



# ENVIRONMENTAL ELEMENT

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This element addresses the natural environment of Bainbridge Island. The Environmental Element includes *goals* and *policies* for all lands considered *critical areas* under the *Growth Management Act* (GMA), such as *wetlands*, *streams*, *aquifer recharge areas*, *fish and wildlife habitat*, *frequently flooded areas*, and *geologically hazardous areas*. This element also addresses natural resources such as forests, *agricultural lands*, and *mineral resources* and provides *goals* and *policies* concerning air quality and the retention and development of the Greenways trails and *open space* system.

Preserving and protecting the environmental resources and natural amenities of the Island is an important component for the vision of our city. Bainbridge Island contains interconnected forests, meadows, *wetlands* and *stream* systems, and saltwater shorelines, all of which provide wildlife habitat and scenic value, and some of which are protected as public parkland. The Island also contains *agricultural lands* and land areas that are sensitive due to geological conditions, slope and/or soil types.

As our Island grows and develops, continued protection of varied *open space* areas and environmentally sensitive landscape is necessary to maintain the quality of life that is currently enjoyed on Bainbridge Island. Additionally, the unpredictable cumulative impacts of *climate change* in our region justify appeals to the *Precautionary Principle*. *Climate change* may require that the areas we protect and approaches we use to achieve our *goals* and *policies* will change.

Citizens of Bainbridge Island enjoy and value the Island's natural environment. The public parklands, *open spaces*, and other natural areas contribute to the quality of life on the Island. The 2013 and 2014 National Citizen Survey that the citizens' support for preservation of *environmentally sensitive areas* and *agricultural lands* remains high. It also indicates that the community is supportive of providing pedestrian and bicycle trails and increased public access to shorelines.

Understanding the functions of the Island's valuable natural systems and what types of activities may impact these functions, now and in the future as conditions change, is key to protecting these lands and natural resource areas. Retaining the viability and ecological functions of our natural systems and protecting those areas that are sensitive to development is paramount to maintaining a healthy natural environment and a high quality of life.

The goals and policies of the Environmental Element attempt to guide future action such that the quality of the Island's natural environment is protected and maintained, and when possible, restored and improved. Future actions will incorporate the best available science as required by RCW 36.70A.172.

# GOALS AND POLICIES

## Environment

### GOAL EN-1

**Preserve and enhance Bainbridge Island's natural systems, natural beauty, and environmental quality.**

#### **Policy EN 1.1**

When making land use decisions, seriously consider the overall *goal* of the *Comprehensive Plan* in protecting the Island's natural environment.

#### **Policy EN 1.2**

Taking into account the present and future need to reduce the potential for personal injury, loss of life, or property damage due to flooding, erosion, landslides, seismic events, *climate change* or soil subsidence, properties adjoining or adjacent to *critical areas* must be developed in observance of the following principles in descending order:

- Avoid the impact, if possible.
- Minimize or limit the degree or magnitude of the action and its implementation by using appropriate technology to avoid or reduce impacts.
- Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action.
- Rectify by repair, rehabilitation, or restoration of the affected environment.
- Compensate for unavoidable impacts by replacing, enhancing or providing substitute resources or environments.

*Critical areas* are identified in order to flag concerns during the review process and to make applicants aware of potential hazards or areas where be constrained. Compatible development will be allowed which avoids designated *critical areas*, minimizes the impact, or mitigates potential problems through engineering, siting, or design. Proposals will be examined on a case-by-case basis to allow for creative solutions and to assure that the special combinations of factors in a particular case are addressed.

#### **Policy EN 1.3**

Protect and enhance the natural systems and environmental quality of Bainbridge Island by continuing to build cooperative relationship between the City, citizens, landowners, and other public, non-profit and private organizations.

#### **Policy EN 1.4**

Community *land use* plans and development patterns *should*, to the fullest possible extent, maintain and enhance natural systems, and protect wildlife, fish resources and *open spaces*.

#### **Policy EN 1.5**

The City *shall* create and maintain overlay maps that show the location of *agricultural lands*, *critical aquifer recharge areas*, *geologically hazardous areas*,

floodplains, *streams, wetlands, and fish and wildlife habitat*. Additionally, the City *shall* utilize the maps from the Bainbridge Island Climate Impact Assessment (2016).

**Policy EN 1.6**

The City will use the City's Shoreline Management Master Program to address and protect marine fish and marine shoreline habitat.

**Policy EN 1.7**

To protect the island's ecosystems, the use of neonicotinoid pesticides *should* be prohibited.

**Policy EN 1.8**

The City will consider the potential impacts of *climate changes* and its impacts in all decisions related to natural systems and environmental quality

**GOAL EN-2**

**Encourage sustainability in City Government operations.**

**Policy EN 2.1**

In managing City government operations, take reasonable steps to reduce impacts to the environment and ecosystems upon which we depend. This *shall* include recognizing and preparing for the impacts of *climate change*.

**Policy EN 2.2**

Seek to minimize the quantity and toxicity of materials used and waste generated for City facilities and operations through reduction, reuse, and recycling.

**Policy EN 2.3**

Use, where feasible, new technologies that demonstrate ways to reduce environmental impacts, such as solar panels, electric and hybrid vehicles, high-efficiency lights and heating systems.

**Policy EN 2.4**

The City *shall* follow integrated pest management practices.

**Goal EN-3**

**Consider the impact on *critical areas* whenever land is subdivided.**

**Policy EN 3.1**

The design of lots *shall* be based on protecting natural systems and avoiding or minimizing the impact to *critical areas*. In order to protect *critical areas*, the full *density* permitted under the zoning ordinance might not be achieved.

### **Policy EN 3.2**

The use of TDRS' and PDRs to protect critical areas should be explored.

### **Policy EN 3.3**

Any lot created by *subdivision* of land *shall* include sufficient area to accommodate a building site outside of a *critical area* and its buffers.

## **Goal EN-4**

**Encourage sustainable development that maintains diversity of healthy, functioning ecosystems which are essential for maintaining our quality of life and economic viability into the future.**

### **Policy EN 4.1**

Planning and land development *should* employ conservation design methods and principles such as, *low impact development* techniques for managing storm and waste water, *green building* materials, high-efficiency heating and lighting systems.

### **Policy EN 4.2**

Create a program with effective mechanisms intended to offset development impacts to the Island's ecosystems.

## **Fish and Wildlife**

### **GOAL EN-5**

**Protect and enhance wildlife, fish resources and natural ecosystems.**

### **Policy EN 5.1**

The protection and enhancement of *fish and wildlife habitat* and wildlife corridors *shall* be an integral component of the *land use* planning process.

### **Policy EN 5.2**

The identification of *fish and wildlife habitat shall* be based on an evaluation of the species of wildlife on the Island and the habitat requirements of these species now and in the future.

### **Policy EN 5.3**

The protection and enhancement of *fish and wildlife habitat shall* be among the criteria used when evaluating the preservation of *open space* as part of development techniques, such as clustering, *flexible lot design subdivisions*, and *transfer of development rights* (TDRs).

### **Policy EN 5.4**

Protect *fish and wildlife habitat* and limit fragmentