since 1987.

Thank you for your time in serving on the Planning Commission and City Council with the interests of the citizens foremost in your thoughts. While the Economic Element acknowledges some Bainbridge values, it needs to recognize that open space is one of the most vital economic values for Bainbridge.

There may have been incorrect importance placed on the 2013 Survey results. The questions posed in that survey were job or business-focused, rather than seeking to rank all economic values of our citizens. As modern economists know, a healthy economy is built on more than jobs. The economy includes environment (real estate, health, ecotourism, aesthetics, transportation (trails, gridlock, traffic noise and stress), stability of the economy as development often forces citizens to leave, and water resources (economic impacts of additional drinking water supplies, increased sewage treatment/releases or failing septic, or of environmental cleanups due to releases). Healthy economies mean using existing development efficiently. Our citizens do not support more drug stores to close down the drug stores in our town core (Winslow Drug and now possibly Rite Aid will falter) where we could walk to the pharmacy. Our citizens do not support more retail without qualification--we support more efficient and intelligent use of the existing retail. We want our existing shops to sell things we need all year, not to cater to tourists who are primarily here during holidays. This all, while protecting and expanding our open space and environmental resources.

We will need to step outside the normal sprawl development if we are to retain our tree-lined roads and more diverse wildlife than typical suburbia. We have made mistakes, with anchor businesses leaving Winslow and the loss of the hardware and drug stores, leaving vacancies in their wakes. We no longer can walk to all our basic needs in Winslow, impacting health and emitting more pollutants into the air, soil, sediment, and water, also sacrificing the glue of connecting with smiling neighbors as we walk down Winslow Way to buy a nail or ace bandage. Other businesses suffer in Winslow with these losses; the citizen who strolls to the drugstore will more likely stop by Blackbird or Wilderrest or the Bookstore. We may see further vacancies in the Safeway-Rite Aid area with the duplication of drug stores on High School Road. Vacancies are not healthy for any economy and now we must hold the line at High School Road so that we don't spread impersonal, unfriendly, energy-consuming strip malls across the Island.

The Economic Element needs to recognize that Bainbridge citizens' primary economic value to protect and expand is open space because citizens value it most highly and it is the primary quality that sets Bainbridge apart from Seattle and, unfortunately and increasingly, Kitsap. Our citizens moved to Bainbridge primarily for our schools (those with children), parks, trails, and environment and our citizens repeatedly support open space and the natural environment. We do not wish to be forced to move away because we erode those resources. Therefore, Economic stability is directly linked to open space.

For Bainbridge, the Economic Element should not be built-environment oriented because that is not our value. Instead, we flourish because of our open space—in real estate value, health, community (our friends visit us to escape Seattle or other cities), and eco-tourism (biking, hiking, birding, star viewing, foraging, garden/farm/winery touring, sailing, kayaking). Our open space brings clients directly to our retail as they walk or bike through Winslow, to Lynwood and Rolling Bay (food, restaurants, bakeries, bike stores, outdoor gear, farmer's market). These are sufficient neighborhood service centers, along with the two light industrial park areas, as they cumulatively make enough development sprawl for Bainbridge. We need to hold these areas to their boundaries and not erode further. We need to retain natural buffers around these more intensely developed, lit, and noisy areas, including roads. Their value will increase if their spaces are used efficiently. Bainbridge citizens do not support more neighborhood service centers, as they erode and impact residential areas with light, noise, traffic, and emissions.

Considerable research demonstrates that the natural environment has real, measurable economic value in biking/walking trails, biking the island roadways, picnics at our parks, fishing, foraging, and birding, etc. Below are a few links from a quick search of Google Scholar. People want to live and work on Bainbridge or walk/bike into Seattle because of Bainbridge's open space. As noted, a large number of businesses are home-based using computers. These quiet residential areas with septic tanks and small roads filled with walkers and cyclists are not appropriate for more development.

<http://www.forest.umaine.edu/files/2009/05/The-Economic-Value-of-Open-Space1.pdf>

<http://www.sraproject.org/wp-content/uploads/2007/12/theeffectsofopenspaceonresidentialpropertyvalues.pdf>

<http://www.carmelacanzonieri.com/library/6123/Chiesura-RoleUrbanParksSustainableCity.pdf>

<http://www.sciencedirect.com/science/article/pii/S0169204600000396>

http://s3.amazonaws.com/academia.edu.documents/30918928/Thompson2002.pdf?AWSAccessKeyId=AKIAJ56TQJRTWSMTNPEA&Expires=1474669718&Signature=UWIQSzkKkU9Tx09qm8awYLQVHX8%3D&response-content-disposition=inline%3B%20filename%3DUrban_open_space_in_the_21st_century.pdf

<http://www.ncbi.nlm.nih.gov/pubmed/9950694>

<https://www.cbd.int/financial/values/g-economicvalue-iucn.pdf>

Our roads and infrastructure cannot bear more traffic and those who live here can navigate only if we encourage ecotourism by alternate transportation on foot and bicycle. It would be wise economic planning to work with WSDOT to encourage ferry routes to Seattle from Kitsap destinations other than Bainbridge, so that Bainbridge does not continue to be gridlocked and polluted (air, creeks, Sound) by ferry traffic and stormwater runoff. When the full economic impacts (ecological, noise, pollution, stress, health (asthma, respiratory illnesses, cancer), aesthetics, property values) of internal combustion commuting is tallied, it is wise planning to require clean, electric buses and other public transportation that will be more attractive to commuters than driving cars. If we make our roads safer and expand our trails, bicycling becomes increasingly attractive to commuters and students going to schools and sports.

Finally, the DRAFT Economic Element has many references to “encouraging”, which the City could take to mean budget or staffing needs. The best role for the City is to ensure that current zoning,

buffers, and permitting regulations are followed for Light Industrial, Winslow, Lynwood, and Rolling Bay and to not erode the natural resources of the island beyond those boundaries so that residential property values are not impacted by those developed, controlled areas.

Specific Comments on the 2016 Comprehensive Plan DRAFT V.3 of Economic Element
Below, underline shows additions and strikeouts are deletions. If a Word document is available for Citizen comments, these can be added to it. In addition the actual redlined version showing edits to the previous Economic Element was not provided to citizens. The version that is available is called redlined but does not show the edits from the version produced by the Economic Element Advisory Committee. It would be transparent to show all changes made to the previous version that was passed by our citizen committee.

- page (p) 3, line (l) 37 “will be necessary as we selectively promote and permit new”
- p 4, l 24 “sectors as they are consistent with our values of efficient use of Winslow and the existing commercial areas.”
- p 5, l 10 “~~adequate space must be provided for growth~~ efficient use of existing developed areas should be preferred near public transportation (ferries, bus)...”
- p 5, l 15 Delete this policy as the expenditure for database work is not needed, nor is it a fiscal priority for the citizenry.
- P 5 l 18 Nationally, the Chamber of Commerce has been known to take political stances that are not consistent with Bainbridge Island’s citizens’ past voting record. In addition, some businesses choose not to become a member of the Chamber, particularly home-based and agricultural businesses, which are key elements of Bainbridge business. We recommend that all references to the Chamber be removed as it is a political organization and the City should be nonpartisan and inclusive of all economic interests. Also, citizens question the need for (budget) or whether the City has the expertise to study or monitor the Bainbridge economy, which is doing fine on its own.

Policy EC 1.7

~~Partner with the Chamber of Commerce, the Bainbridge Island Downtown Association, and others to monitor the Island’s business climate and make appropriate adjustments to the economic vitality strategy.~~

- p 5, l 40 “provide enhanced service and to retain and attract businesses. Require that businesses who benefit from those improvements, fund them.”
- p 8, l 5 Policy EC 6.1 “Create Enhance the existing attractive designated centers (Winslow, Lynwood, Rolling Bay)” add to end of policy: “Do not allow the neighborhood services centers to sprawl beyond their existing boundaries. Keep the development clustered and condensed.”
- p 8, l 40 revise to its original “..efforts to ~~reduce dependence on automobiles~~ increase use of non-motorized transportation”
- Goal EC-7 is based on incomplete analyses and assumptions: development costs citizens because infrastructure, utility use, and traffic gridlock are borne by the whole community. Tax revenues do not make up for the difference in most commercial and light industrial businesses. Also, citizens do not want to “grow the City’s economic make-up”: Therefore, Goal EC-7 should be stricken or replaced with: “Encourage local businesses to diversify the City’s economy as practical and enhance local employment.”
- p 9, l 27 “...sports, nature, and other outdoor assets of Bainbridge’s natural resources that attract visitors.”
- p 10, l 12 “should be developed based on existing zoning and their boundaries should be

controlled so that sprawl does not occur. at higher residential densities...”

- p 11, 1 6 “The built environment ~~is no less important than~~ must be done in a manner that protects our natural resources in defining...”

- p 13, 1 36 “New Business/Light Industrial activities shall be encouraged in existing commercial/light industrial zones to use the existing zoning efficiently. Expansion of those areas shall not occur as they erode the economic value of surrounding residential, open space, or agricultural real estate and may impact health, aesthetics, stress, noise, traffic, and quality of life of neighbors. Activities in the existing Business/Light Industrial zones shall be considered based on: land-use designations shall be considered based on the following:

- p 13, 1 38 “Proximity to existing B/I. The total amount of and expected need for B/I-zoned land.
- p 14 1 6 “light industrial”
- p 14 1 14

To implement the goals and policies in this Element, the City must take a number of actions, including adopting or amending regulations, creating partnerships and educational programs, and staffing or other budgetary decisions. Listed following each action are several of the comprehensive plans policies that support that ac-

- p 14 1 22 “Action #1. Adopt and maintain an Economic Development Strategy to coordinate public and private efforts to ~~grow and~~ sustain a healthy economy on the Island”

- p 14 1 25 The Bainbridge economy does not need the City to try to play a role and citizens do not wish the City to spend budget on trying to play a role, nor does the City have expertise. The City will be most effective by making sure that existing zoning and limits on development occur. As shown, the economy is quite creative on its own.

Policy EC 1.3

Coordinate with local business groups to track commercial activity, identify trends and assess the economic health of the Island. Adopt an economic vitality strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity.

- p 14 1 31 Similarly, not a priority action.

Policy EC 1.7

Partner with the Chamber of Commerce, the Bainbridge Island Downtown Association and others to monitor the Island’s business climate and make appropriate adjustments to the economic vitality strategy.

- p 15 1 10 “Policy EC 11.1

Improve pedestrian links between the ferry terminal, downtown Winslow, and the harbor. Visitors on foot and bicycle *should* be encouraged. Encourage and support public transit and shuttles, prioritizing energy-efficient and electric transit.

Again, thank you for your time in revising the economic element, and the Comprehensive Plan. We hope that these policies will help us retain some of the natural character and setting that we so value here in Bainbridge Island.

Sincerely,

Janet N. Knox
8150 NE W Port Madison Road

Janet N. Knox Comments
BI Draft Economic Element

Jane Rasely

From: Jennifer Sutton
Sent: Friday, September 16, 2016 6:20 PM
To: Janet Knox
Cc: PCD
Subject: RE: Strikeout Version of Economic Element Revised DRAFT

Hi Janet, the redline draft on the website below includes almost all of the Planning Commission's suggested changes for the Economic Element, but would not include any changes they have made in the last month or two. However, I don't remember any discussion about the Economic Element in the last few months- they were focused on other elements.

<http://www.bainbridgewa.gov/745/Draft-Revised-Plan-Elements>

The 2016 Draft can be viewed on the link below.

<http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>



Jennifer Sutton, AICP

Senior Planner

www.bainbridgewa.gov

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

206.780.3772

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

From: Janet Knox [mailto:janet@PGWG.COM]
Sent: Friday, September 16, 2016 1:27 PM
To: Jennifer Sutton <jsutton@bainbridgewa.gov>
Subject: Strikeout Version of Economic Element Revised DRAFT

Dear Jennifer,

I served on the 2004 Eco Element Committee and would like to review the revisions. Please email me the full Strikeout Version (we call them redlines and perhaps you do, too, but I would like to see all the changes made from the original 2004 version, please). Thank you. It would be GREAT to have it today as I have carved out time to work on it tomorrow.

DRAFT CONFIDENTIAL AND PRIVILEGED ATTORNEY CLIENT WORK PRODUCT

Janet N. Knox, LG | President & Principal Environmental Geochemist
Pacific Groundwater Group | Water Resource & Environmental Consulting
(206) 329-0141 x222 | janet@pgwg.com | www.pgwg.com



Jane Rasely

From: Jerri Lane <jerrilane@gmail.com>
Sent: Thursday, September 22, 2016 5:12 PM
To: PCD
Subject: Comment on Comprehensive plan

Good evening, I am the Executive Director of the Bainbridge Island Downtown Association and would like to comment that the name 'Winslow' appears throughout the plan when referring to the downtown business district. I propose the glossary be amended to include 'Winslow' for historical reference, but that the downtown business district be listed as Downtown Bainbridge.

All our marketing and advertising currently use the words 'Downtown Bainbridge' when referring to the downtown business district.

Warm regards, Jerri Lane



This email has been checked for viruses by Avast antivirus software.
www.avast.com



CITY OF
BAINBRIDGE ISLAND



Name: Chapple Langemack

Address: 1115 Wing Pt. Way NE

Date: September 22, 2016

Comment

Thanks for the inclusion of cultural elements. I hope 'consider funding' can morph into more specific financial commitment

Jane Rasely

From: Jennifer Sutton
Sent: Wednesday, September 7, 2016 10:45 AM
To: PCD
Subject: FW: Comp Plan/Diversity



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

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

From: Council
Sent: Wednesday, September 7, 2016 9:36 AM
To: Gary Christensen <gchristensen@bainbridgewa.gov>; Jennifer Sutton <jsutton@bainbridgewa.gov>
Cc: Joseph Tovar <joe@tovarplanning.com>
Subject: FW: Comp Plan/Diversity



Rosalind D. Lassoﬀ, CMC
City Clerk
www.bainbridgewa.gov
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)
206.780.8624 (office)

From: Bill Luria [<mailto:bluria123@gmail.com>]
Sent: Monday, September 05, 2016 1:51 PM
To: Council <council@bainbridgewa.gov>
Subject: Comp Plan/Diversity

City Council

A while ago I suggested it was critical that the Council take the lead in beginning the sensitive and somewhat uncomfortable discussion about the lack of economic, generational and racial diversity that defines our community. Recent statistics continue to highlight this lack of diversity – median annual household income is over \$96,000; average single-family home prices approach \$700,000; rental apartments make up less than 7% of our total housing stock; people between the ages of 20 & 35 represent less than 9% of our population (compared to Kitsap County-21% and Seattle -31%); the white population exceeds 91%. As I noted before, we've become like a "gated" community, an upper income, aging, white enclave with wonderful natural features but only to serve the pleasure of those of us fortunate enough to be able to afford to live here, or to have been here long enough.

I believe that there are specific actions that the Council can take to begin the process of making us a more inclusive and diverse community. One emerging national concept that I mentioned previously, one that might have some relevance as the Council begins its formal deliberations on the update of the Comprehensive Plan, is a "Livable Neighborhoods" strategy. Livable neighborhoods are places that are affordable to diverse populations with a mix of housing types. Neighborhoods where children can play safely outdoors and where public spaces exist for neighbors to gather and socialize. Neighborhoods that are walkable, accessible to schools and public transportation, close to trails, parks and other natural amenities. Neighborhoods that are designed for pedestrians and bicycles as well as vehicles.

These are ambitious goals I know. But there might be some interesting opportunities here on Bainbridge:

High School Road Overlay District. The Council could direct the Planning Department to create a High School Road Overlay Zoning District that would require or provide incentives for any future developments to include mixed income housing.

Rolling Bay Sub-Area Plan. The Council could expedite the Rolling Bay sub-area planning process, and direct the Planning Department to develop planning guidelines for implementing a "livable neighborhoods" strategy for Rolling Bay.

Suzuki Development. The 14-acre Suzuki property would be an ideal location to implement a livable neighborhoods strategy. It would require the Council to be specific on design goals for the site and potential uses. My feeling is that a carefully designed, compact site with mixed-income housing of 35-40 units, with some possible small very-limited neighborhood-based retail or commercial spaces surrounding a public "square" would be financially feasible. What I do not believe is compatible with a livable neighborhood for the Suzuki site are large-scale, acreage-absorbing, traffic generating community facilities such as the proposed Boys and Girls Club. The site should be developed solely as a residential neighborhood.

HDDP/Inclusionary Housing Ordinance. The lack of required affordable housing at the newly-proposed 135-unit Bainbridge Landing project in downtown Winslow highlights for me the limitations of our present codes to

ensure that affordable housing is developed in the most appropriate areas. The Council should direct the Planning Department to begin the formal process of strengthening the HDDP ordinance to mandate the inclusion of affordable housing in all tiers, or to consider the development of an inclusionary housing ordinance that rectifies the flaws of a previous ordinance that was repealed.

If the above seems too much of a stretch at this time, the Council might consider creating a short-term (60 or 90 day) citizens task force to come up with specific recommendations on ways to create livable neighborhoods here on Bainbridge.

Thanks again for the opportunity to comment.

Jane Rasely

From: smaslach <smaslach@earthlink.net>
Sent: Monday, September 19, 2016 2:48 PM
To: PCD
Subject: comment

To the Bainbridge Island Planning Commission:

I wish to comment on the following portions of the City of Bainbridge Island – Island Wide Transportation Plan, Chapter 3 - Operations and Mobility, Figure 3-8, Guide To Potential Connectivity Improvements, Items 11, 12, 15. **Roadways within the Gazzam Lake Preserve**

These suggested connectivity projects were put in place in the 2004 Plan at a time when property owners and developers were seeking to develop the land that is now the Gazzam Lake Preserve. There has been much effort and expense since then to create the Preserve and expand it to include the Close property. This land is now an important Park and Preserve on the island, with one of the few trails that descends to a public beach on the Sound.

The establishment of the Preserve should have superseded and deleted the portions of the Plan that called for development of roads within the Preserve. I have been told that this portion of the Plan exists only as an oversight, but I also realize that these recommendations will remain unless there is a positive and prompt effort to eliminate these suggested projects. As it stands now, the Plan being considered has these recommendations within it as matter of default.

I strongly urge that this portion of the Plan be recognized as highly injurious to the Preserve, and that these items be quickly eliminated from the Plan.

Sincerely, and with thanks,

Steven and Julia Maslach

7000 Blue Sky Ln.

Bainbridge Island WA 98110

206-842-9088

Jane Rasely

From: Lindsay Masters <lindsay@bacart.org>
Sent: Monday, September 26, 2016 4:00 PM
To: PCD
Subject: 2016 Comprehensive Plan Update - Cultural Element feedback

To the Planning Commission,

Please accept the following feedback on the latest draft of the Cultural Element portion of the Comprehensive Plan update. I make these suggestions with an eye toward strengthening the language around our city's support for cultural endeavors, as a way of laying a firmer foundation for future financial support.

Under Cultural Implementation:

- CUL Action #1: Change the word "Consider" to "Adopt and maintain."
- CUL Action #3: Change the word "Consider" to "Ensure"

Thank you all for the work you've done thus far to revise this element of the Comprehensive plan, and the tireless work you are doing on behalf of our community!

Sincerely,
Lindsay Masters

Lindsay Masters
Executive Director
Bainbridge Arts & Crafts
a nonprofit art gallery
(206) 842-3132

Jane Rasely

From: Lynn Nordby <lnordby@msn.com>
Sent: Friday, September 23, 2016 10:15 AM
To: PCD
Subject: Comp Plan Cultural Element

I want to commend the Planning Commission for including a Cultural Element in the city's updated Comp Plan. Bainbridge Island is often cited for it's vibrant arts community and while the arts are indeed an important component of a healthy community they are also an important part of the local economy, providing direct employment and supporting jobs in local stores, restaurants and other suppliers.

Once again thank you for your foresight and diligence on behalf of our community.

Lynn K. Nordby
Bainbridge Island

Jane Rasely

From: Alison Osullivan <aosullivan@suquamish.nsn.us>
Sent: Monday, September 26, 2016 3:51 PM
To: PCD; Christy Carr; Gary Christensen
Subject: City of Bainbridge Island 2016 Comprehensive Plan Update
Attachments: BI Comp Plan 092616.pdf

Attached are the Suquamish Tribe comments.
Alison

Alison O'Sullivan
Biologist, Suquamish Tribe Fisheries Department



18490 Suquamish Way (street)
P.O. Box 498 (mailing)
Suquamish, WA 98392
phone: (360) 394-8447
fax: (360) 598-4666

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Jane Rasely

From: Alison Osullivan <aosullivan@suquamish.nsn.us>
Sent: Monday, September 26, 2016 3:54 PM
To: PCD; Christy Carr; Gary Christensen
Cc: Dennis Lewarch
Subject: RE: City of Bainbridge Island 2016 Comprehensive Plan Update

And here is the additional language from our archaeologist for the Introduction – People section:
Suquamish Ancestors first inhabited Bainbridge Island and the Kitsap Peninsula around 13,000 years ago and continue to live in the area to the present day. The Suquamish People occupied winter villages and seasonal camps throughout the island as they fished, hunted, collected shellfish, and collected plants and other vegetation resources. Several areas on the island have religious significance to Tribal members and some areas near the marine shoreline were burial sites. Many significant cultural resources have been documented along the contemporary marine shoreline of Bainbridge Island. Inland portions of the island have not been investigated as intensively as shoreline landforms but likely have evidence of past Suquamish land use.

It should also be stressed in the comprehensive plan language that there is high probability of finding significant cultural resources throughout the island.

Alison

From: Alison Osullivan
Sent: Monday, September 26, 2016 3:51 PM
To: 'pcd@bainbridgewa.gov' <pcd@bainbridgewa.gov>; 'Christy Carr' <ccarr@bainbridgewa.gov>; gchristensen@bainbridgewa.gov
Subject: City of Bainbridge Island 2016 Comprehensive Plan Update

Attached are the Suquamish Tribe comments.
Alison

Alison O'Sullivan
Biologist, Suquamish Tribe Fisheries Department



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PHONE (360) 598-3311
Fax (360) 598-8295
<http://www.suquamish.nsn.us>

THE SUQUAMISH TRIBE

PO Box 498 Suquamish, WA 98392-0498

September 26, 2016

Christy Carr, Senior Planner
Bainbridge Island Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110

Subject: City of Bainbridge Island 2016 Comprehensive Plan Update

The City of Bainbridge Island (City) lies within the Suquamish Tribe's "Usual and Accustomed Fishing Area" (U & A). The Tribe seeks protection of all treaty-reserved natural resources through avoidance of impacts to habitat and natural systems. The Tribe urges the City to avoid land use decisions that will impact natural resources within the Tribe's U & A. The Tribe has reviewed the draft and has the following comments.

General Comments

Density

It has been made clear via multiple Puget Sound Growth Management Hearings Board decisions pertaining to urban densities that a city is required to satisfy the urban densities goal of the GMA, which is 4 du/acre or greater unless there are exceptional circumstances. Exceptional circumstances include environmental constraints such as natural hazards and environmentally sensitive areas which may justify residential densities under 4 du/acre. Justification of exceptional circumstances need to be clearly stated and defensible. A base density of 1-2 units per acre based on existing development patterns does not comply with the density requirements of the Growth Management Act and neither does base density of 2 units per acre for residential development in Neighborhood Centers or 2.9 to 3.5 units per acre in the High School Road District.

Although Bainbridge is an Urban Growth Area in its entirety it still is not exempt from having to ensure that growth happens in an orderly and contiguous manner. Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas.

Vegetation

Throughout the document there are references to vegetation. However this needs to emphasize the retention and replacement of native vegetation. Critical area buffers should only be restored/revegetated using native species. Native plants generally require much less chemical input than exotic or non-native plants. Locally native plants don't require pampering (ensuring success and longevity) because they're perfectly suited to the climatic conditions of your yard, so they are less likely to get stressed and/or sick. Of course, not all exotics will wither and die in Washington soil. In fact, some exotic plants like it here so much that they become invasive, escaping from gardens and choking out the native species. Invasive exotics are a serious threat to biodiversity. It is estimated that, 42% of the plants on the Endangered Species list ended up there because of competition from invasive exotics. Invasive exotics threaten the survival of natural communities.

Plantings of native flowers, shrubs, vines, and trees are the best way to restore natural habitats for native birds, insects, mammals, reptiles, amphibians, and fish. Native plants provide native wildlife species with the food, cover, and nesting spots they need in order to thrive. Some exotic plants may provide songbirds with berries or squirrels with seeds, but what do they provide to the flies, beetles, bugs, wasps, bees, spiders, and other creatures that sustain and support food webs? For example, non-native plants may bloom earlier or later than local plants do, missing an opportunity to provide cover or food during critical feeding or migration periods. In addition, non-native plants can interbreed with local natives, which can result in a hybrid that has reduced vigor or lower survival rate. Non-native species also have very different soil-plant relationships. Soil organisms influence plant communities and are crucial to plant survival and performance. These soil-plant interactions are crucial to maintaining local biodiversity. Native plants ensure greater success and require less city time/effort to implement and monitor contingency plans.

Trails

When implementing the Parks, Recreation and/or Open Space Plans (especially trails, bridges and other structures) ensure that coordination with WDFW and local Tribes occurs to ensure protection of treaty reserved natural and cultural resources. Any trails constructed should be "soft trails" consisting of minimum widths and pervious surfaces which have fewer impacts and still provide educational and recreational opportunities for the public. Trails should not be located within wetland or riparian (freshwater or marine) habitat areas for most of their length. Instead, locate trails well away from streams, wetlands, shorelines, and their associated buffers. An occasional bend or perpendicular side trail for viewing or access to streams and wetlands is generally acceptable. Although trails and viewing platforms are acceptable and we understand that some intrusion may be needed, the majority of the paths should try to avoid intrusion whenever possible. We understand that loop trails are perceived as "more interesting" however, there must be some compromise when it significantly increases the impacts (including but not limited to encroachment, vegetation removal, introduction of invasive species, erosion, human intrusion, and soil disturbance). A linear trail is the much better choice as it would still provide access and limit impacts. Vegetation removal should be minimized to the greatest extent possible. Creosote and Pentachlorophenol should not be used for any part of trail structures. It is preferred that if wood is used it should be only untreated wood (cedar is best).

Specific Comments

Introduction – People

The Suquamish Tribal Historic Preservation Officer is making some edits/corrections to the text and those will be provided separately to the City via email. Information on the location of archaeological sites is exempt public disclosure under the Washington State Freedom of Information Act in order to protect archaeological resources. Therefore, access to site location data must be restricted.

Guiding Principles

There is no principle policy regarding protection of Tribal treaty rights. Suggested language is as follows: Support and protect the rights of treaty tribes having usual and accustomed fishing, shellfish harvesting and gathering areas within City jurisdiction. Activities which would meet these objectives include actions such as protecting and enhancing the habitat of aquatic resources and protecting tribal access to aquatic resources.

Policy HO 4.6 Accessory Dwelling Unit (ADU), Page HO-7

Accessory dwelling units should also be prohibited if impacts to critical areas and/or their buffers is required.

Policy LU 14.1, Page LU-21

Change "should" to "shall". As per state law invasive species "*shall*" be removed if listed on the state noxious weed list. <http://www.nwcb.wa.gov/washingtons-noxious-weed-laws>.

Appendix B Water Resources Conditions and Needs

Commercial Shellfish Growing Areas and Recreational Shellfish Harvest Areas are also impacted by dense concentrations of moored vessels (docks and buoys). Additional language is needed that additional docks and buoys will not be allow in any waterbody that would result in a downgrade or closure to shellfish harvest due to the number of vessels in the waterway as per the National Shellfish Sanitation Program (NSSP).

- Policy WR 3.16 should also include an up to date inventory of permitted and unpermitted buoys.
- Policy WR 6.2 should also include the Suquamish Tribe.

Thank you for the opportunity to provide these comments. If you have any questions or would like to discuss these comments, please contact me directly at (360) 394-8447.

Sincerely,



Alison O'Sullivan
Biologist, Environmental Program

Jane Rasely

From: Brenda Padgham <brenda@bi-landtrust.org>
Sent: Thursday, September 8, 2016 4:50 PM
To: PCD
Cc: Michael Lewars; Mack Pearl; Maradel Gale; Jon Quitslund; William Chester; Lisa Macchio; Michael Killion; Sarah Blossom; Connie Waddington
Subject: Bainbridge Island Land Trust Comments on draft Island Transportation Plan
Attachments: BILT Comments on draft Transportation Plan.pdf

Dear Commissioners,

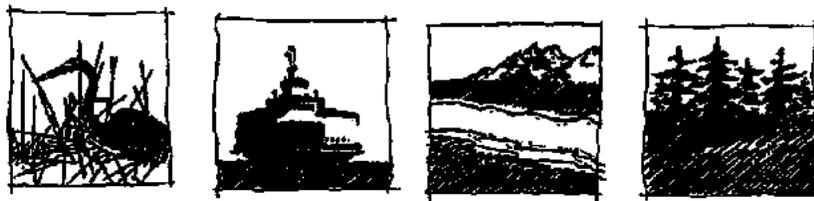
Please find attached Bainbridge Island Land Trust's comments on the draft Island Transportation Plan. Connie Waddington, BILT President, will be in attendance this evening to present the attached comments for the record.

Thank you,

Brenda Padgham
Conservation Director
Bainbridge Island Land Trust
(206) 842-1216, (206) 724-1478 (cell)
brenda@bi-landtrust.org



BAINBRIDGE ISLAND LAND TRUST



September 8, 2016

TO: City of Bainbridge Island Planning Commission
FM: Connie Waddington, Bainbridge Island Land Trust Board President *CW*
RE: Island Wide Transportation Plan – Comprehensive Plan Update

Bainbridge Island Land Trust has been involved in the protection of important conservation and public lands on Bainbridge Island for over 27 years. We are a member supported non-profit organization supported by over 800 families and we have been involved in the protection of important habitats and public passive parks equating to over 1300 acres.

We submit the follow comments to the Planning Commission after our initial review of the draft Island Wide Transportation Plan, dated August 17, 2016, and specifically Figure 3-30, a map illustrating Future Connectivity Improvements. The Bainbridge Island Land Trust is concerned over the following proposed projects:

Protect #4: Wardwell Road. The undeveloped parcels referred to in this area are largely owned by the Land Trust or BIMPRD and road access is not desirable through or adjacent to the Wildlife Corridor Land Trust Property or Meigs Parks/Farm – the later properties being protected by a Land Trust Conservation Easement. Non-motorized use on a non-paved surface would be the preferred alternative.

Project #6: Mandus Olson Road. This proposal would bi-sect the East Grand Forest purchased by a bond through BIMPRD and a million dollar state grant and the Hilltop Park and Conservation Easement – a Land Trust project widely supported by donations by the public and our community and cost share with state grant funds and BIMPRD. Non-motorized use on a non-paved surface is the preferred alternative.

Project #7: Paulanna Road to Wardwell. This proposal would go through an extensive wetland and a fish bearing stream, as identify by the Wild Fish Conservancy and Bainbridge Island Land Trust Stream Survey/Assessment in 2014. It is adjacent to a Land Trust Conservation Easement.

Project #11: Marshall Road. The proposal would impact the Gazzam Preserve, a Land Trust held conservation easement and the upper portion of the Close Property preserve, both properties that were acquired with the assistance of the Land Trust, in partnership with federal and state funders, private donors, and the BIMPRD. The road would likely be in violation of the terms of the Conservation Easement.

Project #12: Springridge Road. The proposal would impact the Gazzam Preserve, a Land Trust held conservation easement and the upper portion of the Close Property preserve, both properties that were acquired with the assistance of the Land Trust, in partnership with federal and state funders, private donors, and the BIMPRD.

Project #15: Deerpath Lane. The proposal would cut right through the Gazzam Preserve, a Land Trust held conservation easement. The road would likely be in violation of the terms of the Conservation Easement.

Project #19: Agate Pass Lane. Figure 3-30 does not show where the proposed #19 would be. Please update the map. The Land Trust owns a preserve in this area.

Project #20: Lovgreen Road. Figure 3-30 does not show where the proposed #20 would be. Please update the map. The Land Trust has conservation easements in this area.

In regards to the **Non Motorized System Plan, Map C** there is a Trail Connection Zone shown through the Land Trust owned Wildlife Corridor. We believe the Land Trust should be afforded the opportunity to discuss the viability of a trail through this habitat with the City and alternatives to a connection with Meigs Park/Farm, a Land Trust held Conservation Easement property.

The Land Trust appreciates the opportunity to comment on the draft Transportation Plan. While we understand the importance of looking long term on at our Island's transportation infrastructure, we also believe this needs to be done in a manner that is mindful of the investments already made in other quality of life issues important to our island, such as habitat preservation and passive parks, trails, and open space. We look forward to a more robust discussion on these matters in the future.



September 18, 2015

City Council
CITY OF BAINBRIDGE ISLAND
280 Madison Avenue
Bainbridge Island, Washington 98110-1812

SUBJECT: Objection To Planning Commission Recommendation On Andrew Cainion's Site Specific Comprehensive Plan Amendment Request And That There Has Been No Prior Special Area Planning Process Undertaken for Island Center

Honorable Mayor and Council Members:

On behalf of Andrew Cainion and with his consent, I am objecting to the recommendation made at the September 10, 2015 Planning Commission meeting. It was at that meeting / Public hearing that the Planning Commission made a decision on Andrew Cainion's Site Specific Comprehensive Plan Amendment application filed in June of this year.

I made a phone call request to Jennifer Sutton to obtain a copy of the written decision. That phone call was placed on Tuesday September 15th and so far there has been no further communication with Ms. Sutton. Besides the fact that the Planning Commission made a decision to deny Mr. Cainion's Plan Amendment request, at their meeting on the 11th their discussion focused on the map portion of the amendment and not the text amendments that were part also of his amendment proposal. It is important to know exactly what action the Planning Commission recommended. And according to the Bainbridge Island Municipal Code 2.16.190.C.6 the Planning Commission is required to set forth findings of fact whenever it makes a decision / recommendation that is forwarded to the City Council. Applicants are entitled to review those findings of fact prior to the City Council's review. **Therefore this is my first objection to the proceedings conducted by the Planning Commission.**

While not required, it is noteworthy that the Planning Department staff made no recommendation or provided any summary analysis for the Planning Commission's consideration. This fact makes it all the more important for the Planning Commission to make its findings of fact in any

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recommendation forwarded to the City Council and likewise for applicants to be assured their comprehensive plan amendment request was fairly considered. Equally important is for the Planning Commission to forward to the City Council the complete record of testimony both written and oral considered by the Planning Commission.

Mr. Cainlon's and my second objection to the Planning Commission's action / recommendation is centered on the failure of the City to take any action to complete the Special Area Planning Process for Island Center and Rolling Bay. This issue is most poignant in the light of the current 2014 – 2016 Comprehensive Plan update. Here it is September of 2015 and the City has no work program item to complete or start a Special Area Planning Process for either Rolling Bay or Island Center. That fact is both a disservice to all of the property owners in and near these centers and belies the lack of credibility of the process the City is supposedly undertaking for the whole City.

The City of Bainbridge Island has had the requirement for a Special Area Planning study to be conducted for each of the three centers on Bainbridge Island – Rolling Bay, Island and Lynwood for now over twenty years. Lynwood Center is the only one of the three to have been so planned. One was started in Island Center, but the process was aborted just prior to the comprehensive plan update the City undertook in 2004. That means the City has not in fact been responsible to conduct a planning process that it mandated for now twenty plus years. That is how long the City has had the requirement on the books and there were aspects of the Special Area Planning process that the City considered as early as 1994 in its first Comprehensive Plan prepared under the requirements of the Growth Management Act.

What is the reason the City has been so derelict to conduct a fair comprehensive planning process for all three centers? Is it bias on the part of City personnel against the property owners in Rolling Bay and Island Center? Or is it a result of misplaced priorities? Remember, your comprehensive plan stipulates that the four areas where population increase must be primarily focused is in Winslow and the three centers. Witness your Framework Policies 1.2 and 1.3 as well as the discussion text associated with each of these policies.

Mr. Cainlon's and my third objection relates to the disparate treatment Mr. Cainlon has received in how the City has treated first his zoned property and later his efforts to re-establish the commercial zoning of his property. Attached to this letter is a lengthy and detailed account of the barriers

the City has placed in Mr. Cainion's way in securing the commercial development of his property at Island Center. These historic facts as placed in context of the actions taken by City staff, appointed and elected individuals tells a story of mistreatment by the City in its planning and zoning process. Based on a projection of current actions by the City in this Comprehensive Plan update process, there is no attempt to address any of the City's past mistakes with respect to Mr. Cainion or even assume any responsibility for fulfilling its obligations to properly plan for the increase in population the State mandates the City must accept.

Note that while the attachment goes into detail with regard to how Mr. Cainion has been treated in the past, the balance of this letter details our objection to the Planning Commission's recommendation and the City's current plan update process. The following summary issues are key to how it appears Mr. Cainion will be treated in the balance of the City's plan update process.

For the record Mr. Cainion has been an active participant in all prior comprehensive planning and zoning processes the City has undertaken that affected Island Center and his property since the Island became a City in 1991. Included in that statement is this process, beginning in January of this year (2015) and his testimony on the underpinning Buildable Lands Analysis report.

PRIOR ZONING AND PLANNING - Mr. Cainion's property at Island Center came into the City in 1991 zoned commercial. When Kitsap County zoned this property commercial, they did so after thorough review of its environmental conditions as well as compliance with the County's Land Use Plan and Zoning requirements. It was 1996 when the City of Bainbridge Island revoked his commercial zoning. But even though that action was taken, provisions were made in the 2004 Comprehensive Plan Update that if a Special Area Planning process addressed the Island Center area his property and others, could be considered for commercial use and zoning along with some parcels to have higher density residential zoning. However, the City stalled that process both in 2004 and has refused in the years since to initiate any action to fulfill the requirement specified in the 2004 Comprehensive Plan.

Besides the Special Area Planning process that the City must undertake, another way individual property owners might participate in this current plan update process is to propose a "Site Specific Comprehensive Plan Amendment." Such amendments are possible during the course of any year between Growth Management Act mandated ten year

comprehensive plan updates. But as was true in the 2002-2004 era such requests can be made as part of the City's update activities. Regarding Site Specific Plan Amendment proposals, according to the provisions allowed by the Council, property owners had a sixty (60) day window to submit a Site Specific Plan Amendment request that ended on June 30, 2015. Mr. Cainion submitted his request prior to that June 30 date.

TWO PREVIOUS SITE SPECIFIC PLAN AMENDMENT PROPOSALS - It is likely well known that Mr. Cainion submitted two prior Site Specific Plan Amendment applications in 2006 – 2007 and again in 2010. The record will show that the City rejected those applications based on the fact a Special Area Planning process had not been undertaken prior to the amendment requests. Until the City resolves what it intends to do about the responsibility it has to carry out a Special Area Planning process for Island and Rolling Bay Centers, it seems likely that individual Site Specific Comprehensive Plan Amendment applications and proposals will not fare well in the City's decision making process. Based on past experience and the Planning Commission's September 11th recommendation (when published) there is evidence of how the City Council will respond in a like manner.

PLAN SPECIFIC – A "CATCH 22" - The City's 2004 Comprehensive Plan is quite specific in requiring that a "Special Area Planning Process" be undertaken before any changes in land use, zoning or boundaries can occur in Island and Rolling Bay Centers. Because of the provisions in the Plan and lack of any commitment on the part of the City to properly plan for these Centers, **what the City has set up is a "Catch 22" situation** whereby property owners have no ability to proceed with a proper plan amendment proposal unless the City first proceeds with the required Special Area Planning process.

THE CITY'S PREJUDICIAL ACTIONS - For emphasis, in the years following 2004, the City has steadfastly refused to take any initiative or steps to complete the process the City requires in its 2004 Comprehensive Plan. As a result, the property owners in and near Island and Rolling Bay Centers are penalized by such prejudicial action. This is, in fact, a penalty and a prejudicial action (by fiat) because citizens with property next to the centers cannot move forward with any plans for their property that might otherwise be in compliance with what the Plan says is intended for these Centers.

Originally, the 2004 Comprehensive Plan stated that there were three areas outside of Winslow that could be developed at "urban densities"

and thereby take a portion of the urban population allocation between the years 2004 and 2024. Island Center, Rolling Bay and Lynwood Centers were those three. The City did in fact devote the necessary staff and monetary resources to address Lynwood Center in a special area planning process and at the conclusion of same amended the Comprehensive Plan. Island Center and Rolling Bay received no such preferential treatment by the City and still await the City to fulfill its responsibilities under the plan the City adopted in 2004.

IRONY OF ABORTED SPECIAL AREA PLANNING PROCESS FOR ISLAND CENTER

- Ironically, there was a Special Area Planning process undertaken for Island Center in the 2002 – 2004 era and a complete plan was drafted. But for reasons never specifically identified the plan was withdrawn before it received full review with a recommendation by the Planning Commission. Obviously the plan proposal was not considered by the City Council in its 2004 plan adoption process. Besides the fact that Mr. Cainlon participated in that Special Area Planning process, devoting hours of his time, other property owners were similarly treated with disrespect for the time and effort they expended when the finished plan was withdrawn. **There never was a public statement about why that plan could not be considered in the Planning Commission's or City Council's public hearing process as was the case for Lynwood Center. And the City Council did not extend even the courtesy of a thank you for all who had participated in that plan proposal.**

CONTINUED "CATCH 22" IN CURRENT PLANNING PROCESS - Now it is 2015 a year past the date the Growth Management Act specifies that Comprehensive Plans are to be re-examined by each jurisdiction planning under the act. So far there is no indication that the City intends or is willing to undertake its responsibilities as spelled out by the policies in the 2004 Comprehensive Plan in the current plan update process. Instead, property owners were instructed to submit individual Site Specific Plan Amendment applications. As stated above Mr. Cainlon did submit a Site Specific Plan Amendment that contained both a proposed map amendment and proposed policy amendments. However, there is disconnect between those instructions and what may be the end result in the plan adoption process. **Clearly, based on past actions of the City Council, property owners in Island Center and Rolling Bay are still caught in the City's "Catch 22," Kafkaesque maze.**

AN OPTIONAL WAY FORWARD - One way forward for property owners in both centers would be for the City to change their 2004 Plan and remove the requirement for a prior Special Area Planning process before land use

or boundary changes could be made in both centers. That would mean eliminating: Goal 1, LU Policy 1.3 (Page 10), Goal 2, LU Policy 2.2 (Page 11); Neighborhood Service Center Goal 1, NSC Policy 1.3 & NSC Policy 1.5 (Page 24). By eliminating these goals and policies, individual property owners could proceed with a Site Specific Comprehensive Plan amendment application based on its provisions and its individual merits. Failure to eliminate these goals and policies would continue to cause the property owners in or near these centers to face "noncompliance" issues with respect to the plan's policies and cause the City to eventually reject any individual plan amendment proposal.

ISSUE RESTATED - To restate the issue, if the City is unwilling to own up to its responsibilities to properly plan for the two remaining Neighborhood Service Centers, then it must not, in good conscience play games with the citizens by pretending that there might someday be a Special Area Planning process for these two or any other such centers. In other words it needs to eliminate that requirement in its Comprehensive Plan in this update process.

IF UNWILLING TO ABANDON THE SPECIAL AREA PLANNING PROCESS THEN - Should it be that the City continues to be unwilling to eliminate the goals and policies discussed above and maintain a Special Area Planning Process, then it must pick up the planning document and restart the process undertaken for Island Center in the 2002 – 2004 era and take it to public hearing and adoption as has been true for Lynwood Center. The City already spent the money for the majority of the work. Now all that has to be done is to re-examine that body of work and see if there are any modifications needed to reflect today's conditions and present the plan to the Planning Commission for their review and recommendation.

Perhaps the one issue that could be modified in the plan's proposals is that it is not necessary for sanitary sewers to be extended to Island Center. There is ample technology in the use of community drain fields and advanced septic treatment processes to allow such community drain fields to accommodate the waste water from properties in the Center and do so in a manner that allows aquifer recharge. Since Bainbridge depends on aquifer recharge for a continuous water supply, that should be a "no brainer" solution for how to serve an area like Island Center or Rolling Bay with an effective way to dispose of sewage effluent.

MR. CAINION HAS WAITED A LONG TIME FOR THE CITY TO TAKE THE RIGHT ACTION - Many on the Council know that Mr. Cainion has waited a long time to have his commercial zoning re-established. Incidentally in all three

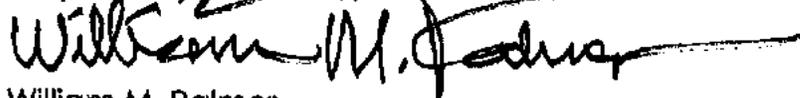
of the alternative land use proposals for Island Center his property would have been eligible for Neighborhood Service Center Zoning. Also, it should be well known that in addition to his participation in every planning process the City has undertaken since incorporation in 1991. He has committed monetary resources as well as his time, he is still willing to do so. But the City needs to live up to its responsibilities to property owners like him, particularly in Island, but also in the Rolling Bay centers and take the initiative to properly plan for these areas.

ACTION THAT IS NEEDED NOW - What is needed now is the voice of the Mayor and City Council as to what steps the City will commence to undertake the Special Area Planning process for Island and Rolling Bay Centers as was the case for Lynwood Center. Or to change the provisions in the Comprehensive Plan to remove the goals and policies cited in this letter. Mr. Cainion and I would appreciate a timely written response to the request made in this letter as Mr. Cainion must make decisions about his next step.

If somehow the City cannot commit funds to re-start at the Island Center Special Planning Process, then the least it can do is recommend approval of Mr. Cainion's Site Specific Comprehensive Plan map and text amendments.

RESPONSE REQUESTED FROM COUNCIL BY – While it may be true that the Council will take no action on the Planning Commission's recommendation until March or April of 2016, some action is necessary at this time. It is particularly important to hear from the City Council now because of the City's apparent lack of commitment or action to have initiated a Special Area Planning process or propose alternative relief from that process as specified in this letter. Therefore in all fairness to Mr. Cainion and others, it is necessary to hear from the City Council regarding their proposed action to resolve this "Catch 22" problem by no later than October 14th.

Respectfully submitted,



William M. Palmer

W.M. PALMER CONSULTANTS

Encl.

cc.

Andrew Cainion
Jennifer Sutton

Jane Rasely

From: Althea Paulson <altheapaulson@gmail.com>
Sent: Tuesday, September 20, 2016 1:30 PM
To: Jennifer Sutton
Cc: Morgan Smith; PCD
Subject: Re: MFTE

Hi Jennifer—

Thanks for this info. I was able to write my post and publish it last Friday. I plan to attend the Thursday workshop.

I was gratified to learn from you that the CC will likely consider the MFTE as part of the work program development during the budget process. That would be timely, in light of the potential interest by OPG in using the exemption for Bainbridge Landing. (I got a quote from Jon Rose for the article I posted, <https://bainbridgenotes.wordpress.com/2016/09/16/draft-comp-plan-pushes-reality-tested-affordable-housing-idea/>)

One more question: Would staff be bringing a draft ordinance to the CC during that process? One Council member suggested that I prepare a draft ordinance. I would be happy to gather some ordinances used by other cities as samples, if that would be helpful.

Take care. Maybe I'll see you Thursday.

Althea

On Sep 16, 2016, at 6:17 PM, Jennifer Sutton <jsutton@bainbridgewa.gov> wrote:

Hi Althea, Sorry for the late reply.

There are policies in the current DRAFT of the 2016 Housing Element that would support the City utilizing a multifamily property tax exemption, as allowed by state law. That "housing tool" itself is not proposed for creation through this Update process, but the expectation is that the Council would include consideration of a MFTE as part of the City's work program development that take's place during the budget process.

Hope you are able to attend tomorrow or Thursday! Information below.

<http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>

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

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

-----Original Message-----

From: Morgan Smith

Sent: Thursday, September 15, 2016 9:34 AM

To: Althea Paulson <alheapaulson@gmail.com>

Cc: Jennifer Sutton <jsutton@bainbridgewa.gov>

Subject: RE: MFTE

Althea:

I'm sending your message on to Jennifer Sutton, who is leading the Comp Plan Update. The follow-up/implementation items will be coming forward once the Update itself is complete, so as 2017 and beyond actions. I'm not sure what cost benefit analysis may have occurred at this point, since I haven't participated at that level of discussion for every element, but Jennifer can likely respond.

Thanks, Morgan

-----Original Message-----

From: Althea Paulson [mailto:alheapaulson@gmail.com]

Sent: Thursday, September 15, 2016 8:07 AM

To: Morgan Smith <msmith@bainbridgewa.gov>

Subject: MFTE

Hi Morgan—

I'm working on a piece for my blog on affordable housing. I see in the draft Housing Element of the Comp Plan update that the MFTE is mentioned several times, including in the "High Priority Action" section. Is anyone on city staff working on a proposal for CC consideration to adopt an MFTE ordinance? Also, do you have any sense of its potential monetary impact on the City?

I assume you would be the person who knows about this, but if not, could you let me know who could give me that info? Thanks.

My best to you—

Althea

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I assume you would be the person who knows about this, but if not, could you let me know who could give me that info?
Thanks.

My best to you—
Althea

Jane Rasely

From: Council
Sent: Thursday, September 15, 2016 8:44 AM
To: Doug Schulze; Morgan Smith
Cc: Jane Rasely
Subject: FW: Strike-out Copy of Comp Plan Draft
Attachments: MEMO RE 2004 AND 2016 VISION AND PRINCIPLES.pdf

From: joseph.w.tovar@gmail.com [mailto:joseph.w.tovar@gmail.com] **On Behalf Of** Joseph Tovar
Sent: Wednesday, September 14, 2016 7:25 PM
To: Ron Peltier <rpeltier@bainbridgewa.gov>
Cc: Gary Christensen <gchristensen@bainbridgewa.gov>; Jennifer Sutton <jsutton@bainbridgewa.gov>; Council <council@bainbridgewa.gov>
Subject: Re: Strike-out Copy of Comp Plan Draft

Good evening, everyone. Councilmember Peltier asked us to "provide a strike-out version of the current Comprehensive Plan update." Jennifer Sutton is preparing a document that will show the strike-outs in the Goals and Policies in the Elements.

I have prepared this memo to convey the same information regarding the City-wide Vision and Overriding/Guiding Principles.

See you at Saturday's Open House!

Joe

On Wed, Sep 7, 2016 at 7:41 PM, Ron Peltier <rpeltier@bainbridgewa.gov> wrote:

Joe, Gary,

Please provide me with a strike-out version of the current Comprehensive Plan update. I'm not asking for the red-line version. I want a copy that shows all the previous language that has been stricken from the current draft. A digital copy would be fine.

Thanks,

Ron Peltier



Joseph W. Tovar
FAICP

MEMORANDUM

TO: Bainbridge Island City Council

FROM: Joe Tovar, FAICP

SUBJ: Comparison of the draft 2016 Comprehensive Plan Vision and Guiding Principles to the 2004 Comprehensive Plan Vision and Overriding Principles

DATE: September 14, 2016

In a September 7 email, Councilmember Peltier asked us to “provide a strike-out version of the current Comprehensive Plan update. I’m not asking for the red-line version. I want a copy that shows all the previous language that has been stricken from the current draft. A digital copy would be fine.” Jennifer Sutton is preparing a document that will show the strike-outs in the Goals and Policies in the Elements.

I have prepared this memo to convey the same information regarding the City-wide Vision and Overriding/Guiding Principles.

Attachment A compares the draft 2016 Vision and the 2004 Vision. The draft 2016 Vision carries forward key values and concepts from the 2004 Vision, and I have used color coding to identify where those appear in both. For example, the emphasis in the 2004 Vision on Winslow and neighborhood centers is shown in yellow, while the references to open spaces, winding roads and an agricultural landscape are shown in green. References to the characteristics and needs of the people on the Island are shown in blue. This same color coding is applied to the draft 2016 Vision Statement to show where it carries forward those same values and concepts.

The 2016 Vision reflects that the 2016 Plan has eight, rather than five, Guiding Principles (detailed in Attachment B) and is also longer and more detailed because it incorporates the individual Visions in the ten Elements of the 2016. There were no individual Element vision statements in the 2004 Plan.

In Attachment B, I have used the strikethrough and underlining format to show where the text of the Five Overriding Principles in the 2004 Plan have been carried forward, supplemented and clarified in the Eight Guiding Principles and Guiding Policies in the draft 2016 Plan.

As Councilmember Roth suggested at the September 6 Council meeting, it is important to focus first “at the top,” i.e., on the Vision and Guiding Principles, before delving deeply into the details of the individual Elements. Much of the updated content in the ten Elements takes clear and specific policy direction from the updated Vision and Guiding Principles. If the Council wishes to make changes to the draft Goals, Policies, and Actions in the Elements, it will be necessary to also review and potentially alter some of the Vision and Guiding Principles to maintain consistency.

ATTACHMENT A - COMPARISON OF THE 2004 AND DRAFT 2016 VISION STATEMENTS

VISION STATEMENT (2004 PLAN)

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green-trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

VISION STATEMENT (2016 DRAFT PLAN)

Bainbridge Island's people reflect a range of ages, ethnicities, household sizes, livelihoods and personal aspirations – we are 28,660 individuals who share a strong sense of community and a commitment to environmental stewardship. We respect this legacy of the generations that came before, beginning with the Island's indigenous people, followed more recently by European and Asian immigrants who built timber, maritime and agricultural economies

Contemporary Bainbridge Island is home to a diverse mix of people including farmers, artists, students, business professionals, service employees, and retirees. We are an optimistic, forward-looking and welcoming people - open to new ideas, industrious business people, new and traditional cultures, and people of all ages and backgrounds. There is no word for exclusion in Lushootseed, the language of the first peoples of Puget Sound.

Our success at balancing the inter-dependent goals of environmental stewardship, economic development and the needs of our people are evident in the many ways we have accommodated growth, addressed the impacts of climate change and conserved our environment.

Bainbridge Island's water resources are climate resilient and are able to sustain all forms of life on the Island. Aquifers are continuously monitored and managed to maintain our supply of fresh water at a level that meets the high standards for drinking. Education on water conservation has resulted in a significant reduction in the average water consumption per household and low impact development techniques applied to all land uses and redevelopment helps to recharge the Island's aquifers.

Winslow, Lynwood Center, and the Island's other neighborhood centers have gracefully evolved into compact, mixed-use, human-scaled, and walkable places. They are the thriving centers of civic life, cultural amenities, goods, services and a wide range of housing and employment opportunities. These centers are pedestrian districts, linked to each other and the region by a network of walkways, bicycle trails and transit that promote healthy lifestyles and reduce the Island's greenhouse gas emissions.

Affordable housing is available for much of the local service sector workforce. Improvements in communications infrastructure have enabled more successful local enterprises, including home-based business.

The Island is a national destination for visitors to experience artistic excellence, and learn about sustainability and resilient community development. Local employment opportunities are diverse, including small manufacturing, artisanal crafts, high tech, e-commerce, arts, and food. Small retailers are thriving by serving the needs of local residents as well as visitors. A robust non-profit sector strengthens social capital, provides services and employment opportunities.

Outside of the centers the predominant land use pattern is lower density with lower building heights, which minimizes the footprint of the built environment and maximize the protection of tree canopy, aquifers, surface waters, fish and wildlife habitat. The Island's broad conservation landscape of canopied woodlots, parks and saltwater shorelines is dotted with working farms, historic structures, and a housing stock that has become more compact, energy-efficient, and well-integrated into the landscape.

Agriculture is a thriving part of the Island's economy. All City-owned agricultural land is under cultivation and produces seasonal foods for local consumption. The number of farms on private acreage has increased and is supplementing the local food supply. Capital facilities planning has kept up with changes in the natural and built environments, meeting the needs of a population that expects a high level of service.

All residents have reliable electric power, telecommunications services to meet their needs, potable water, solid waste and recycling services, and storm water facilities that prevent flooding and erosion, eliminating pollutants before the water enters Puget Sound.

The good will, imagination, and pragmatism of our citizens foster an environment in which we engage with, listen to, and learn from one another. Bainbridge Island functions as a caring community that provides human services where needed to maintain the well-being of all its members, where every person feels connected to the community, and where each individual has opportunities.

Community cultural planning sets direction for integrating the arts, humanities and history with urban design, economic development, education and other initiatives that nurture the quality of life on Bainbridge Island.

Artistic creativity and humanistic inquiry advance other community goals such as economic vitality, quality education, and community planning and design. Investments in the arts and humanities are investments in the growth of the community, enriching the lives of its residents, and making Bainbridge Island a better place to live.

ATTACHMENT B COMPARISON OF 2004 AND DRAFT 2016 PRINCIPLES

The draft 2016 Guiding Principles carry forward the values in the five “Overriding Principles” from 2004, but add three new Principles and include a number of “guiding policies” which clarify the Guiding Principles. Added Guiding Principle #6 introduces the values of social, economic and environmental Sustainability, Guiding Principle #7 addresses Climate Change, and Guiding Principle #8 introduces the concept that the Plan should be implemented not only by the City’s capital budget, but also its operating budget.

The difference between the 2004 “Overriding Principles” and the draft 2016 “Guiding Principles” is shown below using ~~strikethroughs~~ to show deleted text and underlining to show added text.

~~FIVE OVERRIDING~~ GUIDING PRINCIPLES THAT GUIDE THE PLAN

Guiding Principle #1

Preserve the special character of the Island, which includes downtown Winslow’s small town atmosphere, historic buildings, extensive forested areas, meadows, farms, marine views, and scenic and winding roads bordered by dense vegetation supporting all forms of transportation.

Guiding Policy 1.1

Adopt an island-wide conservation plan to identify and apply effective strategies to preserve the natural and scenic qualities that make the Island a special place, including better protections for trees, soils, and native plants.

Guiding Policy 1.2

Accommodate new growth in *designated centers* that meet the Island’s identified needs for housing, services and jobs while respecting conservation and environmental protection priorities.

Guiding Policy 1.3

The built environment represents an important element of the Island’s special character. Improve the quality of new development through a review process that implements the community *vision* and supports long-term goals for the preservation of the Island’s special character.

Guiding Principle #2

Protect the water resources of the Island.

Guiding Policy 2.1

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

Guiding Policy 2.2

As part of long-range land use planning, consider the impacts of future development to the quality and quantity of groundwater that will be available to future Islanders and to the natural environment. To that end, strive for sustainable groundwater

withdrawal, conserve aquifer recharge, guard against seawater intrusion, and prevent adverse impacts to ground water quality from surface pollution.

Guiding Policy 2.3

Preserve and protect the ecological functions and values of the Island's aquatic resources.

Guiding Policy 2.4

Sea level rise may reduce the volume of our finite groundwater resources. Anticipate and prepare for the consequences of sea level rise to ensure ample quality and quantity of groundwater for future generations.

Guiding Policy 2.5

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

Guiding Policy 2.6

Recognizing the importance of our ground water and other water resources to present and future generations of Bainbridge Islanders, apply the precautionary principle to activities that pose a potentially adverse impact upon those resources.

Guiding Policy 2.7

Allow for the reasonable needs of farms, home gardens, and domestic landscapes, when planning for the long-term sustainable use of the Island's finite groundwater resources.

Guiding Principle #3

Foster diversity with a holistic approach to meeting the needs of the residents of the Island, and the human needs of its residents consistent with the stewardship of our finite environmental resources. its most precious resource.

Guiding Policy 3.1

Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create *affordable housing*.

Guiding Policy 3.2

Make budget decisions that adequately consider the well being of all Island residents with the goal of providing opportunities to be contributing members of the community.

Guiding Policy 3.3

Support, protect, and enhance the value of the arts and humanities as essential to education, quality of life, economic vitality, the broadening of mind and spirit, and as treasure in trust for our descendants.

Guiding Principle #4

Consider the costs and benefits to Island residents and property owners should be considered in making land use decisions.

Guiding Policy 4.1

Respect private property rights protected by the State and U.S. Constitutions.

Guiding Policy 4.2

Recognize that private property rights are not absolute, but must be balanced with necessary and reasonable regulation to protect the public health, safety and welfare.

Guiding Principle #5

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

Guiding Policy 5.1

Regulate all development on the Island consistent with the long-term health and carrying capacity of its natural systems.

Guiding Policy 5.2

Recognize that the sustainable use of the Island's finite land base is a macro component of *green building* practices.

Guiding Policy 5.3

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

Guiding Policy 5.4

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

Guiding Principle #6

Address the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Policy 6.1

Within our plan, replace the state's mandated 20-year plan horizon with a horizon of one hundred years in order to recognize the longer-term life cycles of natural systems. Tailor green building practices, and public infrastructure investments to be in line with this longer-term perspective.

Guiding Policy 6.2

Advance social equity on the Island by addressing basic human needs, including *affordable housing*, personal health and safety, mobility, and access to human services.

Guiding Policy 6.3

Seek appropriate ways to provide economic opportunities for all community residents within a diversified Island economy.

Guiding Principle #7

Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Policy 7.1

Mitigation: Participate with state, regional and local partners to reduce greenhouse gas emissions consistent with the 1990 benchmark and future year targets set forth in state law, educate the public about climate change and incentivize Island activities, including land use patterns and building practices that reduce greenhouse gas emissions.

Guiding Policy 7.2

Adaptation: Minimize or ameliorate the impacts of climate change on our community and our Island's ecosystems through climate-informed policies, programs, and development regulations.

Guiding Policy 7.3

Evaluate the climate vulnerabilities and implications of city actions and identify policies that alleviate those vulnerabilities. Consider the effects of shifting conditions (e.g., sea level rise, changing rainfall patterns, increasing temperatures and more extreme weather events) and the effects they cause (e.g., altered vegetation, changing water demands, economic shifts).

Guiding Principle #8

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

Guiding Policy 8.1

Promote good governance and an Island culture of citizenship, stewardship and civic engagement.

Guiding Policy 8.2

Update each City department's work program annually, allocate sufficient time and resources and provide needed policy direction to achieve consistency with and implement the *Comprehensive Plan* in a manner that is transparent and consistent with the community vision.

Guiding Policy 8.3

Grow a diversified and vibrant local economy.

Guiding Policy 8.4

Nurture a healthy and attractive community including a focus on the quality of the built environment through progressive *development regulations* and reviews.

Guiding Policy 8.5

Build reliable infrastructure and connected mobility that encourages physical activity such as biking and walking while also respecting the Island's scenic qualities.

Guiding Policy 8.6

Grow a green, well-planned, environmentally sustainable community.

Guiding Policy 8.7

Plan for a safe city where citizens, City officials, and Law Enforcement work together in an environment of accountability and trust.

Guiding Policy 8.8

When implementing policies, consider longer-term, indirect or unintended consequences of decisions.

Jane Rasely

From: Dave Erbes
Sent: Tuesday, September 27, 2016 7:07 AM
To: Olemara Peters
Cc: Jennifer Sutton; Jane Rasely; Dave Erbes
Subject: RE: comments to Proposed Comp Plan

Good Morning Olemara!

Thank you for your concern and taking the time to become involved in your Island's future! I've forwarded your email to the appropriate personnel, mainly Jennifer Sutton and Jane Rasely.

Thanks,

 CITY OF
BAINBRIDGE
ISLAND
DAVE ERBES
Permit Specialist
www.bainbridgewa.gov

From: Olemara Peters [mailto:biomusic@frontier.com]
Sent: Monday, September 26, 2016 15:52
To: Dave Erbes <derbes@bainbridgewa.gov>
Subject: comments to Proposed Comp Plan

Dear Mr. Erbes,

Thanks to COBI and the Planning Dept for providing the Open Houses and Public Hearing. I'm very sorry to have missed them.

And now I can't find where the public's comments are posted —

<http://www.bainbridgewa.gov/CommunityVoice/Ideas?initiativeID=Navigate-BainbridgeThe-Comprehensive-Pla-10>

doesn't seem to be it.

I see, at least, the video of the Sept 17 meeting

<http://www.bainbridgewa.gov/615/Navigate-Bainbridge-Comprehensive-Plan-U>

— many thanks to COBI for posting it! I would like to passionately second the comments of Jane Silberstein, Olaf Ribeiro, Charles Schmid, Jacqueline Young, Ana Westday, Mary Clare Kersten, Tami Meader, Chris Snow (his point about “ensure” rather than merely “consider,” must be extended (beyond “arts”) to all matters of conservation, ecology, trees-protection, water-protection..).

In general, I remain outraged at COBI's and the Planning Dept's favoring of developers over wildlands, waters, heritage trees, life-quality — exemplified most blatantly by the Visconsi debacle.

Below are 5 other matters I feel the Comp Plan proposal needs to take care of, and doesn't yet take care of at all (this compilation is incomplete, I'm up against the deadline for this submission, but I hope it will at least open the door for these additional concerns).

Sincerely,
Olemara Peters

<http://www.bainbridgewa.gov/DocumentCenter/View/7165> "UTILITIES ELEMENT"

POTABLE WATER:

The people of Bainbridge need to know that — despite many I've met who say "I know fluoride is terrible, but we don't have to worry about it here — Bainbridge isn't fluoridated" —

- the Winslow water district IS fluoridated, and covers much of the island
- Public Works Dept. personnel justify fluoridation as "decided by a vote of the people"; however, that vote was apparently over 40 years ago, and currently most of us-the-people are apparently unaware of it;
- the Public Works Dept. has never replied to my (for years) repeated requests to identify the fluoridation agent used, and to state how much of it is removed by wastewater treatment (since fluoridated-wastewater outflows have been demonstrated to impair, for instance, salmon migration — see, for instance,

[Fluoridation and the Environment \(high resolution\) - YouTube](#) ▶ 31:07

https://www.youtube.com/watch?v=4PYej_OgZHE);

- "fluoridation agents" are never pharmaceutical grade — typically are industrial waste products (of aluminum-refining or phosphate-fertilizer production) that would otherwise legally have to be sent to sealed hazardous-waste disposal (due to the included mercury, arsenic, cadmium, lead, and radioactives), and no seller or user of a "fluoridation agent" has yet provided analysis of these components' levels.
- COBI must provide complete analysis of water AFTER addition of any "fluoridation agent" (in any fluoridated water district — I understand that's currently Winslow and Rockaway Beach water districts), and proof of safety of such additive.

Water metering

- Any installation of wireless (or potentially-wireless) water meters (i.e., AMR or AMI or "smart" water meters) must be subject to the same requirements I've listed below for electric metering. (I can attest that an AMI water meter, at a Redmond location I'm involved with, is repelling the previously rich population of wild-birds, ever since the first day it was installed.)

PUBLIC SEWER:

- the Public Works Dept. has never replied to my (for years) repeated requests to identify the fluoridation agent used, and to state how much of it is removed by wastewater treatment (**since fluoridated-wastewater outflows have been demonstrated to impair, for instance, salmon migration**);

ELECTRICAL:

Metering needs to require PSE (and/or any other power-supplier involved) to provide customers AND THEIR NEIGHBORS, including administrators of neighboring wildlife-habitat areas, with

- Opt-IN, rather than Opt-Out, regarding wireless utility meters ("AMR" — Automatic Meter Reading — or "AMI" — Automated Metering Infrastructure) meters, sometimes called "smart" meters
- truthful disclosure of meters' wireless transmissions (frequencies, power, lengths and intervening intervals, how many per 24 hrs — as distinct from the usual deceptive "only [] seconds/day" coverup of thousands of spikes)

COBI must provide (because PSE demonstrably doesn't)

- the documented bioimpacts of wireless (radiofrequency/microwave-emitting) technologies (even predating such meters) — the research that clearly counterdemonstrates all the typical industry-funded claims of RF "safety". (All those claims are based on studies prior to 1984 (before even cellphones, let alone "smart" meters)
- independent assessment of such meters' benefits/detriments to energy-efficiency, cost-effectiveness (to customers, not just to the power company), security (household safety from hacking, burglary, etc.) and larger-system (safety from power-grid hacking) —e.g.
<http://gettingsmarteraboutthesmartgrid.org> and
http://gettingsmarteraboutthesmartgrid.org/the_high_road_to_a_true_smart_grid_video
and home fire-safety ("smart"-meter-started housefires) — please see
<http://safemeters.org/fire-hazards-by-brian-thiesen/>

TELECOMMUNICATION :

COBI must (because telecomm providers don't) provide the public (including all telecomm-facilities' neighbors, including wildlands-administrators) the documented bioimpacts of wireless (radiofrequency/microwave-emitting) technologies (even predating such meters) — the research that clearly counterdemonstrates all the typical industry-funded claims of RF "safety." Such claims of "safety" are based on studies prior to 1984 (before even cellphones). There's a large body of subsequent research demonstrating RF harm. A good beginning of it is at www.bioinitiative.org. (An important new element is Prof. Martin Pall's uncovering of the pathway of bio-harm from RF exposures at non-thermal levels — the pathway is interference with voltage-gated calcium channels, VGCC's (I've always noticed RF as interfering with cell-membrane activities; this research confirms my experience.). I can provide more info if wanted, but not within COBI's deadline for this submission.)

Meanwhile, the FCC in July approved "5G" technology, whose bioimpacts will be far greater. Is the Comp. Plan any better set to deal with that than already with current telecomm's bioimpacts?

In haste — for more information, I recommend
<https://www.youtube.com/watch?v=OMxfffqyDtc> 38:38
"FCC: intimidating press, suppressing science at "5G" rollout"

(or if you're in haste, there's some summary of it — ff you can jump over the ads) at
<http://www.naturalhealth365.com/5G-wireless-technology-1958.html>)

and its preceding documentary by the same filmmaker, at www.TakeBackYourPower.net

Begin forwarded message:

From: Islanders for Responsible Development <ifrd98110@gmail.com>
Subject: Thursday's Open House & Public Hearing at COBI
Date: September 21, 2016 at 11:33:01 AM PDT

To: undisclosed-recipients;;
Bcc: biomusic@frontier.com

Hi There Islanders!

This is another friendly reminder that **tomorrow, Thursday September 22nd**, from 4:30 - 8:00 pm, the Planning Commission is hosting an Open House followed by a Public Hearing at City Hall concerning the revised Bainbridge Island Comprehensive Plan. <http://www.bainbridgewa.gov/Calendar.aspx?EID=1566>

The Open House is a great time to walk through the proposed elements of the new comprehensive plan and speak with planning commissioners and staff about your thoughts.

- **Thursday September 22nd**
- **Bainbridge Island City Hall (Council Chambers, 280 Madison Avenue North)**
- **4:30 – 6:00 PM Comprehensive Plan Open House**
- **6:00 – 8:00 PM Public Hearing (Public Comment)**

Navigate Bainbridge Link: <http://www.ci.bainbridge-isl.wa.us/615/Navigate-Bainbridge-Comprehensive-Plan-U>

During Saturday's Open House and Public Hearing the COBI staff and Planning Commission were very responsive. They had good information and seemed to take into account what people had to say. Please consider going tomorrow/Thursday if you didn't make Saturday's meeting.

If you can't go please write to the Planning Commission (pcd@bainbridgewa.gov) by September 26th with your input on the Comp. Plan.

Our Island's future depends on us!

Very Best,
Islanders For Responsible Government
[IFRG FaceBook Page](#)

If you wish to be removed from our email list please respond to this email with 'unsubscribe'. Thank you.

Jane Rasely

From: Island Center <islandcenterbainbridge@gmail.com>
Sent: Monday, September 26, 2016 12:24 PM
To: PCD; Sarah Blossom; Ron Peltier; Kol Medina; Wayne Roth; Michael Scott; Val Tollefson; Roger Townsend
Subject: Island Center Renewal
Attachments: Christian Pick.tif

Please see attached. Thanks!

September 22, 2016

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

I am a resident of Bainbridge Island and am writing to you today in support of the review and renewal of the area at Island Center.

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

- **Safety** – Miller road is a busy highway alternative on the Island and the four way stop at Miller and New Brooklyn is congested with through traffic and local area traffic to businesses. With little shoulder and business parking very close to the street the area is hazardous to pedestrians, cyclists and motorists. The safety concern is time sensitive as the area continues to become increasingly congested.
- **Amenities** – I would like to see island center become a more vibrant neighborhood center. A wider variety of businesses and services would be welcome in this centrally and conveniently located neighborhood. Amenities like playgrounds or non motorized trails and paths would add greatly to the local community.
- **Neighborhood Aesthetics** – The Island Center area is not known for its curb appeal, yet it is a highly visible centrally located neighborhood seen by many daily. The businesses in this area are vital to the Island and should not be displaced, but a more appealing plan for the area more in keeping with the aesthetics of Bainbridge Island would be a welcome change.

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

Sincerely,

Christina Pick

Name:

Christina Pick

Address:

13402 Hidden Cove Ln NE
Bainbridge Island

Phone:

409-222-3010

Jane Rasely

From: Island Center <islandcenterbainbridge@gmail.com>
Sent: Monday, September 26, 2016 12:28 PM
To: Sarah Blossom; Kol Medina; Ron Peltier; Wayne Roth; Michael Scott; Val Tollefson; Roger Townsend; PCD
Subject: Island Center Area - Chris Pick
Attachments: Chris Pick.tif

September 22, 2016

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

I am a resident of Bainbridge Island and am writing to you today in support of the review and renewal of the area at Island Center.

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

- Safety – Miller road is a busy highway alternative on the island and the four way stop at Miller and New Brooklyn is congested with through traffic and local area traffic to businesses. With little shoulder and business parking very close to the street the area is hazardous to pedestrians, cyclists and motorists. The safety concern is time sensitive as the area continues to become increasingly congested.
- Amenities – I would like to see island center become a more vibrant neighborhood center. A wider variety of businesses and services would be welcome in this centrally and conveniently located neighborhood. Amenities like playgrounds or non motorized trails and paths would add greatly to the local community.
- Neighborhood Aesthetics – The Island Center area is not known for its curb appeal, yet it is a highly visible centrally located neighborhood seen by many daily. The businesses in this area are vital to the island and should not be displaced, but a more appealing plan for the area more in keeping with the aesthetics of Bainbridge Island would be a welcome change.

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

Sincerely,



Name: CHRISTOPHER PICK.

Address: 13402 HIDDEN COVE LN NE 98110

Phone: 214.444.8749.

Jane Rasely

From: Celeste - Charles Anderson Co <celeste@charlesandersonco.com>
Sent: Monday, September 26, 2016 11:57 AM
To: Council; Sarah Blossom; Kol Medina; Ron Peltier; Wayne Roth; Michael Scott; Val Tollefson; Roger Townsend
Cc: PCD
Subject: Renewal of Island Center - Fletcher Bay Resident

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

I am a resident of Fletcher Bay on Bainbridge Island and am writing to you today in support of the review and renewal of the area at Island Center.

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

- Safety – Miller road is a busy highway alternative on the island and the four way stop at Miller and New Brooklyn is congested with through traffic and local area traffic to businesses. With little shoulder and business parking very close to the street the area is hazardous to pedestrians, cyclists and motorists. The safety concern is time sensitive as the area continues to become increasingly congested.
- Amenities – I would like to see island center become a more vibrant neighborhood center. A wider variety of businesses and services would be welcome in this centrally and conveniently located neighborhood. Amenities like playgrounds or non motorized trails and paths would add greatly to the local community.
- Neighborhood Aesthetics – The Island Center area is not known for its curb appeal, yet it is a highly visible centrally located neighborhood seen by many daily. The businesses in this area are vital to the island and should not be displaced, but a more appealing plan for the area more in keeping with the aesthetics of Bainbridge Island would be a welcome change.

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

Sincerely,

Celeste Pinedo
9285 Fletcher Bay Rd NE
Bainbridge Island, WA 98110
206 858 3564

Jane Rasely

From: Jane Rasely
Sent: Friday, September 23, 2016 5:21 PM
To: Gary Christensen; Jennifer Sutton; Jon Quitslund; Joseph W. Tovar ; Lisa Macchio; Mack Pearl; Maradel Gale; Michael Killion; Michael Lewars; Sarah Blossom; William Chester
Subject: Written Public Comment
Attachments: 20160922 ALCALA, KATHLEEN.pdf; 20160922 COLLIS, AMY.pdf; 20160922 FISCHER, SANDY.pdf; 20160922 JUDD, REBECCA.pdf; 20160922 LANGEMACK, CHAPPLE.pdf; 20160922 PALMER, WILLIAM.pdf; 20160922 SPOOR, REGINA.pdf; 20160922 WIENS, JOHN.pdf

Good Afternoon,

Please find attached written public comment received at the Open House last night, September 22, 2016.

Thank you,

 CITY OF
BAINBRIDGE
ISLAND
JANE RASELY
Administrative Specialist
www.bainbridgewa.gov

Jane Rasely

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

Jane:

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

Thanks, Paul

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

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

Good Afternoon,

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

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

Thank you,



Jane Rasely

Administrative Specialist

www.bainbridgewa.gov

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

206.780.3758 (office) 206.780.5104

Jane Rasely

From: Whitney Rearick <whitney@housingresourcesbi.org>
Sent: Monday, September 12, 2016 4:04 PM
To: PCD
Subject: Housing and the Comprehensive Plan

Hi Gary -

I've been reviewing the draft Comprehensive Plan and was delighted to see the focus on improving the affordable housing situation on Bainbridge - I've read a lot of these plans, and BI's is great. I have a couple questions that I'd like to discuss with you. Got time to meet in the next week or two?

Thanks -

Whitney

--
Whitney Rearick | Executive Director

Housing Resources Bainbridge

206-842-1909 x13 | 208-863-9655 (m)

fb.me/HRBainbridge

Jane Rasely

From: Whitney Rearick <whitney@housingresourcesbi.org>
Sent: Monday, September 26, 2016 3:48 PM
To: PCD
Subject: Comments on 2016 Comprehensive Plan attached
Attachments: HRB 2016 Comp Plan Comments.pdf

Greetings -

Attached are my comments on the 2016 Comprehensive Plan. Please let me know if you have any questions or comments.

Thanks -

Whitney Rearick

--

Whitney Rearick | Executive Director

Housing Resources Bainbridge

206-842-1909 x13 | 208-863-9655 (m)

fb.me/HRBainbridge



HOUSING RESOURCES BAINBRIDGE
A Community Land Trust

730 Ericksen Ave NE, Ste 100
PO Box 11391
Bainbridge Island, WA 98110
206-842-1909

September 26, 2016

Dear Bainbridge Island Planning Commission members:

Thank you for the opportunity to comment on the 2016 Bainbridge Island Comprehensive Plan. I was delighted to see such a strong focus on affordable housing within the housing element of the plan. As noted in the Housing Element introduction, a third of island residents make incomes well below the median wage. If they were to lose their homes, these households would have few, if any, housing options on the island. With only 7% of the total housing units on the island being rentals, and median for-sale home prices topping \$700,000, most low and moderate income workers simply have no option but to live elsewhere. In fact, many have already left.

The City of Bainbridge Island should create housing policies that not only provide options for high-income people, but also generate housing options for those who can't afford to spend \$700,000 on a home.

As you review the comprehensive plan draft, please keep in mind the cost of *not* building affordable housing on Bainbridge Island. As long as there are coffee shops, stores, clinics and schools, we will always have low-wage workers on the island. By not providing options for workers to live on the island, we are forcing them into long daily commutes. There are also community members who, because of disability, age, or other circumstances are unable to work. These community members deserve stable, affordable housing options as well.

Not providing housing for these members of our community represents a loss to Bainbridge Island of human capital. It's a loss in community participation, volunteer hours, contributions to the arts, and yes, support for our local economy. Low and moderate income people want to live in Bainbridge for the same reasons as everybody else: they appreciate our schools, our spectacular scenery, and our high quality of life.

When families spend more time commuting instead of spending time with their loved ones and in their communities, it negatively impacts the environmental and social sustainability of our city.

Below are some suggested edits to the Housing Element of the 2016 Comprehensive Plan:

- **“Policy HO 1.1 Decrease to 20% or less the number of cost burdened families living in rental housing (down from 40%)” and “Policy HO 1.2 Decrease to 18% or less the number of cost burdened families owning homes (down from 34%).”** The time horizon on this plan is 20 years - plenty of time to create enough affordable housing inventory to reduce the percentage of cost-burdened families to zero. Burdensome housing costs affect the ability to pay for health care, education and other necessities. These costs in turn make it more difficult for residents to get

ahead, potentially hastening a slide into poverty, or increasing the risk of a catastrophic financial event.

- With the ratio of multifamily housing currently at only 16%, demand for multifamily rentals and condos is very high. To meet demand and to provide the most housing options for low and moderate income people on Bainbridge Island, COBI should seek to increase the percentage of multifamily units significantly beyond 18%, as suggested in the draft plan.
- **Goal HO-2: "Beginning in 2019, prepare biennial reports on the status of housing on Bainbridge Island..."** A biennial report on status of housing on Bainbridge Island is an exciting and original idea. Please consider including an analysis of the environmental impact of *not* building housing for the people who work on Bainbridge Island, as outlined above.
- **Goal HO-3: "Promote and maintain a variety of housing types..."** COBI's interest in innovative development patterns is laudable. To enhance this effort, descriptions in this section should be expanded, along with ideas for implementation. For example, *conservation villages* are not defined anywhere in the document. Some depicted housing types, such as mixed use multifamily housing, would be difficult to develop under current zoning codes and the current land availability.
- With most of the island zoned for single family homes, if COBI wishes to encourage economic diversity, city code will need to allow for an affordable way to do single family development. COBI should enact policies that encourage the creation of small lots and clustered housing developments outside the Winslow area. Such policies would not only provide more options for affordable housing development, but also would preserve open space.
- **Policy HO 4.2: "Increase the efficiency of the review process and revise building envelope..."** in housing development, the term "building envelope" typically refers to items like siding and flashing. Consider using another term here.
- **Policy HO 6.2: "In order to provide for permanently affordable housing pursue effective strategies to reduce the land cost component of *for-purchase* housing..."** Reducing the land cost of any kind of affordable housing development means lowering monthly housing costs for buyers as well as tenants. Suggest replacing the words "for-purchase" with "affordable."
- **Policy HO 6.5: "Provide incentives to construct affordable housing for farm workers on or near farmlands."** Consider including changes to zoning in this policy statement. Typically farmworker housing is multifamily in nature. Zoning would need to allow for this type of construction near farmland.

It is especially heartening to see that our city leaders are eager to think creatively about how to solve the problem of affordable housing on Bainbridge Island. As you know, every day our community loses members, as more and more residents are forced, because of a lack of housing options, to move off the island. City leaders should also act with a sense of urgency. As potential new community members who wish to move closer to jobs, family, or just to be part of the thriving Bainbridge island community are forced to look elsewhere for housing, Bainbridge loses opportunities for economic diversity.

I suggest COBI prioritize policies that enable the production of both modest market rate housing, *and* the kind of subsidized housing that organizations like Housing Resources Bainbridge produces. These

policies would encourage construction of small homes and multifamily housing, and the creation of small lots and clustered housing.

I also suggest moving to high priority the identification of new housing funding sources. Bainbridge must compete for construction laborer with construction projects in Seattle. That, combined with the cost of land on the island, and the high demand for units, means that construction is unlikely to get any cheaper in coming decades. Subsidizing the cost of development is critically important if we want to provide affordable housing under existing market conditions.

As with every city, the needs of the people of Bainbridge vary from household to household. Everyone deserves choices in where they can live in their community, be it rental or home ownership, multifamily or single-family. By acting soon, and boldly, city leaders have the chance to provide choices to all its residents, not just the few who can afford expensive homes.

Thank you for the opportunity to comment on Bainbridge Island's 2016 comprehensive plan. Please don't hesitate to contact me if you have any questions regarding my comments. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Whitney Rearick". The signature is fluid and cursive, with a long horizontal stroke at the end.

Whitney Rearick
Executive Director
whitney@housingresourcesbi.org

Jane Rasely

From: PCD
Sent: Monday, September 12, 2016 4:42 PM
To: 'Whitney Rearick'
Cc: Gary Christensen
Subject: RE: Housing and the Comprehensive Plan

Ms. Rearick,

Gary will be out of the office for the rest of the week. I would be happy to setup an appointment for you the week following, but would also encourage you to attend the Planning Commission Open House this Saturday, September 17, 2016 at 10:00 AM or next Thursday, September 22, 2016 at 4:30 PM. Planning Commissioners and City Staff will be available to answer questions and have conversation with a Public Hearing following each Open House. Public comment will be received at the Public Hearing with the Planning Commission deliberating at a later date.

If you would still like to make an appointment with Gary, he has 2:00 PM on Tuesday, September 20 or 10:30 AM on Thursday, September 22 available. Please let me know which you would prefer.

Thank you,



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

From: Whitney Rearick [mailto:whitney@housingresourcesbi.org]
Sent: Monday, September 12, 2016 4:04 PM
To: PCD <pcd@bainbridgewa.gov>
Subject: Housing and the Comprehensive Plan

Hi Gary -

I've been reviewing the draft Comprehensive Plan and was delighted to see the focus on improving the affordable housing situation on Bainbridge - I've read a lot of these plans, and BI's is great. I have a couple questions that I'd like to discuss with you. Got time to meet in the next week or two?

Thanks -

Whitney

--

Whitney Rearick | Executive Director
Housing Resources Bainbridge
206-842-1909 x13 | 208-863-9655 (m)
[fb.me/HRBainbridge](https://www.facebook.com/HRBainbridge)

Jane Rasely

From: Olaf Ribeiro <fungispore@comcast.net>
Sent: Tuesday, September 20, 2016 4:58 PM
To: PCD
Cc: Gary Christensen; Jennifer Sutton
Subject: Comments on Environmental Element
Attachments: ENVIRONMENTAL ELEMENT Comments..doc

I have attached my comments on the Environmental Element for your consideration.

Thank you.

Olaf Ribeiro

842-1157



This email has been checked for viruses by Avast antivirus software.

www.avast.com

TO: Planning Commission –City of Bainbridge Island
CC: Gary Christensen (Planning Director); Jennifer Sutton (Senior Planner)
From: Olaf Ribeiro
 10744 Manitou Beach Dr.
 842-1157

ENVIRONMENTAL ELEMENT:

The Environmental Element has great importance since it relates to our future approach to mitigating climate change. It is therefore very important to make sure that this element uses language that makes it mandatory that we follow its goals. Using words that leave doubt as to it's intend tends to weaken the intent of each goal. For instance with regard to pesticide use, (EN 1.7 & EN 6.6), it is important to use the word "Shall" than "Should". Likewise when discussing the goals in geologically hazardous areas.

The original draft Element contained the word "should" 65 times and the word "shall" 7 times. 42 cities in WA use the word "shall" extensively in their documents and only 3 cities in WA use the word "should".

The present draft now contains the word "shall" 24 times and "Shall" 9 times. A vast improvement! However, the "shoulds" have now been replaced by non-committal terms. More mandatory terms are preferable.

The word "should" and "shall" have been defined by various dictionaries. The one that best describes these words is in Webster's Dictionary.

SHALL

When used as an auxiliary verb, *shall*, "denotes a requirement that is mandatory whenever the criterion for conformance with the specification requires that there be no deviation" (2). This word implies obligation and is traditionally used by laws and regulations.

SHOULD

On the other hand, *should* "denotes a guideline or recommendation whenever noncompliance with the specification is permissible." When used as an auxiliary verb, it expresses "a conditional or contingent act or state ... or moral obligation"

I would like to have an opinion from the City Attorney as to how the city legally defines the use of "Shall" and "Should". Is the city's definition the same as used in the Comp Plan?

Introduction:

Paragraph 5. Delete reference to the 2013 & 2014 value survey. The questions in these surveys were vague and did not rank citizens' values on various aspects of the environment. There is no way to know how the citizens feel about various aspects of the environment from these surveys. There were no questions asked about tree retention, climate change, water or other environment elements.

EN 2.3: Add "tree retention and planting". Trees are one of the best ways to mitigate climate change (carbon sequestration, filtration of air pollutants, etc.).

Add: EN 2.5

1. All city operations shall be conducted in a manner conducive to ensuring resource conservation.
2. Reduce waste. Reuse and recycle as much as possible.
3. Encourage the use of products made from recycled material.

Fish & Wildlife:

EN 5.3:

Add: The protection and enhancement of mature trees, fish and wildlife habitat.....**Geologically Hazard Areas:**

Since we have critical area slopes that are subject to landslides, it is important that before the removal of any vegetation, a certified Arborist be consulted.

EN 8-1

Change all "Should" to "shall"

EN 8. 3. **Add:** An analysis by an arborist and a geotechnical engineer shall be required.

EN 8.6 **Add:** The slope must be planted with plant material recommended by Dept. of Ecology manual "*Slope Stabilization and Erosion Control using vegetation*".

Air Quality**EN-10: Protect & Promote Clean Air**EN 10.5 **Add:** Work on strategies for reducing vehicle trips to reduce pollution.**Promote the reduction of cumulative noise impacts**EN 11.1 **Add:**

1. Protect residential neighborhoods from noise levels that interfere with sleep and relaxation
2. Require new residential developments to include traffic noise abatement designs and materials to minimize noise from road and highways.
3. Consider noise levels when setting speed limits.

Invasive species:

EN-14

Add: Provide training sessions for citizens to ID noxious weeds.**Agricultural Lands:**

Soil erosion by wind and water represents an economic cost to agriculture. Erosion can reduce the long term fertility of the soil by removing nutrient rich top soil and organic matter, and can affect water infiltration and increase runoff. This leads to sedimentation and contamination of streams, rivers and other water bodies, impacting fish and wildlife, and increasing water treatment costs.

Due to climate change, heavier downpours are now predicted. This is important for its impact on surface water flooding, soil erosion and nutrient loss and subsequently for pollution of water courses. An estimated 25 % of the phosphates and 50 % of nitrates in rivers are from agricultural sources.

How do you equate this with a forested area that offers carbon sequestration, takes up several hundred gallons of water and filters pollutions, among many other benefits.

En 19.8: With drier and hotter summers, greater use of water will be required for farming.

Encouraging and supporting farming

EN 20.1:

Add: However, farming shall not be at the expense of removing mature forested land.

Jane Rasely

From: Deborah Rudnick <debrudnick@gmail.com>
Sent: Wednesday, September 21, 2016 9:37 AM
To: PCD; Council
Subject: Comments on the Water Resources element of the Comprehensive Plan
Attachments: DR Comments on COBI Comp Plan Water Resources Sections 8-16 draft .pdf

Dear Council and planning commission-

Thank you for the opportunity to comment on the current revised draft of the Island's comprehensive plan; my comments are attached.

Sincerely,

Deb Rudnick
Deborah Rudnick
debrudnick@gmail.com

Dear City staff and leadership:

Thank you for the opportunity to comment on the revised draft of the Comprehensive Plan. I am directing my comments primarily towards the Water Resources components of the Plan.

I would like to thank staff and leadership for a revision that really reads as though the public participation process, including past workshops, has been considered and in several important ways integrated into the Water Resources element. This revision includes a more substantial treatment of climate change issues and of pro-active approaches to both ground water and surface water resources, and I am pleased to see both these things. There are some aspects of both topics that I think would benefit from further clarification or integration, but I am happy to see that these issues are being given serious treatment in the Plan update.

Excerpts from the Comprehensive Plan in my review that follows appear in plain text, and I have added my commentary or questions in *italics*. Specific comments are as follows:

Guiding Policy 2.4 (p. IN-10)

Sea level rise may reduce the volume of our finite groundwater resources. Anticipate and prepare for the consequences of sea level rise to ensure ample quality and quantity of groundwater for future generations.

Sea level rise is not the only significant impact we are likely to experience under climate change, but it is the only aspect of climate change referenced in these guiding principles. Substantive shifts in hydrology, including more intense rain events and hotter, dryer summers, are also expected under current models, and these hydrologic changes should also be recognized in the guiding principles, as it will be essential to prepare for these shifts as well.

(This is somewhat unrelated but I noticed in my review that Figure LU-10 on page 36 has a picture of the Visconsi property, fully treed. This should be updated to reflect current site conditions).

Goal EN-14 (suggested changes in red)

Collaborate with the Kitsap County Noxious Weed Board and other relevant agencies **and organizations** to develop and maintain a plan to remove and control invasive plant species, as well as prepare for vulnerability to future invasive plant **and animal** species. *Why animals in preparing for the future, but not in the present?*

Policy EN 14.1

Coordinate with public agencies and nonprofit organizations to **remove control and where feasible eradicate** invasive plant species **on public property** from public lands.

Policy EN 14.2

Improve public outreach to encourage residents to **remove and control control and where feasible eradicate** invasive plant species on private property.

There should be a recognition here that the County and State already have a designated tiered approach to the identification and required control of invasive plant species, within which COBI should work to prioritize control efforts on both public and private property.

Water Resources Element:

Comments on Introduction:

This is not an accurate way of describing the hydrologic cycle: "In fact, it is all the same water simply given a different name and managed according to where it resides in the hydrologic cycle at any given time (see Fig. WR-1)." Readers are encouraged by this definition to think of these water resources as simply interchangeable, whereas they most definitely are not. I think it would be better to leave out this misleading sentence.

Climate change, p. 98:

"...climatic conditions are likely to become warmer. This will result in more intense rain events during the wet season with longer, drier summer, though overall annual volume of rainfall will remain approximately the same. It is more complicated than simply warmer = more intense rain events; suggest altering wording to state that climate change is projected to bring substantive changes in the hydrologic cycle including... and change "will remain approximately the same" to "under current models is expected to remain..."

"Wetter conditions during the wintertime will increase water availability but may cause flooding or diminish water quality." It is not necessarily true that wetter conditions during winter time will increase water availability, and in fact, more rapid runoff and intense rain events may reduce overall water availability in terms of groundwater recharge, as is noted towards the end of this paragraph. Sentence needs to be revised accordingly.

Vision comments:

"Bainbridge Island's water resources (precipitation on the surface and in the ground) are climate resilient and demand and quantity are adequate for all forms of life on the Island." Firstly, I do not understand the statement that "demand" can be adequate for all forms of life. Second, how do we evaluate "adequate quantity for all life forms"? This is a misleading and I think unachievable vision. When we work to understand and manage for rates of withdrawal and recharge, we are striving towards an estimate of sustainable supply, not a known adequacy.

"Aquifers are continuously monitored and maintained above the early warning level." This sentence may mislead a reader into thinking we have a complete and ongoing knowledge of water levels in all our aquifers and can immediately adjust for a sustainable water supply, which is simply not true. We do not nor is it reasonable to expect us to continuously monitor aquifers. We periodically monitor wells that give us insights into aquifer dynamics, and we have a good model that needs to continue to be updated and used, which allows us to understand patterns in aquifer declines that could lead to the trigger of a warning level.

"Education on water conservation has resulted in a significant reduction in the average water consumption per household." Suggest putting this statement in the present tense to match the rest of this section.

Goal WR-1

"Manage the water resources of the Island in ways that restore, enhance and preserve their ecological and hydrologic function." Suggest rephrasing this as ...in ways that protect, maintain, and where necessary restore ...

Policy WR 1.1

"Study future climate and demand scenarios to accurately understand future water resource conditions." Suggest replacing "understand" with "plan for".

Policy WR 1.2

“Groundwater, surface water and stormwater are resources that shall be protected and managed to preserve water quality and quantity, and to retain natural ecological and hydrologic function ~~to the maximum extent practicable.~~” *“To the maximum extent practicable” is not a meaningful statement, I suggest removing it.*

Policy WR 2.2

“Areas of high aquifer recharge should be identified and assessed as part of a land use application. Care should be taken to minimize the effect of development on these areas.” *My read of this statement is that aquifer recharge should be assessed in the course of individual land use applications. This is a piecemeal approach that carries a high risk that aquifer recharge is not viewed holistically, as the introduction of this section encourages we must do. We need to identify and assess aquifer recharge across the Island in a more comprehensive and thorough fashion, particularly if we are to understand where there are areas available for recharge protection and potentially enhancement, especially as those decisions may well take place across parcel boundaries. Our current aquifer recharge map for the Island is critically unresolved and does not constitute a sufficient planning tool. Suggest rewriting this policy to address recharge information comprehensively and holistically.*

Policy WR 2.3

“To promote efficient use of groundwater resources, encourage the expansion of public and private water systems rather than encouraging shallow or individual residential wells.” *This is a broader question/comment: what are the policy mechanisms by which this can be done? I ask because as a homeowner of a recently built home, my developer was told when he wanted to connect to the city well system that he would have to pay upwards of 50K to lay piping from an extant system in to our development, vs spend many thousands less to drill 2-household wells that do not fall under a system. The choice for him was simple and economic; are there viable ways to change that equation so there actually are incentives? How are we putting this into practice as a City? Otherwise, this sounds like an unfunded mandate of sorts.*

Policy WR 2.5

In cooperation with the appropriate regulatory agencies (e.g., Washington State Department of Health and the Kitsap Public Health District) institute new wellhead protection procedures. *What is lacking in our current wellhead protection procedures, which are state-mandated, that this policy goal is necessary?*

Policy WR 2.6

Encourage the use of integrated pest management techniques and the reduction of pesticide and herbicide use within the City boundaries. *IPM is a good objective, but “reduction of pesticide and herbicide use” isn’t really that meaningful, because one is left asking “compared to what?” Suggest alternate language such as “minimizing pesticide and herbicide use to the extent practicable by prioritizing IPM and less toxic alternatives when appropriate”.*

Policy WR 2.9

Recognizing that the Island aquifer system is a Sole Source Aquifer as designated by EPA, institute an added level of development and re-development permit review to prevent or mitigate potential pollutant-generating activities associated with proposed land use. *Suggest adding to this after pollutant-generating activities” “or activities that could affect patterns in stormwater runoff or aquifer recharge”.*

Policy WR 2.11

Develop a water conservation program. *For who? The state requires water conservation for water systems- are we talking about going above and beyond? Is this reaching out to City utility payers, commercial entities, citizens in general, or...?? Needs clarification.*

Policy WR 2.13

Develop a program that encourages homeowners to explore innovative methods for recapturing and reusing surface water runoff and grey water as approved by the Washington State Department of Health and the Kitsap Public Health District. *Rather than "encourages homeowners to explore", how about make this more a more active voice as "incentivizes and facilitates innovative methods for homeowners and business owners to reuse stormwater and gray water as approved by..."*

Policy WR 3.2

Require that vegetated buffers be maintained between proposed development and the aquatic resource in order to protect the functions and values of such systems. Degraded buffers should be restored to enhance their function. Allow reductions in vegetated buffers only in areas where such reductions, if consistently applied, would not result in significant cumulative impacts to aquatic resources and fish and wildlife habitat. *It seems like this and subsequent policies that discuss vegetated buffers should refer to the CAO and SMP for guidance on the quantity and quality of vegetated buffers.*

Policy WR 3.6

Herbicides and pesticides shall not be used in aquatic resource areas and buffers and should be discouraged in the areas that drain into them. *This statement is in direct violation of the City's own partnership in noxious weed control programs like Island-wide knotweed control. There are herbicides which are approved for use near aquatic resources when used by a licensed applicator and this policy could do great ecological disservice to disallow this option where it is necessary for the control of invasive plants.*

Policy WR 3.7

Prohibit access to aquatic critical areas by farm animals. Agricultural activities within proximity of aquatic resources should complete a farm management plan addressing water quality and other natural resource protection. *How is "within proximity of" defined?*

Policy WR 3.9

Promote watershed-based mitigation to meet federal regulations, improve mitigation success and better address the ecological demands of the island's watersheds. *I do not understand the intent of this policy? Can an example be given, or some additional clarifying information? What are "ecological demands" of a watershed? I do not understand that statement.*

Policy WR 3.12

Allow stream relocation only where relocation would result in improved stream habitat or when a property owner would otherwise be denied all reasonable use of the property. *Are we suggesting that if a property owner owns a parcel that is encumbered significantly by a critical area such as a stream or stream buffer, if that person cannot develop, stream relocation would be allowed? Is this not instead where we figure out an alternative mechanism like TDRs or other ways to ensure adequate protection other than moving a stream- it seems unlikely state or federal government would concur with such a decision?*

Policy WR 3.14

Resident and migratory fish streams and adjacent land should be preserved and enhanced to ensure a sustainable fishery. *We don't have any fisheries based on residential fish. Arguably our streams provide habitat for salmon species that are fished for in the Puget Sound area, but I would suggest a more compelling and relevant argument is sustaining sustainable populations of resident and migratory fish.*

Policy WR 3.16

Maintain a comprehensive program of surface water inventory, data gathering and analysis. The program shall include monitoring and assessment of physical, chemical and biological health of surface water ecosystems to include streams, ephemeral streams, lakes, wetlands and marine waters. This may include water, flow, sediment, habitat, submerged aquatic vegetation, fish and shellfish tissue, aquatic species diversity and other ecosystem health indicators. *Suggest pollutants be added to this list.*

GOAL WR-4

Rather than capture and carry stormwater away as a waste stream, protect it from pollutants and retain it on site to replenish aquifers and maintain wetland and summer stream flows, preserving or mimicking the natural water cycle to the maximum extent practicable. *This is an important goal. Suggest removing the word "summer" and replacing with "natural", and adding an "s" to wetland.*

Policy WR 4.7

Develop and actively enforce a strong low impact development (LID) ordinance to require any and all methods and practices for new development and redevelopment to the maximum extent practicable and reasonable. LID is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning and distributed stormwater management practices that are integrated into a project design. *Shouldn't LID be described in the definitions section, and refer to that, rather than describing here?*

GOAL WR-5

Ensure that sewage is collected, treated and disposed of properly to prevent public health hazards and pollution of groundwater, Island surface water and the waters of Puget Sound. *Missing from this goal and the policies that support it are any recognition of opportunities for water conservation through reducing water needs in sewage conveyance, reuse of treated stormwater for irrigation, and any exploration of the potential for groundwater recharge of treated effluents.*

Policy WR 6.1

Assemble and maintain an inventory of contaminated sites on the Island to track site location, contaminant(s) of concern, cleanup status and potential to impact nearby surface or groundwater. *Is this different than the DoE's list, and if so, how?*

GOAL WR-7

The City, in concert with federal, state and local governments, public water purveyors, watershed councils, non-profits, citizens and other appropriate entities will continue to improve and implement a comprehensive public education and outreach program to promote protection and management of all water resources. *Missing from this goal and supporting policies is a recognition that "the public" is not a uniform mass, and that outreach and education programs accordingly can and should be tailored to very different needs among multiple demographics on this island including age, length of residence on the Island, business*

owner vs homeowner, and many other differentiations.

Policy WR 7.1

Educate and inform the public about the purpose and importance of aquatic environments, their vulnerabilities and observed status and trends in ecological health and function. *Suggest changing "aquatic environments" to "aquatic resources" for consistency with rest of section.*

IMPLEMENTATION: *What differentiates "high" and "medium" priority actions? If the city "must create outreach and education programs" (arguably, it already has several, so continuation and expansion might be a better way to phrase this) in order to implement these goals, why are education and outreach policies only found in "medium priority" actions?*

Thank you for the opportunity to comment, and for your hard work to create a comprehensive plan that provides us with a proactive approach for the stewardship of our Island and its resources.

Sincerely,



Deborah Rudnick, Ph.D.
Chair, Bainbridge Island Watershed Council

Jane Rasely

From: Jennifer Sutton
Sent: Tuesday, September 20, 2016 2:40 PM
To: Mack Pearl; Jon Quitslund; Lisa Macchio; Maradel Gale; Michael Killion; Michael Lewars; William Chester
Cc: PCD
Subject: FW: Affordable Housing and the Comp Plan

 CITY OF
BAINBRIDGE
ISLAND
JENNIFER SUTTON, AICP
Senior Planner
www.bainbridgewa.gov

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

From: Gloria Saylor [mailto:gloriasaylor@ymail.com]
Sent: Tuesday, September 20, 2016 1:17 PM
To: Council <council@bainbridgewa.gov>
Cc: Doug Schulze <dschulze@bainbridgewa.gov>; Jennifer Sutton <jsutton@bainbridgewa.gov>
Subject: Affordable Housing and the Comp Plan

Dear Council members,

I was very interested to learn that the draft of the new comp plan housing element includes some novel, and some tested, proposals to increase the stock of affordable housing on the Island. Ideas such as amending the City's development rules to encourage tiny houses, micro units and cottage housing; expanding opportunities for infill in Winslow and the Neighborhood Centers; and allowing the creation of small lots and smaller footprint homes (I assume these are in the areas where we have sewerage and public water available) are all ones that could help ease the shortage of affordable units on the Island.

Adopting the tested and popular Multi-Family Property Tax Exemption (MFTE) program would also be a positive step, which could be done without waiting for the Comp Plan final approval. The urgency of creating affordable housing is very real when the average price of an Island home is \$860,548 vs. \$763,877 in August last year.

This has a profound impact on our community - teachers needing to commute farther from other areas and interfering with their ability to be part of the community in which they teach and depleting their energy for the classroom; making it difficult to find people willing to staff jobs in retail sales or even higher wage work.

We need you to prioritize this work to make sure our community remains viable.

Thank you for your service,
Gloria Saylor
Bainbridge Is., WA 98110

Jane Rasely

From: Charles Schmid <ceschmid@att.net>
Sent: Thursday, September 15, 2016 5:18 PM
To: PCD
Subject: Comments on Comp Plan
Attachments: ABCLandUseElement.pdf; ABCLandUseElement.docx

Attached are comments on the draft Comprehensive Plan for members of the Planning Commission, Planning Director and senior staff member Jennifer Sutton. Thank you for routing it ASAP since the hearing is Saturday.
Charles

Jane Rasely

From: Charles Schmid <ceschmid@att.net>
Sent: Sunday, September 25, 2016 12:22 PM
To: PCD
Cc: Charles Schmid
Subject: Memo commenting on Economic Element
Attachments: ABCEconomicElement.docx

Please find a three page memo on the Comp Plan Economic Element in word
Charles Schmid
ceschmid@att.net

To: Members of the Planning Commission
Cc: Gary Christensen , Planning Director
Jennifer Sutton, Senior Planner
Joe Tovar, Consultant
Subject: Comments and Recommendations on the Economic Element of
Bainbridge Island Comprehensive Plan



Appendix: List of Members of the Committee which Created the 1994 Economic Element for the 1994 Comprehensive Plan

Date: 25 September 2016

From: Charles Schmid, Association of Bainbridge Communities (ABC),
365 Ericksen Ave. # 327, Bainbridge Island WA 98110

First of all I want to say that I really appreciate having the video of the hearing on line allowing me – along with my fellow citizens to monitor the citizen testimony on the draft Comprehensive Plan. Likewise I appreciated the open house with staff representing the different elements so that we could be better prepared with our testimony.

As I mentioned during my presentation at the hearing on Thursday (September 22nd), I am concerned about the changes in the Economic Element which make the City more business oriented in some 2016 policies than expressed the 2004 Comprehensive Plan. My first indication of this came while comparing text from Framework for 2004 plan with 2016:

Item # 3: When weighing choices regarding our future economy, the fundamental considerations should be the quality of the Island’s natural environment and the community’s desire to maintain the visual character.

This was Item #1 in the 2004 Plan. Granted there was no mention of priority in the 2004 Plan, but still it is interesting that this order was switched. Next I noted that the 2004 Economic Element lists the 5 overriding principles to guide the 2004 Comprehensive Plan – which have now been expanded to eight for the 2016 Plan. However instead of referencing these eight guiding principles, under the Economic Element the 2016 draft notes: “The Economic Element incorporates fifteen goals and policies” which are enumerated in the Elements under EC-1 to EC-15. Have I missed including the applicable guiding principles for the Economic Element? Have these 15 goals and policies been shown to correspond to the new set of eight guiding principles. I will give a couple of examples which I presented Thursday evening which I believe should be shown to be covered by one or more guiding principles:

Policy EC 1.7

“Partner with Chamber of Commerce, the Bainbridge Island Downtown Association, and others to monitor the Island business climate and make appropriate adjustments to the economic vitality strategy.” The 2004 Element wording is E 1.2 “Coordinate with local business groups to track commercial activity, identify trends and assess the economic health of Bainbridge Island.” I consider the wording in the 2004 Plan to be reasonable as this directs the City’s role to provide economic information which of course it has; but the 2016 policy goes on to say “the City SHALL make appropriate adjustments to the economic vitality strategy.” (Caps mine) If the goals and policies have the requirement that the City “Partner with” business organizations (also see Goal EC-7 and EC 10.2), then there should be some definition of “Partner.” I think a better term than “partner” is found throughout the 2006 Plan: namely “coordinate with” which was in fact used for EC 1.3

Goal EC-10 Building Design and Construction Sector

“Support building and construction industries to increase employment opportunities, enhance local revenues, and help ensure a built environment that responds to and reflects the Island’s Vision and Guiding principles.” Later it states “The built environment is no less important than our natural resources in defining Bainbridge as a unique and attractive place. Good development, in a community such as ours, must work within limits and be compatible with the goals of environmental conservation.” I agree that design is important, and I enjoy good architecture and landscaping, and commend the Design Review Board’s role to attain these traits. But as this goal now stands it does not meet the guiding principles, especially equating the built environment with the natural environment.

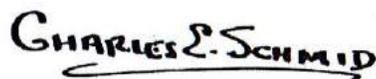
The 2004 Economic Element was based on the Economic Element in the 1994 Plan. This began “in June 1996, (when) the Mayor and City Council appointed an Economic Advisory Committee, a 12-member citizens group, representing a variety of Island organizations, interests, and skills.” I believe they had the assistance of a recognized regional economist and results of professional surveys. The 12 names are listed in the Appendix at the end of this memo. It would help me and probably other citizens to know how the 2016 Economic Element was drafted. Was there a wide range of interests represented in creating this new Economic Element and did they have information from a professional survey of Island citizens to assist them?

Other suggestions for improvement:

- Policy EC 10.1 add “and code enforcement actions” between “process” and “timely.”
- Policy EC 11.1 Change “Visitors on foot and bicycle should be encouraged” to “Visitors on foot and bicycle shall be encouraged.” This is a major point of the City’s master plan.
- Policy EC 11.2 should “is” be “as”?
- Policy EC 11.x Educate residents and visitors about Bainbridge Island’s history, shoreline, parks, natural environment and other qualities.

Reading these lofty goals in the Economic Elements for 2016 – many of which were created over 15 years ago – one cannot help but see that market forces have made a few goals and policies obsolete before they are even ready for approval by the City. Stores which served downtown residents have disappeared (hardware store, office supply store and drug store). The Virginia Mason Medical Clinic is about to go to the Village in spite of receiving a rezone a few years ago so it could remain in Winslow. Fortunately Town and Country grocery store has decided to remain downtown and restaurants serve residents and tourists alike.

Economics is obviously an important aspect of government, and must reflect the values of its citizens. Hence in concluding my memo I thank you for working on this element, reading this memo and look forward to knowing how the Economic Element was developed for the 2016 Comprehensive Plan. I have read Appendix A of the 2016 Plan, and looked through the Vision Survey and scanned the many points listed under the Listening Sessions, and found them interesting. Please let me know if there are any documents I should read to better understand the process for creating the Economic Element.



Charles Schmid
Secretary/Treasurer

Appendix: List of Members of the Committee which Created the Economic Element for the
1994/2004 Comprehensive Plan

Jeff Brein
Tom Clune
Suzy Cook
Tom Croker
Janet Knox
Lee Kueckelhan
Craig Merrill
Shelby Rallis
Doug Roben
Michael Schuyler
Hidde Van Duym
Connie Waddington

Jane Rasely

From: Charles Schmid <ceschmid@att.net>
Sent: Sunday, September 25, 2016 12:38 PM
To: PCD
Cc: Charles Schmid
Subject: CORRECTED Memo on Comments on Economic Element
Attachments: ABCEconomicElement.docx

For some reason Word messed up the copy of my Memo
I just sent, Please delete earlier version and use this one instead
(providing it turn out right this time. If not I will send a version in pdf format)
Charles Schmid

To: Members of the Planning Commission

Cc: Gary Christensen , Planning Director

Jennifer Sutton, Senior Planner

Joe Tovar, Consultant

Subject: Comments and Recommendations on the Economic Element of
Bainbridge Island Comprehensive Plan

Appendix: List of Members of the Committee which Created the 1994 Economic Element for the
1994 Comprehensive Plan

Date: 25 September 2016

From: Charles Schmid, Association of Bainbridge Communities (ABC),
365 Ericksen Ave. # 327, Bainbridge Island WA 98110



First of all I want to say that I really appreciate having the video of the hearing on line allowing me – along with my fellow citizens to monitor the citizen testimony on the draft Comprehensive Plan. Likewise I appreciated the open house with staff representing the different elements so that we could be better prepared with our testimony.

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Item # 3: When weighing choices regarding our future economy, the fundamental considerations should be the quality of the Island's natural environment and the community's desire to maintain the visual character.

This was Item #1 in the 2004 Plan. Granted there was no mention of priority in the 2004 Plan, but still it is interesting that this order was switched. Next I noted that the 2004 Economic Element lists the 5 overriding principles to guide the 2004 Comprehensive Plan – which have now been expanded to eight for the 2016 Plan. However instead of referencing these eight guiding principles, under the Economic Element the 2016 draft notes: "The Economic Element incorporates fifteen goals and policies" which are enumerated in the Elements under EC-1 to EC-15. Have I missed including the applicable guiding principles for the Economic Element? Have these 15 goals and policies been shown to correspond to the new set of eight guiding principles. I will give a couple of examples which I presented Thursday evening which I believe should be shown to be covered by one or more guiding principles:

Policy EC 1.7

"Partner with Chamber of Commerce, the Bainbridge Island Downtown Association, and others to monitor the Island business climate and make appropriate adjustments to the economic vitality strategy." The 2004 Element wording is E 1.2 "Coordinate with local business groups to track commercial activity, identify trends and assess the economic health of Bainbridge Island." I consider the wording in the 2004 Plan to be reasonable as this directs the City's role to provide economic information which of course it has; but the 2016 policy goes on to say "the City SHALL make appropriate adjustments to the economic vitality strategy." (Caps mine) If the goals and policies have the requirement that the City "Partner with" business organizations (also see Goal EC-7 and EC 10.2), then there should be some definition of "Partner." I think a better term than "partner" is found throughout the 2006 Plan: namely "coordinate with" which was in fact used for EC 1.3

Goal EC-10 Building Design and Construction Sector

“Support building and construction industries to increase employment opportunities, enhance local revenues, and help ensure a built environment that responds to and reflects the Island’s Vision and Guiding principles.” Later it states “The built environment is no less important than our natural resources in defining Bainbridge as a unique and attractive place. Good development, in a community such as ours, must work within limits and be compatible with the goals of environmental conservation.” I agree that design is important, and I enjoy good architecture and landscaping, and commend the Design Review Board’s role to attain these traits. But as this goal now stands it does not meet the guiding principles, especially equating the built environment with the natural environment.

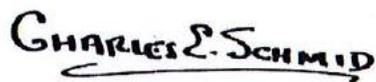
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Other suggestions for improvement:

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Reading these lofty goals in the Economic Elements for 2016 – many of which were created over 15 years ago – one cannot help but see that market forces have made a few goals and policies obsolete before they are even ready for approval by the City. Stores which served downtown residents have disappeared (hardware store, office supply store and drug store). The Virginia Mason Medical Clinic is about to go to the Village in spite of receiving a rezone a few years ago so it could remain in Winslow. Fortunately Town and Country grocery store has decided to remain downtown and restaurants serve residents and tourists alike.

Economics is obviously an important aspect of government, and must reflect the values of its citizens. Hence in concluding my memo I thank you for working on this element, reading this memo and look forward to knowing how the Economic Element was developed for the 2016 Comprehensive Plan. I have read Appendix A of the 2016 Plan, and looked through the Vision Survey and scanned the many points listed under the Listening Sessions, and found them interesting. Please let me know if there are any documents I should read to better understand the process for creating the Economic Element.



Charles Schmid
Secretary/Treasurer

Jane Rasely

From: Charles Schmid <ceschmid@att.net>
Sent: Sunday, September 25, 2016 1:43 PM
To: PCD
Cc: Charles Schmid
Subject: Pdf version of C. Schmid Memo on Economic Element
Attachments: ABCEconomicElementforpdf.pdf

I am not sure if my two previous versions of my 9/25 version came through in Word properly - since the memos didn't print out correctly when I checked them.

At any rate here is the pdf version - which is less prone to errors.
Sorry for taking three emails to get this to you.
Charles Schmid
ceschmid@att.net

To: Members of the Planning Commission
Cc: Gary Christensen , Planning Director
Jennifer Sutton, Senior Planner
Joe Tovar, Consultant
Subject: Comments and Recommendations on the Economic Element of
Bainbridge Island Comprehensive Plan



Appendix: List of Members of the Committee which Created the 1994 Economic Element for the 1994 Comprehensive Plan

Date: 25 September 2016

From: Charles Schmid, Association of Bainbridge Communities (ABC),
365 Ericksen Ave. # 327, Bainbridge Island WA 98110

First of all I want to say that I really appreciate having the video of the hearing on line allowing me – along with my fellow citizens to monitor the citizen testimony on the draft Comprehensive Plan. Likewise I appreciated the open house with staff representing the different elements so that we could be better prepared with our testimony.

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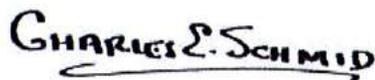
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Charles Schmid
Secretary/Treasurer

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1994/2004 Comprehensive Plan

Jeff Brein
Tom Clune
Suzy Cook
Tom Croker
Janet Knox
Lee Kueckelhan
Craig Merrill
Shelby Rallis
Doug Roben
Michael Schuyler
Hidde Van Duym
Connie Waddington

To: Members of the Planning Commission
Cc: Gary Christensen , Planning Director
 Jennifer Sutton, Senior Planner
Subject: Comments and Recommendations on the Land Use Element of
Bainbridge Island Comprehensive Plan
Date: 15 September 2016
From: Charles Schmid, Association of Bainbridge Communities (ABC),
 365 Ericksen Ave. # 327, Bainbridge Island WA 98110



INTRODUCTION

This memo provides observations and recommendations on the *Land Use Element of Bainbridge Island*. (Public Hearing Draft 8/26/16) with the intent to improve its clarity and to create a document which better matches the values and expectations of Island residents.

I found the labeling of Designated Centers and Neighborhood Centers confusing in that some titles are inconsistent. To show this I went to the goals/policies to make a list where each occurs.

The following lists the named Designated Centers

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Figure LU-3 on Page LU-3

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Goal LU-5

1. Winslow
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- “Collectively Winslow and the Neighborhood Centers constitute Bainbridge Island’s designated centers” Where is Day Road and Sportsman?

Goal LU 6.5

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Goal LU-10 is missing Miller Road/Battle Point Drive Contract Rezone

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Comments on Neighborhood Centers

Uses allowed in Neighborhood Centers are quite broad. **Goal LU-9** notes they "provide Island-wide commercial and service activity outside Winslow. These areas should be developed at higher densities .." In the past the City Planning Director interpreted a taxi dispatch center at Rolling Bay as a service and allowed around 10 taxis and personal cars of drivers to be parked at Rolling Bay Neighborhood Service Center and to be dispatched at all hours. The taxi company has since folded, but COBI's interpretation should not be allowed to remain as it would permit express mail trucks, trucking firms, and even garbage trucks to park there. (Many years ago Kitsap County denied an application for parking garbage trucks at Rolling Bay NSC.) They, like taxis, belong in the B/I zone. Recommendation: *insert "on-site" preceding "services."* Another loophole is calculating dwelling densities in Neighborhood Centers. I calculated that 10 dwelling units per acre are available for Lynwood and Ft. Ward (assuming the Ft. Ward NC will hook up to Sewer District 7) if every dwelling unit is permitted to have an ADU. Recommendation: *not allow ADUs if the NC density has gone to the maximum of 5 units per acre.*

Fort Ward would be assumed to come under the same regulations as Lynwood Center which allows higher densities (see above). Also note Fort Ward is only 10 minute drive to Lynwood which can provide the same amenities. The present Comp Plan (1995) policy LU 1.4 states "New Commercial centers should be considered only after detailed analysis of the economic impact of the new development shows there will be no significant, adverse impact on the existing commercial centers, including Winslow." This remains in the draft Comp Plan. (LU-6.4) Have the new proposed commercial centers had a detailed analysis showing no significant, adverse impact on Winslow? Recommendation: *Eliminate adding proposal for Fort Ward to be a Neighborhood Center until a future need and approval by local residents can be shown.*

I am not sure how assigning **Day Road** to be a Neighborhood Center was arrived at. It definitely shouldn't be treated like Lynwood Center and Rolling Bay - with restaurants, retail, dwelling units, etc. The 1994/2004 Plan makes it clear all parcels in the Day Road B/I zone are needed for future B/I uses vital to the Island's economy and services. In addition there are many reasons to not have retail there, including traffic congestion at the intersection of Day Road and Phelps Rd. with SR 305. Setting aside this B/I area for light manufacturing was the intent when the original 1994 Comprehensive Plan was approved, and should be respected since the need for land zoned for B/I has not changed.

Recommendation: *Eliminate designating Day Road area as a Neighborhood Center.*

Comments on Business Industrial Zone

Goal 10 states the **Business/Industrial Zone (B/I)** "provides opportunities for new businesses and expansion of existing Island businesses, for diversity of jobs and for low-impact industrial activity that contributes to well-paying jobs, where traffic congestion, visual, and other impacts on the surrounding neighborhood can be minimized." This is followed by LU-11 to "provide appropriate land for B/I....". In 1994 planners, City staff, the business community, and citizens realized that it was important to set aside and plan land for future use for warehousing and similar activities which would not possible to create in the future. Sometime after 1994 a

proposal was made to change LM to B/I to also allow Business parks. Applications for restaurants, a brewery and retail were initially denied. Later COBI Planning and Community Development Department loosened the requirements to only permit retail for products made on the premises and food service for employees. Still later COBI Planning and Community Development extended uses to the wide range of retail and services now found at the Sportsman Triangle (Coppertop) through a conditional use permit. Requirements for amenities like sidewalks and street trees for B/I are not as rigid as those for Winslow, which essentially led to sprawl of commercial businesses to the Sportsman over the repeated objections expressed by ABC's neighborhood organization, the Murden Cove Preservation Association (MCPA). MCPA protested this evolution from the previous prohibited uses, but the City continued to issue permits to non-B/I uses which are there now. Many residents and visitors now use and enjoy these commercial facilities, and it is too late to alter what has been done other than wonder how our City could have permitted all these applications for such a wide range of uses typically not combined in well-planned municipalities. The variety of uses in an B/I zone represents the worst example of open zoning. Unless the city acts now during this Comprehensive Plan process to avoid repeating approval of similar applications, it will be too late to deny similar commercial sprawl to spread to the Day Road B/I zone where a marijuana retail store was already approved.

Recommendation: *Given the Planning Commission apparently has not yet acted on this crucial subject it is important that they or the City Council act immediately to save B/I land and to reduce sprawl (LU 5.1) which would be created by a new commercial center at Day Road on both sides of Highway 305.*

Other Comments/Recommendations in sequential order

Table of Contents – Add Water Dependent Industrial

Goal LU-1 – change to a positive statement

....sustain high standards that will ~~not diminish~~ enhance the quality of life and ~~or degrade~~ improve the environment of the Island

Policy LU 2.1 First paragraph

Is it clear what “within the parameters of existing data” means?

Policy LU 2.1 second paragraph

Add “traffic Level of Service (LOS)” to the list of factors.

Figure LU-5 Future Land Use Map on page LU-7

This is very important – but it is impossible to read. Please place a readable one on line.

Policy LU 4.4 “The special planning area process for each designated center shall be informed by surface water and aquifer data in the respective watershed and appropriate provision made to limit permitted uses or require specific measures to protect the water resource.” What does “shall be informed by” mean?

Policy LU 4.5

“The special planning area process for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix, and the desired and required services and infrastructure to serve the selected use mix and intensity.” I assume this applies to all 8 designated centers.

Policy LU 4.7

Add “,policies” after *goals*.

Policy 4.9 appears on both pages LU-6 and LU-7. They have different policies.

Policy LU 4.9

Add “noise” after air quality

Policy LU 5.1 dotted list

Add and “restores” between “Maintains” and “and enhances the fish and wildlife habitat”

Policy LU 5.2 Change the word order to be clearer: “Increased density over and above existing zoning in the NCs should only occur through density bonuses for affordable housing or through a shift in density from critical areas and farms through TDRs.”

Comment: The reliance of TDRs to increase density in some areas in exchange for preserving open spaces is commendable [See LU-18]. However this plan, to our knowledge, has not worked in the past 20 years. The Planning Commission should go on record that it is of the opinion it will work now including the reasons why – otherwise this is just a dream to make readers of the Comprehensive Plan feel good while other policies to increase density are implemented. (See Action #9). One approach to make it work is to carry out a TDR for converting forested land to agricultural land. Also note Neighborhood Centers can increase density by adding Accessory Dwelling Units (ADU) which are not counted in the density. Has the Planning Commission decided how to treat this apparent contradiction? See notes for LU 6.7

Figure LU-6 (photo on page LU-8)

Add “Scenic Highway” in front of “SR 305” for those who don’t know this is a state designated scenic highway.

Policy LU 6.6

Add “citizen awareness” between the word “fairness” and “predictability.” And add “and code compliance requests” after “approval.” This would be part of LU Action #5.

Policy LU 6.7

Please check allowing ADUs in all residential zones. I recall residential ADU’s within shoreline designation require a CUP. Allowing ADU’s in Neighborhood Centers essentially doubles the density, creating R-10 in some areas. Allowing ADU’s to be sold to persons who are not the landowners defeats the original purpose of ADU’s. I think ADU’s should be counted as density in NCs. Please add to the policy that the maximum density for ADUs is 2.5 for subdivisions in neighborhood centers. This would result in a maximum density of 5 units per acre for Neighborhood Centers attached to sewer and water. (see above)

LU 9.20 Change “The base density of residential development in the Neighborhood Centers is 2 units per acre. A density bonus of 3 units per acre may be obtained in areas not served by public water and sewer ...” to “The base density of residential development in the Neighborhood Centers is 2 units per acre. A density bonus of 1 unit per acre may be obtained for a total of R-3 in areas not served by public water and sewer ...”

Winslow and Other Issues

Pages LU-11 and LU 12 Most all the goals and policies for Winslow have been removed. These are necessary to leave in since Winslow is the major Designated Center, and we contend these policies are important to remain in the Comp Plan. There are minimal pages inserted for Winslow's neighborhoods (overlay districts), while only including a summary of the Mixed Use Town Center (MUTC). Please put back the overlay districts for Winslow – otherwise the Revised Comprehensive Plan will primarily contain goals, policies, and implementation for designated areas with little regard for Winslow.

Policy LU 10.13 Add: Minimal Noise levels based on mixed use of living units, retail and offices.”

Policy LU 11.4 Shouldn't "sewerage" be added or does "wastewater" cover that?

Policy LU 11.7 Add after roadways "including Scenic Highway 305." The final sentence could be confusing in that "setback" and "buffer" can be confusing terms, and its policy conflicts with the first sentence.

LU 13.2 Either eliminate or better define cluster development based on problems with cluster development for recent subdivisions.

LU 13.4 Does critical areas include high aquifer recharge? If not add Avoid building in high aquifer recharge areas,

LU 14.1 Change "should" to "shall" in two instances.

LU 14.3 This was changed from the present plan {OS 1.6}, with words requiring mapping of tree-covered hillsides followed by developing regulations. Does the mapping have to be carried out before protection? If so revert back to original which is closer to a policy than the present requirement.

Other Points

Shouldn't goals and policies be included for **subdivisions**? Recent subdivisions have been criticized – and if the City and its citizens wish to avoid similar mistakes, there must be added or strengthened goals and policies included in the Land Use Element. Is it possible to add a general statement for concurrency as a goal? This seems to be overlooked in general.

The confusion as to how the draft Land Use Element treats Day Road and Sportsman Triangle must be resolved. Day Road appears to mistakenly be called a Neighborhood Center [See LU-9 on page LU-29 which should be LU-10] while Sportsman Triangle is a Designated Center like Winslow – but has different regulations. See notes under Goal 10 above. One approach may be found in **LU Action #2** "Adopt a multi-year planning work program for adopting the subarea plans for Island Center, Rolling Bay, Fort Ward, Sportsman Triangle, and Day Road." This may be a reasonable only if the City takes immediate steps to avoid continuation of permitting non-B/I uses in B/I zones. Also the Ft. Ward Neighborhood should be asked if they want a Neighborhood Center at the present time as they are the ones who will be affected by it.

Conclusion

Most of this memo is directed to details – which I hope are not too “picky” and contribute to readers having a better understanding of the “new” “Designated Centers.” Also I have added my recollections of how the Sportsman Triangle B/I developed which might help understand how we got there. Also a strong plea to put the basic policies for Winslow back in the Comprehensive Plan so the Plan is not just designated centers outside Winslow. And finally I’ll note that while I appreciate that the Land Use Element needs to cover urban growth in the designated areas, I wished it had devoted more goals and policies which expand on Goal LU 1.2 : “Outside of Winslow and the Neighborhood Centers, the Island has a rural appearance with forested areas, meadows, farms and winding, narrow, heavily vegetated roadways. These characteristics represent the Island character that is so highly valued by its residents.

CHARLES E. SCHMID

To: Members of the Planning Commission
Cc: Gary Christensen , Planning Director
 Jennifer Sutton, Senior Planner
Subject: Comments and Recommendations on the Land Use Element of
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Date: 15 September 2016
From: Charles Schmid, Association of Bainbridge Communities (ABC),
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proposal was made to change LM to B/I to also allow Business parks. Applications for restaurants, a brewery and retail were initially denied. Later COBI Planning and Community Development Department loosened the requirements to only permit retail for products made on the premises and food service for employees. Still later COBI Planning and Community Development extended uses to the wide range of retail and services now found at the Sportsman Triangle (Coppertop) through a conditional use permit. Requirements for amenities like sidewalks and street trees for B/I are not as rigid as those for Winslow, which essentially led to sprawl of commercial businesses to the Sportsman over the repeated objections expressed by ABC's neighborhood organization, the Murden Cove Preservation Association (MCPA). MCPA protested this evolution from the previous prohibited uses, but the City continued to issue permits to non-B/I uses which are there now. Many residents and visitors now use and enjoy these commercial facilities, and it is too late to alter what has been done other than wonder how our City could have permitted all these applications for such a wide range of uses typically not combined in well-planned municipalities. The variety of uses in an B/I zone represents the worst example of open zoning. Unless the city acts now during this Comprehensive Plan process to avoid repeating approval of similar applications, it will be too late to deny similar commercial sprawl to spread to the Day Road B/I zone where a marijuana retail store was already approved.

Recommendation: Given the Planning Commission apparently has not yet acted on this crucial subject it is important that they or the City Council act immediately to save B/I land and to reduce sprawl (LU 5.1) which would be created by a new commercial center at Day Road on both sides of Highway 305.

Other Comments/Recommendations in sequential order

Table of Contents – Add Water Dependent Industrial

Goal LU-1 – change to a positive statement

...sustain high standards that will ~~not diminish~~ enhance the quality of life and ~~or degrade~~ improve the environment of the Island

Policy LU 2.1 First paragraph

Is it clear what “within the parameters of existing data” means?

Policy LU 2.1 second paragraph

Add “traffic Level of Service (LOS)” to the list of factors.

Figure LU-5 Future Land Use Map on page LU-7

This is very important – but it is impossible to read. Please place a readable one on line.

Policy LU 4.4 “The special planning area process for each designated center shall be informed by surface water and aquifer data in the respective watershed and appropriate provision made to limit permitted uses or require specific measures to protect the water resource.” What does “shall be informed by” mean?

Policy LU 4.5

“The special planning area process for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix, and the desired and required services and infrastructure to serve the selected use mix and intensity.” I assume this applies to all 8 designated centers.

Policy LU 4.7

Add “,policies” after *goals*.

Policy 4.9 appears on both pages LU-6 and LU-7. They have different policies.

Policy LU 4.9

Add “noise” after air quality

Policy LU 5.1 dotted list

Add and “restores” between “Maintains” and “and enhances the fish and wildlife habitat”

Policy LU 5.2 Change the word order to be clearer: “Increased density over and above existing zoning in the NCs should only occur through density bonuses for affordable housing or through a shift in density from critical areas and farms through TDRs.”

Comment: The reliance of TDRs to increase density in some areas in exchange for preserving open spaces is commendable [See LU-18]. However this plan, to our knowledge, has not worked in the past 20 years. The Planning Commission should go on record that it is of the opinion it will work now including the reasons why – otherwise this is just a dream to make readers of the Comprehensive Plan feel good while other policies to increase density are implemented. (See Action #9). One approach to make it work is to carry out a TDR for converting forested land to agricultural land. Also note Neighborhood Centers can increase density by adding Accessory Dwelling Units (ADU) which are not counted in the density. Has the Planning Commission decided how to treat this apparent contradiction? See notes for LU 6.7

Figure LU-6 (photo on page LU-8)

Add “Scenic Highway” in front of “SR 305” for those who don’t know this is a state designated scenic highway.

Policy LU 6.6

Add “citizen awareness” between the word “fairness” and “predictability.” And add “and code compliance requests” after “approval.” This would be part of LU Action #5.

Policy LU 6.7

Please check allowing ADUs in all residential zones. I recall residential ADU’s within shoreline designation require a CUP. Allowing ADU’s in Neighborhood Centers essentially doubles the density, creating R-10 in some areas. Allowing ADU’s to be sold to persons who are not the landowners defeats the original purpose of ADU’s. I think ADU’s should be counted as density in NCs. Please add to the policy that the maximum density for ADUs is 2.5 for subdivisions in neighborhood centers. This would result in a maximum density of 5 units per acre for Neighborhood Centers attached to sewer and water. (see above)

LU 9.20 Change “The base density of residential development in the Neighborhood Centers is 2 units per acre. A density bonus of 3 units per acre may be obtained in areas not served by public water and sewer ...” to “The base density of residential development in the Neighborhood Centers is 2 units per acre. A density bonus of 1 unit per acre may be obtained for a total of R-3 in areas not served by public water and sewer ...”

Winslow and Other Issues

Pages LU-11 and LU 12 Most all the goals and policies for Winslow have been removed. These are necessary to leave in since Winslow is the major Designated Center, and we contend these policies are important to remain in the Comp Plan. There are minimal pages inserted for Winslow's neighborhoods (overlay districts), while only including a summary of the Mixed Use Town Center (MUTC). Please put back the overlay districts for Winslow – otherwise the Revised Comprehensive Plan will primarily contain goals, policies, and implementation for designated areas with little regard for Winslow.

Policy LU 10.13 Add: Minimal Noise levels based on mixed use of living units, retail and offices.”

Policy LU 11.4 Shouldn't “sewerage” be added or does “wastewater” cover that?

Policy LU 11.7 Add after roadways “including Scenic Highway 305.” The final sentence could be confusing in that “setback” and “buffer” can be confusing terms, and its policy conflicts with the first sentence.

LU 13.2 Either eliminate or better define cluster development based on problems with cluster development for recent subdivisions.

LU 13.4 Does critical areas include high aquifer recharge? If not add Avoid building in high aquifer recharge areas,

LU 14.1 Change “should” to “shall” in two instances.

LU 14.3 This was changed from the present plan {OS 1.6}, with words requiring mapping of tree-covered hillsides followed by developing regulations. Does the mapping have to be carried out before protection? If so revert back to original which is closer to a policy than the present requirement.

Other Points

Shouldn't goals and policies be included for **subdivisions**? Recent subdivisions have been criticized – and if the City and its citizens wish to avoid similar mistakes, there must be added or strengthened goals and policies included in the Land Use Element. Is it possible to add a general statement for concurrency as a goal? This seems to be overlooked in general.

The confusion as to how the draft Land Use Element treats Day Road and Sportsman Triangle must be resolved. Day Road appears to mistakenly be called a Neighborhood Center [See LU-9 on page LU-29 which should be LU-10] while Sportsman Triangle is a Designated Center like Winslow – but has different regulations. See notes under Goal 10 above. One approach may be found in **LU Action #2** “Adopt a multi-year planning work program for adopting the subarea plans for Island Center, Rolling Bay, Fort Ward, Sportsman Triangle, and Day Road.” This may be a reasonable only if the City takes immediate steps to avoid continuation of permitting non-B/I uses in B/I zones. Also the Ft. Ward Neighborhood should be asked if they want a Neighborhood Center at the present time as they are the ones who will be affected by it.

Conclusion

Most of this memo is directed to details – which I hope are not too “picky” and contribute to readers having a better understanding of the “new” “Designated Centers.” Also I have added my recollections of how the Sportsman Triangle B/I developed which might help understand how we got there. Also a strong plea to put the basic policies for Winslow back in the Comprehensive Plan so the Plan is not just designated centers outside Winslow. And finally I’ll note that while I appreciate that the Land Use Element needs to cover urban growth in the designated areas, I wished it had devoted more goals and policies which expand on Goal LU 1.2 : “Outside of Winslow and the Neighborhood Centers, the Island has a rural appearance with forested areas, meadows, farms and winding, narrow, heavily vegetated roadways. These characteristics represent the Island character that is so highly valued by its residents.

CHARLES E. SCHMID

Jane Rasely

From: joseph.w.tovar@gmail.com on behalf of Joseph Tovar <joe@tovarplanning.com>
Sent: Monday, September 5, 2016 8:17 PM
To: Jennifer Sutton; Gary Christensen; PCD
Subject: Fwd: COBI Comp Plan: Looking for Guide to Proposed Changes

FYI.
Joe

----- Forwarded message -----

From: Jane Silberstein <jane.silberstein4@gmail.com>
Date: Mon, Sep 5, 2016 at 5:09 PM
Subject: COBI Comp Plan: Looking for Guide to Proposed Changes
To: Joseph Tovar <joe@tovarplanning.com>, Joseph Tovar <joseph.w.tovar@gmail.com>
Cc: Charles Schmid <ceschmid@worldnet.att.net>, Tami Meader <tamimeader@gmail.com>, "<mckersten@gmail.com>" <mckersten@gmail.com>, Olaf Ribeiro <fungispore@comcast.net>, Debbie Vann <debbievann@gmail.com>

Joe,

I have been unsuccessful in finding a document that contains marked edits to the existing comp plan that indicate proposed changes. It is difficult to evaluate the draft plan without this information. Additionally, if there is a document that provides the rationale (public input, etc.) for the proposed changes, I would like to know where I can find that

Many thanks!

Jane

Jane Silberstein
206-551-0129
11594 NE Yeomalt Point Drive
Bainbridge Island WA 98110

Jane Rasely

From: Jennifer Sutton
Sent: Wednesday, September 7, 2016 10:44 AM
To: PCD
Subject: FW: Tools for Creating Affordable Housing



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

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

From: Jane Silberstein [mailto:jane.silberstein4@gmail.com]
Sent: Wednesday, September 7, 2016 9:55 AM
To: Ron Peltier <rpeltier@bainbridgewa.gov>; Sarah Blossom <sblossom@bainbridgewa.gov>; Val Tollefson <vtollefson@bainbridgewa.gov>; Roger Townsend <rtownsend@bainbridgewa.gov>; Kol Medina <kmedina@bainbridgewa.gov>; Michael Scott <msscott@bainbridgewa.gov>; Wayne Roth <wroth@bainbridgewa.gov>
Cc: Joseph Tovar <joseph.w.tovar@gmail.com>; gchristenson@bainbridgewa.gov; Jennifer Sutton <jsutton@bainbridgewa.gov>
Subject: Tools for Creating Affordable Housing

At last night's CC meeting, the topic of affordable housing was touched upon during the discussion of the Comp Plan. Earlier this year, during the public conversation about the Suzuki property, one council member asked for more knowledge about the creation of affordable housing. I subsequently sent a link to the MRSC (Municipal Research and Services Center) page that listed 40 tools.

During last night's discussion, Council Member Peltier asked if affordable housing would be created only or solely through higher density development. The answer to that is clearly no, and this [updated page from the MRSC](#) confirms that. There are many ways to create affordable housing and this page lists not only tools but examples of their application in WA and elsewhere.

Regards,

Jane

Jane Silberstein
11594 NE Yeomalt Point Drive
Bainbridge Island WA 98110
206-551-0129

Janey Rasely

From: Jane Silberstein <jane.silberstein4@gmail.com>
Sent: Saturday, September 17, 2016 12:44 PM
To: PCD
Cc: mgale@bainbridgewa.gov; Dnlewars@bainbridgewa.gov; Dmacchio@bainbridgewa.gov; Djqitslund@bainbridgewa.gov; Dvchester@bainbridgewa.gov; Dnkillion@bainbridgewa.gov
Subject: Comments on Comp Plan Process, and Use Element and Economic Element
Attachments: September COBI Comment on and Use Element.docx; Sept COBI Comp Plan Hearing Econ Element.docx

Please find the attached two documents supporting the ideas I presented to the Planning Commission at its comp plan hearing on Saturday, September 17.

I would appreciate knowing exactly how this input is handled: where/to whom does it go and what happens there, etc.

Thank for all you do,

Jane

Jane Silberstein, CPT, GFS

206-551-0129

www.janesilberstein.com

Nothing holds more power over the body than the beliefs of the mind.

- Deepak Chopra in Ageless Body, Timeless Mind.

JaneyRasely

From: Jane Silberstein <jane.silberstein4@gmail.com>
Sent: Saturday, September 17, 2016 5:13 PM
To: PCD
Subject: Help! Email addresses

I just sent you an email with attachments and copied all the CPC members. All emails to CPC came back with an "undeliverable" message. I used this format:
mgale@bainbridgewa.gov.

Is that incorrect??

Jane

Jane Silberstein, CPT, GFS

206-551-0129

www.janesilberstein.com

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Jane Rasely

From: Jane Silberstein <jane.silberstein4@gmail.com>
Sent: Sunday, September 18, 2016 10:42 AM
To: Joseph Tovar
Cc: Jennifer Sutton; Gary Christensen; PCD
Subject: Re: Comp Plan Process Questions

Thank you for this very thorough and prompt reply.

Jane

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On Sun, Sep 18, 2016 at 9:41 AM, Joseph Tovar <joe@tovarplanning.com> wrote:

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Recordings of the verbal comments at the hearing are also available to the Planning Commissioners and City Council to review, however transcripts are not prepared and the minutes of the meeting will be more like "action minutes" rather than a detailed recounting of who said explicitly what.

Hence, my advice is always to say as much as you can say in writing and use the limited amount of time for verbal testimony to highlight the major points in your written document and offer to answer any questions the planning commissioners have about what you have said or written. Also, remember that even after next Thursday's public hearing, the City will accept written comments until 4 pm on Monday, September 26. Any comments submitted by then will also be forwarded to the Planning Commission prior to their deliberations.

Joe

On Sun, Sep 18, 2016 at 9:23 AM, Jane Silberstein <jane.silberstein4@gmail.com> wrote:

Hi Joe,

I attempted to send documents supporting my comments to the Planning Commission yesterday to BOTH the pcd address and members of Planning Commission (I know that did not conform with protocol but wanted to do so just the same). Email addresses for Planning Commissioners have obviously changed since they all bounced back. I could not find their addresses on the COBI website (a difficult site to navigate, generally). I am just mentioning this....no need to answer.

What I would like to know in as much detail as you can provide is what exactly happens to the comments submitted, especially those in writing.

Many thanks for your work,

Jane

Jane Silberstein
[206-551-0129](tel:206-551-0129)

Jane Rasely

From: Jennifer Sutton
Sent: Monday, September 19, 2016 11:00 AM
To: Jane Silberstein; Joseph Tovar
Cc: Gary Christensen; PCD
Subject: RE: Comp Plan Process Questions

Jane, please note that Joe cc'd the "pcd" (Planning and Community Development) email address in his response. All comments on the Plan coming to that address will be forwarded to the Planning Commissioners.

 CITY OF
BAINBRIDGE
ISLAND
JENNIFER SUTTON, AICP
Senior Planner
www.bainbridgewa.gov

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Many thanks for your work,

Jane

Jane Silberstein
[206-551-0129](tel:206-551-0129)

September 17, 2016

TO: COBI PLANNING COMMISSION

FROM: JANE SILBERSTEIN

RE: DRAFT COMPREHENSIVE PLAN/LAND USE ELEMENT: COMMENT

LAND USE ELEMENT

While much of the LAND USE ELEMENT content has great merit, the language used weakens, and leaves open to question, the sincerity of the stated goals and policies and the level of commitment by the City to implement the comprehensive plan.

Weak language, such as the frequent use of the word "should" (occurring 90 times in the land use plan) as opposed to "shall" (occurring 22 times), results in 1) the inability to codify much of the plan and 2) confusion such as we experienced with the Visconsi project, wherein the Hearing Examiner had to strain (or so it appeared) to determine if the spirit and intent of the comprehensive plan was being violated by the shopping center proposal. Ultimately, not codifying the current Plan allowed approval of the Visconsi project, which many, including the Planning Commission, believed was *not* consistent with the vision of the current comp plan.

Policy is defined (Merriam Webster) as "a definite course of action adopted for the sake of expediency, facility, etc." and "an action or procedure conforming to, or considered with reference to, prudence or expediency."

There is a lack of parallel construction of policy statements. Some are clearly directive and a call for action, as in Policy statements LU 5.5, 5.6, 5.7 and 5.8. Each begins with a verb: implement, address, encourage, adopt, while other policy statements are vague and only suggestive of an action that *could* be taken, as in the following:

Policy LU 2.2: A public education program should be established to foster the community's understanding of the natural systems on the island and their carrying capacity.

[Suggested rewrite: Establish a public education program that fosters the community's understanding of the natural systems on the island and their carrying capacity.]

Policy LU 2.3: This Plan recognizes that stewardship of the land is a responsibility of individual citizens and the community as a whole. Through its status as an employer and land owner, the City *should* take advantage of its opportunities to be an example of environmental stewardship so that others will be encourage to do so.

[Suggested rewrite: This Plan recognizes that stewardship of the land is a responsibility of individual citizens and the community as a whole. Through its status as an employer and land owner, the City sets an example of environmental stewardship so that others will be encouraged to do so.]

A goal, by definition, is a present tense statement of a *desired* outcome, as in “city policy and decision-making abide by the constraints defined by its carrying capacity” vs. “the city strives toward making decisions consistent with the constraints defined by carrying capacity.”

Goals that are not present tense statements of desirable outcomes are weak and raise concern about the sincerity of the goal. Most of the goals set forth in the Land Use Element are action statements, but many are weakened by use of words like should, will strive toward, encourage, etc.

Examples of weak goals:

Goal LU-19: All government entities *should* strive to cooperate and serve the constituents in a fiscally sound manner.

[Suggested rewrite: All government entities cooperate and serve the constituents in a fiscally sound manner.]

Goal LU-3:

Develop a meaningful process for citizen participation that includes participation from all segments of the island community.

[Suggested rewrite: A meaningful process for citizen participation has resulted in participation from all segments of the island community.]

Goal LU-11:

Provide appropriate land for Business/Industrial in order to provide opportunities for small manufacturing businesses on the island to expand and to provide additional employment opportunities.

[Suggested rewrite: Ample Business/Industrial land exists that provides opportunities for small manufacturing businesses on the island to expand and to provide additional employment opportunities.]

RECOMMENDATION

- 1) Rewrite all goal statements in the comprehensive plan as present tense statements of desired outcomes.
- 2) Rewrite policy statements so that they are action statements or directives and therefore include a verb at the beginning of the statement.

September 17, 2016

TO: COBI PLANNING COMMISSION

FROM: JANE SILBERSTEIN

RE: DRAFT COMPREHENSIVE PLAN/ECONOMIC ELEMENT: COMMENT

GENERAL APPROACH TO THE COMP PLAN

When work began on the comp plan nearly two years ago, I urged the Planning Commission and the Comp Plan Steering Committee to do two things: 1) expand the Steering Committee to include a diverse representation of the citizenry and 2) ensure that a holistic, systems approach to community planning be taken.

My comments on the draft plan would be different today, I believe, if more citizens were involved at the steering committee level (there are many local citizens with nationally and, in some cases, internationally recognized achievements in the realms of economics, community development, green construction, sustainability, agriculture, plant pathology, architecture and engineering, etc.), and if it was evident that the approach to the plan was based on a thorough understanding of the community as a living system.

To plan for our communities in a way that retains that which we cherish most, incorporates the well-being of future generations, and embraces a radical course correction so needed at this time, a holistic, systems approach aligned with biophysical principles is ours to choose. This approach would also be consistent with what Paul Hawken refers to as “the first rule of sustainability” which “is to align with natural forces, or at least not try to defy them.” This systemic view of a community and all of its functions recognizes that the “rules of the house” are non-negotiable biophysical principles and elements of sustainability that rest upon those principles.

To understand this approach to community planning, it helps to know that “ecology” and “economics” have the same root: “eco”, from the Greek *oikos*, or house. Ecology is the knowledge or understanding of the house, and economics is the management of the house—and it is the same house. Therefore, understanding our community as a living system—an ecosystem—will give us not only a new understanding of “economy” and “economics” but also will foster a vision of the future along with strategies for its realization that equate with resiliency, adaptability, and attunement with nature.

If we perceive ourselves and all we create as part of an ecosystem, it is easy to understand that our community is a living system and, within that system, there are nodes of wealth: social, natural and financial. All interact as a system and are linked together through nutrient cycles and energy flows, and the maintenance and health of these networks is essential to the overall health and prosperity of our community.

ECONOMIC ELEMENT

Given this context, I suggest the following changes to the draft Economic Element:

1. ECONOMIC VISION

Replace the first sentence [“Bainbridge Island has balanced economic development with stewardship of our Island’s natural resources and the needs of a diverse population.”] with the following:

“Economic development” on Bainbridge Island recognizes that the economy of a community is the composite of its wealth and resources, and the nature of “wealth” expands beyond financial capital to include both environmental and social capital in all its forms. Community wealth is therefore dependent on the strength and health of networks supporting energy flow and nutrient cycles that sustain these various forms of capital. As a result, community economics is about the flow of energy. Energy, in this context, includes intelligence, information, money, knowledge, networks, and other forms of human capital, natural resources, and all ecosystem services. Good trusteeship of the sources and flow of life-giving energy means we re-invest; we monitor our use; and we make conscious choices in how we define and create wealth, as well as how we use, convert, and transfer that wealth throughout the social-environmental system.

Retain the balance of the vision statement.

2. GOALS AND POLICIES

Re-write all goals to make present tense statements of desired outcomes to align with the definition of a “goal.”

3. CONSIDER ADDING THE FOLLOWING PRINCIPLES OF THE BUSINESS ALLIANCE FOR LOCAL LIVING ECONOMIES (source: <https://bealocalist.org/local-economy-framework/#economy-framework-wrapper>):

“Act Local First

The path to quality jobs, deeper connection and wealth-building for more neighbors is tied to the number and diversity of locally-owned businesses in a community. Support local production for local needs, celebrate the unique, and choose locally owned businesses first.

Prioritize Equity

We are all better off, when we are all better off. Build supportive services and infrastructure for the jobless and under-employed, with attention on race and zip code, so everyone can reach their full potential. Align labor, anchor institutions and businesses in creating local economies that work for all.

Regenerate Soil & Nature

If the animals, plants, soil and water we depend on are not healthy, our communities cannot be healthy. Apply holistic land management practices, embrace renewable energy and energy-efficient transit, divest from fossil fuels, and use business to restore ecosystems and reverse climate change.

Accelerate Collaboration

Coordinated support for entrepreneurs and change makers allows more of us to succeed, more quickly. Foster systems of mutual support for local businesses, and build shared infrastructure and technical assistance to advance collaboration.

Share Ownership

When ownership is held broadly, and rooted in community, there is greater resilience. Move economic control from distant corporations to local communities, and choose democratic economic models like worker ownership, land trusts, and the protection of public assets.

Shift Capital

Community Capital represents a growing movement of people and institutions keeping more of their money in their community. Invest in community-based businesses, divest from Wall Street, prioritize under-capitalized communities, and champion “living returns” reflecting the real value of healthy, equitable economies.

Co-Create Policy

Including all stakeholders in the process of making decisions leads to better, more equitable outcomes. Advocate for policies that level the playing field, particularly for local businesses, those historically oppressed, future generations, and our natural world.

Cultivate Connection

Today’s complex crises require a fundamental transition from “me” to “we.” Choose connection, awaken the hearts of entrepreneurs, and align business objectives from growth and transactions, to what we know creates deeper well-being: connection with purpose, community, awe, and compassion.”

Jane Rasely

From: Jennifer Sutton
Sent: Monday, September 19, 2016 11:24 AM
To: Jane Silberstein
Cc: Gary Christensen; PCD; Joseph Tovar
Subject: RE: Comp Plan Process Questions

The Planning Commission will receive all of the comments now, and decide what gets added or removed from the draft Plan that will be recommended to Council.

 CITY OF
BAINBRIDGE
ISLAND
JENNIFER SUTTON, AICP
Senior Planner
www.bainbridgewa.gov

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

From: Jane Silberstein [mailto:jane.silberstein4@gmail.com]
Sent: Monday, September 19, 2016 11:10 AM
To: Jennifer Sutton <jsutton@bainbridgewa.gov>
Subject: Re: Comp Plan Process Questions

Thanks, Jennifer. How is the input actually handled? Who decides what gets used in the plan and what gets tossed?

Thanks again,
Jane

Jane Silberstein, CPT, GFS
206-551-0129
www.janesilberstein.com

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JENNIFER SUTTON, AICP

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www.bainbridgewa.gov

facebook.com/citybainbridgeisland/

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From: Jane Silberstein [mailto:jane.silberstein4@gmail.com]

Sent: Sunday, September 18, 2016 10:42 AM

To: Joseph Tovar <joe@tovarplanning.com>

Cc: Jennifer Sutton <jsutton@bainbridgewa.gov>; Gary Christensen <gchristensen@bainbridgewa.gov>; PCD <pcd@bainbridgewa.gov>

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Hence, my advice is always to say as much as you can say in writing and use the limited amount of time for verbal testimony to highlight the major points in your written document and offer to answer any questions the planning commissioners have about what you have said or written. Also, remember that even after next Thursday's public hearing, the City will accept written comments until 4 pm on Monday, September 26. Any comments submitted by then will also be forwarded to the Planning Commission prior to their deliberations.

Joe

On Sun, Sep 18, 2016 at 9:23 AM, Jane Silberstein <jane.silberstein4@gmail.com> wrote:

Hi Joe,

I attempted to send documents supporting my comments to the Planning Commission yesterday to BOTH the pcd address and members of Planning Commission (I know that did not conform with protocol but wanted to do so just the same). Email addresses for Planning Commissioners have obviously changed since they all bounced back. I could not find their addresses on the COBI website (a difficult site to navigate, generally). I am just mentioning this....no need to answer.

What I would like to know in as much detail as you can provide is what exactly happens to the comments submitted, especially those in writing.

Many thanks for your work,

Jane

Jane Silberstein

[206-551-0129](tel:206-551-0129)

Jane Rasely

From: joseph.w.tovar@gmail.com on behalf of Joseph Tovar <joe@tovarplanning.com>
Sent: Sunday, September 18, 2016 9:42 AM
To: Jane Silberstein; Jennifer Sutton; Gary Christensen; PCD
Subject: Re: Comp Plan Process Questions

Hi, Jane. Emails and attachments addressing the comprehensive plan that are sent to PCD are forwarded to the staff and Planning Commission. All of such written comments become part of the record and will be available not only for the Planning Commission's benefit, but also the Council's since the entire written record, including public comment, is part of what the Council will review.

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Jane

Jane Silberstein
[206-551-0129](tel:206-551-0129)

Jane Rasely

From: Anne Smart <ed@bainbridgeartshumanities.org>
Sent: Monday, September 26, 2016 1:43 PM
To: PCD
Subject: AHB letter in support of the Cultural Element
Attachments: aks letter to PCD.pdf

Planning Commission,

Attached please find the letter with my comments as shared at the public hearing on September 22nd. Again, thank you for your continued support of our efforts to incorporate the suggested changes into the Cultural Element.

Anne Smart

Anne Smart, Executive Director
Arts & Humanities Bainbridge
221 Winslow Way W, Ste 201, Bainbridge Island, WA 98110 | [206.842.7901](tel:206.842.7901)
ED@AHBainbridge.org | www.AHBainbridge.org | [Facebook](#)

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Jenny Coates
Kellie Shannon Elliott
Sandy Fischer
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Mike Lewars
Anne Smart
Pernell Tyus

Re: Cultural Element, Comprehensive Plan update 2016

Below please find my comments from the public hearing held on Thursday, September 22nd at Bainbridge Island City Hall.

Hello, I'm Anne Smart Executive Director of Arts & Humanities Bainbridge here to speak on the Cultural Element of the Comprehensive Plan.

First, I want to thank the Planning Commission for all your hard work and collaborative efforts in getting these essential Elements updated. Revisions have been developed over many meetings, and have brought together many people, including most importantly our loyal, partner cultural organizations.

The draft Cultural Element is much stronger for the thoughtful participation of our Directors Forum representing Bainbridge Performing Arts, The Historical Museum, Bainbridge Arts and Crafts, BIMA, the Bainbridge Library, Kidimu, Bloedel Reserve, BARN, Bainbridge Chorale and others.

ADVISORY MEMBER

Matthew Coates

While the document is in good shape, we believe there are still several language revisions that can make it stronger and more proactive still.

The Cultural Elements Action Item #1 needs to be much stronger if it is to be a true "action item". In the opening line, we ask that the term "consider" be replaced with the directive phrase "adopt and maintain," to give added imperative to the critical policy items that follow.

Anne Smart
Executive Director

Douglas Crist
Program &
Communications
Coordinator

We also ask the Planning Commission to **clarify its meaning and intent with regard to the term "designated agent."** We understand this term to mean an agency contracted with the city to implement the Cultural Element, a role that Arts & Humanities Bainbridge served very successfully for many years. We ask that the term "designated agent" or "designated agency" be clearly defined in the Comprehensive Plan, preferably in the document Glossary.

For example, "Designated Agent" is the overall term used throughout the plan for any individual/organization providing services to/for the City by contract (the designated part). Perhaps "Lead Agency" would also be appropriate in this context, a singular term used for any organization acting as *the official body* of the city in a *specific* area like enacting the Cultural Element, empowered by a cooperative contractual agreement with the City.

We're very pleased this review process has underscored the critical importance of the island's Cultural Sector to our local economy. Our galleries, museums, performance venues and the many artists they represent are tremendous economic drivers for the community.

Now we hope this review process leads to reestablishment of city funding for cultural organizations in the upcoming biennial budgeting process, a goal shared by our partner organizations and their supporters. Arts & Humanities Bainbridge looks forward to working with the City to define this public support and put the goals and policies of our newly invigorated Cultural Element into action.

Thank to the Planning Commission and the city staff for all of your hard work on these critical issues that will shape our island community for years to come.

Thank you,

Anne Smart

6550 NE Marshall Road
Bainbridge Is. WA 98110

I am here to advocate for leaving Gazzam Lake Park as an integral open space, not one crisscrossed by unnecessary roads. I am concerned that the current transportation plan includes three proposed road extensions that would negatively affect this Park: from Deer Path Lane to Marshall Road, from the end of Marshall Road down to Crystal Springs, and from Springridge to Marshall Road.

I have lived on Marshall Rd. for 42 years and have watched and contributed to the development of Gazzam Lake Park after the area was selectively logged by Alan Black in the late 1970's. Bainbridge Islanders are really fortunate to have the park that we have now - a large open space with a lake and many trails that afford Islanders with a place to be near our natural heritage and observe wildlife. The Bainbridge island MPD, BI Parks Foundation and the Land Trust and many volunteers have all played a role in the development of the Park that we see today. It is enjoyed by people with many different interests such as bird watching, walking/hiking, biking, and horseback riding.

My husband and I repeat many times to each other the thought that Bainbridge Islanders are so fortunate to have this park. We often compare it's existence to Central Park in New York City which was set aside by officials with amazing foresight in the late eighteen hundreds. Little did they realize at that time what an important resource it is today for a very large metropolitan area. Bainbridge Island is growing in density in areas set aside for future residential and commercial development. Gazzam Lake Park should be kept in the form it is now so that future residents will have the opportunity to enjoy the natural environment away from those areas of more intense human use. I urge you to eliminate the road extensions to Marshall Rd. once and for all from the Comprehensive Plan.

Regina Spoor

Jane Rasely

From: David Stout <dstout@realnetworks.com>
Sent: Monday, September 19, 2016 10:11 AM
To: PCD
Cc: Vicki Stout
Subject: 2016 COMPREHENSIVE PLAN UPDATE

I have been a resident of Fort Ward on Bainbridge for 9 years. In response to the planning commissions planned re-designation of Fort Ward I definitely believe Fort Ward should be zoned for single family homes only. Retail and multi-family housing isn't necessary nor does it make sense given the location and the nearby Lynwood center retail & high density housing. Single family homes continue to be built and purchased in FW. Kids play in the street here and we can't afford to have more traffic and out of neighborhood visitors than the park already attracts. Please listen to the citizens of Bainbridge and keep Fort Ward as a nice family neighborhood.

Regards,

**David Stout | CAE / Director of Internal Audit & Facilities | RealNetworks |
(W) 206.892.6127 | (C) 206.909.0012 | dstout@realnetworks.com**

"The will to win means nothing without the will to prepare."

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Jane Rasely

From: Jennifer Sutton
Sent: Tuesday, September 20, 2016 9:42 AM
To: Mack Pearl; Jon Quitslund; Lisa Macchio; Maradel Gale; Michael Killion; Michael Lewars; William Chester
Cc: PCD
Subject: FW: comment on Human Services draft

 CITY OF
BAINBRIDGE
ISLAND
JENNIFER SUTTON, AICP
Senior Planner
www.bainbridgewa.gov

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

From: Joanne Tews [mailto:jtews@helplinehouse.org]
Sent: Thursday, September 15, 2016 9:35 AM
To: Jennifer Sutton <jsutton@bainbridgewa.gov>
Subject: comment on Human Services draft

Hi Jennifer,
In looking over the draft, I see on page 203, HS-2 policy 2.2 and 2.3. they look like a duplicate.

Jane Rasely

From: Roger Townsend
Sent: Monday, September 26, 2016 1:32 PM
To: PCD
Subject: Public Comment on Comp Plan

At the outset, let me say that I commend you on an outstanding comprehensive plan. The hard work is obvious.

I will be interested to hear the continuing comments from the public. From my perspective, I would be interested in the document being more explicit with respect to the following issues:

1. **Parking.** I think there should be more consideration of the role of the city in making parking available and under what circumstances. In particular, the City has discussed the possibility of making additional parking available in Neighborhood Centers, which may include some element of public funding through a bond or otherwise. Is parking considered a public good to be paid for out of the public purse? If parking is to be publicly funded, at what point to Neighborhood Centers warrant public funding? Lynwood Center, for example, may see parking challenges increase with development.
2. **With respect to water quality,** I would like to see some emphasis on issues related to contamination of water through Rx and other household contaminants.
3. **Affordable housing** is emphasized in this document, which is welcomed. Should there be consideration in this document to concerns about the emergence of VRBO and AirBNB as usurping efforts to provide low cost housing where owners choose to rent out that housing through short term rentals.

Thank you for your good work.

Roger Townsend
Bainbridge Island City Council, South Ward

Jane Rasely

From: Barbara Trafton <bainbridgeparksfoundation@gmail.com>
Sent: Friday, September 23, 2016 2:53 PM
To: PCD
Subject: Comments- 2016 Comprehensive plan Update

Dear Planning Commissioners:

Thank you for your intensive efforts to create a meaningful current Comprehensive Plan for the community of Bainbridge Island.

I would like to express the gratitude of the Bainbridge Island Parks Foundation for your work on the Transportation Element section, specifically as the policies support non-motorized multi-use trails on Bainbridge.

We are pleased about the inclusion of TR 2.10 which should reinforce the opportunities for trail creation in development projects as is not now enforceable.

We suggest an addition to TR 2 regarding right-of, as part of TR 2-6 or perhaps as TR 2-11, which could have a huge impact in facilitating an expanded integrated trail system:

The City shall support the opening of unopened public right-of-ways to allow for trail construction of multi-use pathways or trails in accordance with the Non-Motorized Transportation goals for trail network connectivity and Bainbridge Island Metropolitan Parks & Recreation District trail vision plan.

Regarding Invasive Species section of the Environment Element:

The Parks Foundation supports invasive weed removal in parks. Large infestations of invasive weeds become a threat to all public lands since seed dispersal is always the strong suit of these species. One of the biggest problems on Bainbridge is when land is cleared and then left untended. It would be helpful for there to be some sort of way of requiring a developer to pay for the damages, such as a bond due with a tree clearing permit.

Language Suggestion:

EN14.2 The City shall create a plan whereby tree-clearing permits require a surety bond to cover the costs of invasive species removal in the case that cleared land areas are not properly managed and result in invasive weed infestations.

Thank you for your consideration.

Kind regards,
Barbara

Barbara Trafton
Executive Director

BAINBRIDGE ISLAND 
PARKS FOUNDATION
www.biparksfoundation.org
206-842-4971

Jane Rasely

From: Jennifer Sutton
Sent: Wednesday, September 14, 2016 12:31 PM
To: Mack Pearl; Jon Quitslund; Lisa Macchio; Maradel Gale; Michael Killion; Michael Lewars; William Chester
Cc: PCD
Subject: FW: UAC Comments on PC 8/5/16 draft
Attachments: UAC Comments.docx

See comments from the Utility Advisory Committee.

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

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

-----Original Message-----

From: Andrew Maron [mailto:AMaron@scblaw.com]
Sent: Wednesday, September 14, 2016 12:29 PM
To: Jennifer Sutton <jsutton@bainbridgewa.gov>
Cc: Barry Loveless <bloveless@bainbridgewa.gov>; Andy Maron <andy.maron@cobicommittee.email>
Subject: FW: UAC Comments on PC 8/5/16 draft

Hello:

Here are comments from the Utility Advisory Committee. Thanks.

Andy Maron
(206) 842-5306

City of Bainbridge Island
Memorandum

TO: Planning Commission

FROM: Utility Advisory Committee

DATE: September 12, 2016

SUBJECT: Comments Regarding PC's 8/5/16 Draft Utilities Element

In May 2016, the Utility Advisory Committee (UAC) submitted to the Planning Commission (PC) a proposed Utilities Element. Thereafter, the PC made revisions to the UAC's draft, the latest version of which was dated August 5, 2016. The UAC now has the following comments about the August 5 draft.

Utilities Element Vision. While the UAC has no objection or revision to this newly written section, the reader's understanding of the meaning of this section would be increased if the words "in 2036" were included in the title.

U 11.3. The PC's revisions inadvertently left the following word, which should be deleted.

U 11.3. Encourage new development in previously unserved water areas required to connect to existing public water systems .

...

U 14.3 (based on old E 1.3 and E 1.4). The UAC had recommended deleting the reference to a specific proposed transmission line (in E 1.4), and rather including a policy favoring improvements in electric reliability. PSE has requested E 1.4 remain. In response, the UAC suggests adding language encouraging transmission redundancy without naming specifics. Accordingly, the UAC recommends the following revision to U 14.3:

U 14.3. Encourage the electric service provide to improve reliability, with particular attention to adding transmission

redundancy and mitigating impacts on service from storms or other natural events.

U 14.4. To draw attention to the distinction between transmission and distribution lines, the UAC recommends the following revision to U 14.4:

U 14.4. Encourage undergrounding new and existing electric transmission and distribution lines, and develop a long term strategy for future undergrounding, to include maximizing opportunities with new construction, and prioritizing the work that affects the greatest number of households and businesses.

U 14.5. The UAC recommends the city encourage both the electric service provider and electricity users (residential and commercial) to use innovative technologies. Thus, the UAC recommends the following revision to U 14.5:

U 14.5. Encourage the electric service provider and electricity users to use carbon neutral electricity generation, local electricity generation, and innovative technologies, such as solar power, that are

U 14.6. The UAC recommends including customer service and support as a factor when evaluating performance of the electric service provider, as follows:

U 14.6. Periodically undertake comparative evaluations of electric service reliability, costs, environmental impact, customer service, and customer support, and evaluate opportunities

U 14.7. The UAC's draft had included encouragement of "carbon free" energy. The PC's draft substituted the word "renewable". In light of Goal U-4, which encourages "carbon neutral" utility services, the UAC suggests the following change in U 14.7:

U 14.7. Encourage new taxpayer-funded public buildings to be designed and engineered to use carbon neutral energy for

U 15.4. The PC's revisions inadvertently left in the below extra word, which should be deleted:

U 15.4. Increase visibility and outreach for special events hard to recycle materials such as hazardous waste or polystyrene foam.

Andrew W. Maron, Chair UAC

Jane Rasely

From: Debbie Vancil <vancild@mindspring.com>
Sent: Monday, September 26, 2016 2:43 PM
To: PCD; Jennifer Sutton; Kellie Stickney
Subject: Comprehensive Plan Cultural Element comments
Attachments: Debbie Vancil Comp Plan vancild.pdf

Planning commission,

Please include the attached comments in your recommended changes to the draft Comprehensive Plan, September 26, 2016.

Thank you,

Debbie Vancil
vancild@mindspring.com
206 842 4303

MEMORANDUM

To: City of Bainbridge Island Planning Commission

September 22, 2016

From: Debbie Vancil, former CC, PC, BPA, BAHC, Dominique Cantwell, ED BPA, Anne Smart, ED A&HB.

Re: Cultural Element, Comprehensive Plan update 2016

As the city's current Comprehensive Plan (the Plan) update begins its final review with the planning commission, focus remains on the document's ability to bring *clear and direct guidance* to city's policy planning for future development. An important part of our community's ability to retain its cherished character and livability while still responding to mandates for accommodating growth, lies in the *underlying framework* in the Plan. This framework should ideally serve as a support structure for *unifying the various Elements* within. For example, the Plan's Cultural Element supports its Economic Element, which in turn supports its Human Services Element, which supports its Environmental Element, that supports its Land Use Element, and supports its Transportation and Utilities Elements, and so on.

Cultural Element purpose and intent.

It all begins with a vision for the future, shaped by the current community, based on its interests and its historical values. Although the community identifies its values throughout the Plan, it's in *the Cultural Element that these values most clearly express the unified vision in the Plan*. For this reason, the Goals and Policies in the Cultural Element should offer especially clear and consistent guidance to the other elements. This is where the community identifies itself based on existing strengths. Finally, the city defines its relationship with the community that it serves, in the Cultural Element.

Recommended changes.

Cultural Element Goal CUL-2:

This paragraph best introduces Bainbridge Island's *cultural and economic identity*, establishing its strength as a developing *regional center* for arts and humanities, a major course directive for the Plan.

- **Move second paragraph to replace first paragraph in Introduction.**

Cultural Element Implementation:

These specific word changes offer specific action verbs to give direct guidance to implementation.

- **CUL Action #1.** Change "consider financial support" to "Adopt and Maintain a financial support plan."
- **CUL Action #2.** Reverse order with CUL Action #1.
- **CUL Action #2.** Add: ". . . that includes the Cultural sector, and recognizes Arts and Humanities as a major contributor to the island economy."
- **CUL Action #3.** Change "Consider" to "Include."

Economic Element implementation

These specific changes better unify two closely related element's implementation:

- **EC Action # 5.** Add: "Maintain efforts to promote and support Arts and Humanities as a major component of the island's economy, culture, and regional presence."
- **EC Action # 5.** Reverse order with EC Action #2.

Comprehensive Plan Glossary:

This addition to the Plan will provide clear policy guidance.

- **Glossary.** Define various categories and definitions for term: "Designated Agent" used throughout the Plan.
- **Glossary.** Include a definition for "Lead Agency."

The term "designated agent" is used throughout the Plan, most especially in the Cultural Element, Human Services Element, and Utilities Element. Since the city finds need to appoint designated agents to deliver short term or 'one-off' services for the city from time to time, it also finds need to partner with lead agencies who represent the city as an official body in specified departmental areas. As a policy matter, there should be a definition for various types of designated agents to describe differences and clarify policy intent.

Background: When the city government was formed in the 1990's our community was already developed. Thus, the new city did not create a Fire Department, School District, Parks District, Library, etc. The city formed legal working partnerships with already existing government agencies. The community also had thriving Arts and Culture and Human Services programs. Instead of forming a city Human Services Department and a city Arts and Culture Department the new city government continued existing programs by entering into legal partnership agreements. This was not only a matter of practicality, but professionally and economically sound policy.

That's why certain agencies like Arts and Humanities Bainbridge received consistent city funding in the city long range planning budget, as did Health and Human Services, Housing organizations, and Utilities, amongst others. These organizations served with a "lead agency" status with the city. They had legal agreements for specific services with the city, and *represented the city* as defined. They were able to 'gear up' their organizations to serve the city over a long period of time, investing in staff, equipment, establishing budgets, etc.. The city should expect to legally commit to a relationship with partnering organizations, who require predictability and certainty in their representation of the city.

The city has indicated it is still interested in having outside agencies in these areas and others, and has created a new term for outside agencies in the Plan, "designated agent." Since the Comprehensive Plan is a multi-year plan that may include numerous designated agents for various purposes, the Plan states intent for providing designated agents without identifying them by name. However, the term "designated agents" still requires definition, as there are multiple categories and types of agents. Not defining these categories confuses intent, leading to unintended circumstances in implementation.

Jane Rasely

From: Walton, Amalia R. <Amalia.Walton@MillerNash.com>
Sent: Monday, September 26, 2016 3:24 PM
To: PCD
Cc: Drobny, Franny; Steding, Doug J.
Subject: Comment letter regarding Draft 2016 Comprehensive Plan Update
Attachments: Brian comment_letter_to_planning_commission_re_comp_plan.pdf

Attached please find a comment letter written on behalf of Bevan and Peter Brian, regarding the Draft 2016 Comprehensive Plan Update. By reply email, please let us know that you have received this letter.

Thank you.

Amalia R. Walton
Counsel

Miller Nash Graham & Dunn LLP

Pier 70 | 2801 Alaskan Way - Suite 300 | Seattle, Washington 98121
Direct: 206.777.7434 | *Office:* 206.624.8300 | *Fax:* 206.340.9599

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Douglas J. Steding
douglas.steding@millernash.com
206.777.7552 direct line

September 26, 2016

VIA E-MAIL
pcd@bainbridgewa.gov

Planning Commission Member:

Mike Lewars
Mack Pearl
Maradel Gale
Jon Quitslund
William Chester
Lisa Macchio
Michael Killion

Planning Commission of Bainbridge Island
280 Madison Ave. N
Bainbridge Island, Washington 98110

Subject: Comments regarding the Draft 2016 Comprehensive Plan Update

Dear Planning Commissioners:

Thank you for the opportunity to comment on the Draft 2016 Comprehensive Plan Update. Our firm represents Bevan and Peter Brian, the entrepreneurs behind High Mountain Green LLC ("Mountain Green"), a local Bainbridge Island business with plans to site a retail cannabis store on the Island. Mountain Green supports your goal of encouraging economic opportunity and access to goods and your complementary land use goal of further developing and strengthening current and future neighborhood centers.

By way of background, the Brian family has been on Bainbridge Island for over twenty years and has a rich background in farming. Bevan and Peter are dedicated to living sustainably, both in their personal lives and in their business practices. To that end, they have a strong commitment to using organic, environmentally friendly products on their land and contributing to planning a sustainable future for Bainbridge Island. In doing business on the Island, the Brian's have a desire to connect to

Portland, OR
Seattle, WA
Vancouver, WA
Bend, OR
Long Beach, CA

MILLERNASH.COM

701233261

Bainbridge through the land and the community by offering a locally owned, small business option.

Local, small businesses like the Brians are vital to fulfilling the vision of a sustainable future for Bainbridge Island, which is why the Brians strongly support this concept as one of the main components of the Economic Element of the Comprehensive Plan Update. The Framework of the Economic Element, as well as the policies and goals, fit squarely into the vision that the Brians have for their community and the reason that they desire to contribute by siting their retail cannabis store locally. As residents of the Island and entrepreneurs, they agree with the statement in the Economic Framework that "the Island's economic future *should* include enterprises that are diverse by type and scale, under local ownership; that offer a variety of employment options and that support a broad range of income and skill levels" (*2016 Comprehensive Plan, Economic Element, Framework, EC-1*) and are eager to participate in that future by establishing their small scale business that will create jobs on the Island for a range of skill levels. *2016 Comprehensive Plan, Economic Element, Framework, EC-2.*

The Brian brothers are particularly interested in the policy goals that relate land use designations back to the economic vitality of the Island. As stated in the goals and policies relating to a diversified economy, entrepreneurship must be supported by providing adequate land use designation (Policy EC 1.4) and developing and maintaining "regulations that provide support for our community's business sectors" while "encouraging the business community to look for emerging sectors." (Policy EC 1.1). The Brian's small retail cannabis business is part of just such an emerging sector, thus, given the policy of promoting emerging business sectors, (Policy EC 6.5) the Brians are hopeful that land use regulations will be changed to reflect this policy, especially through rezoning and developing Neighborhood Centers to "attract a variety of small scale retail." (Policy EC 8.2).

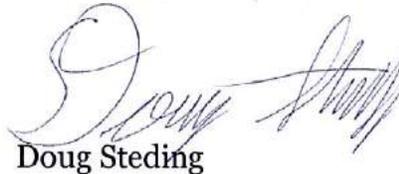
To that end, the Brians are equally supportive of the Land Use goals and policies that are presented in the Land Use Element of the draft Comprehensive Plan regarding development of the Neighborhood Centers. Existing and new Neighborhood Centers are an indispensable part of a vision for the island that includes a healthy local economy, affordable housing for everyone, a diversity of employment opportunity, and the preservation of the Island's natural resources. As stated in the Land Use Vision 2036, attracting growth to these designated centers, including Winslow, Island Center, Rolling Bay, Lynwood Center and Fort Ward, is the cornerstone of a thoughtfully and sustainably planned island. (LU 2-3). The Brians are interested in engaging in the "Special Planning Area" process that is spelled out as a policy point in the Land Use

Bainbridge Island Planning Commission
September 26, 2016
Page 3

Element of the draft comprehensive plan (Policy LU 4.2), as entrepreneurs who would like to contribute to the vitality of those centers, thus providing jobs and the opportunity for residents to patronize homegrown business.

As part of the important process of supporting the Island's sustainable growth while protecting its natural resources, the Brians hope to work with the Commission and the Council to further the policy goals discussed above of encouraging economic opportunity and access to goods by further developing and strengthening current and future neighborhood centers. They hope that, in supporting this goal, you will lean heavily on Economic Policy 1.4 and provide adequate land use designation by amending the land use code to allow their small business to align with the overall vision for the Island and locate in a designated Neighborhood Center.

Very truly yours,



Doug Steding

DJS:fd

Jane Rasely

From: Jane Rasely
Sent: Tuesday, September 27, 2016 12:32 PM
To: 'Walton, Amalia R.'; PCD
Cc: Drobny, Franny; Steding, Doug J.
Subject: RE: Comment letter regarding Draft 2016 Comprehensive Plan Update

Ms. Walton,

We have received your letter.

Thank you,

 **CITY OF
BAINBRIDGE
ISLAND**
JANE RASELY
Administrative Specialist
www.bainbridgewa.gov

From: Walton, Amalia R. [mailto:Amalia.Walton@MillerNash.com]
Sent: Monday, September 26, 2016 3:24 PM
To: PCD <pcd@bainbridgewa.gov>
Cc: Drobny, Franny <Franny.Drobny@millernash.com>; Steding, Doug J. <Douglas.Steding@millernash.com>
Subject: Comment letter regarding Draft 2016 Comprehensive Plan Update

Attached please find a comment letter written on behalf of Bevan and Peter Brian, regarding the Draft 2016 Comprehensive Plan Update. By reply email, please let us know that you have received this letter.

Thank you.

Amalia R. Walton
Counsel

Miller Nash Graham & Dunn LLP
Pier 70 | 2801 Alaskan Way - Suite 300 | Seattle, Washington 98121
Direct: 206.777.7434 | Office: 206.624.8300 | Fax: 206.340.9599
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CITY OF
BAINBRIDGE ISLAND

NAVIGATE BAINBRIDGE

charting our future together

Name: Robert Weschler

Address: 330 Crown Ave. NW #CG, B. I.

robertweschler@yahoo.com

Date: September 17, 2016

Comment

① TRANSPORTATION

a) Kitsap Transit

1) make more obvious node on Winslow Way - bare minimum, more visible covered bus stop w/ seating (at present, you have to step on plants to get on bus at one pole!)

2) similar bus stop in SAFEWAY parking lot

3) SHUTTLE BUS every 10-15 min from promoted

P+Ride at CASINO to Winslow + ferry terminal (at least during evening commuter hrs.)

b) promote electric bicycles on island (to deal w/ hills)

c) actively encourage UBER/LYFT/etc. on island to provide on-demand service

d) more actively promote B.I. Ride (especially \$1-ride for youth to alleviate soccer mom traffic)

e) create bus shuttle loop ferry - Winslow Way - Macdonald - Safeway - ferry

f) actively promote a VISION MAP of island with bike/trails connecting everything (to encourage recalcitrant owners of larger picture so as to gain easier access to easements)

g) to further alleviate bus traffic, make some of the new Kingston ↔ Seattle foot ferry runs stop at least at the Squamish dock (if not also Indianola, and north B. I.)

h) In looking a Transportation Element document, give each Policy TR ___ a title that allows quick skimming understanding of its goal + content.

i) Regular shuttle service: Island Center — Robby Bay
|
Lynnwood — Winston

WATERFRONT PARKS

put up a natural barrier of trees or shrubs along chain link fence of WADOT ferry maintenance terminal to hide it from park.

Jane Rasely

From: Island Center <islandcenterbainbridge@gmail.com>
Sent: Friday, September 23, 2016 11:13 AM
To: Sarah Blossom; Kol Medina; Ron Peltier; Wayne Roth; Michael Scott; Val Tollefson; Roger Townsend; PCD
Subject: Island Center Neighborhood Special Area Plan
Attachments: Island Center Letter - Whealdon.pdf

September 23, 2016

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

My name is Tom Whealdon. I am a life long island resident, business owner and land owner in the area of Island Center. I am writing to you today in support of the review and renewal of the area at Island Center.

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

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

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

Sincerely,



Tom Whealdon
6549 NE New Brooklyn Rd
Bainbridge Island, WA 98110



Name: John Wiens

Address: 1531 Fort Ward Hill Rd, NE

Date: September 22, 2016

Comment

Why is Fort Ward selected as a vicinity for commercial development?

There is no place for development.

Road are 20' wide.

There is only residences in the area..



CITY OF BAINBRIDGE ISLAND

SEP 26 2016

Dept. of Planning & Community Development

NAVIGATE BAINBRIDGE

charting our future together

Name: Elise Wright

Address: 10799 Bill Point View, NE

Date: September ²⁶ 22, 2016

Please note: ~~to~~ these comments are directed primarily at the Economic element. They apply as well to Housing, Tourism + others. Please ~~coordinate~~ ^{apply} them with the other appropriate policies in other elements.

Comment 1.3, 4

Policy EC 1.7 = If "partner" with the CoJC + BDA means financial support, please strike this policy.

Goal EC-5 ~~Jobs~~ Provide a variety of affordable housing... please add a policy actively promoting and exploring provision of affordable housing, by providing financial support to HRB

Goal EC-6 - what is the definition of "designated centers"? ~~these should not be increased until the existing are built out~~

Policy EC 6.1 - please do not "Disneyfy" BI as has occurred at Lynasord center.

Policy EC 6.4 - what infrastructure investments would these be?

Policy EC 6.5 - how would the City "promote" these enterprises?

Goal EC-7 -

I am apposed to public/private partnerships with CoJC & BIDA. These organizations promote reliance on a retail-based, tourist-based, consumer-oriented economy. The island will be better served by ~~promoting~~ attracting businesses

such as AVALARA that actually provide family wages, rather than the \$10/hr. possible in retail establishments, many of which provide tourist related and/or overpriced goods that do not meet the needs of residents.

Policies in this goal are all laudable.

Goal EC-8

Policy EC 8.1 If fully implementing the Winslow Master Plan means building 5 story buildings along Winslow Way and covering the "Gateway" area with ~~the~~ MUTC buildings, this policy should be stricken.

Policy EC 8.2 ~~This is~~ encouraging far too much density, & promoting unaffordable sub-sized housing. Lower density affordable housing should be the goal.

Goal EC-10

~~add a policy (10.3) that~~

Policy EC 10.2 - add: "practices [that ~~promote~~ ^{encourage} affordable housing] incorporate green building..." etc.

Goal EC-11 Tourism

Policy EC 11.2 - All the businesses that serve the commercial needs of island residents* are long-gone from Winslow (Vems, Dry Cleaners, Hardware, Jindleys, etc.) Part of the reason is lack of parking since the Big Dig. Part is the emphasis on serving tourists from the Cruise ships who walk off the ferries. This is not sustainable.

High Priority Actions - as noted, please remove EC 1.7 from the list
EC Action #3: Please add "Increase acquisition / implementation of an ISLAND-WIDE NETWORK of non-motorized transportation trails." ~~pathways~~ to policy EC 11.1 & policy EC 6.7

Per the comments of Whitney Reavick, ED of the Housing Resources Board

Jane Rasely

From: colleen <ctitos@gmail.com>
Sent: Thursday, September 22, 2016 5:23 PM
To: PCD
Subject: Zoning in Ft Ward

Good Evening. We live at 1912 Parkview Dr in Ft Ward and absolutely **do not** want commerical zoning in the area. WE are also concerned about the design school traffic. We have small roads, small/big kids, one way in and one way out. It is not conducive to commercial zoning.

Respectfully,

Colleen and Joe Titos

--

Colleen Titos
ctitos@gmail.com
253-249-3605 cell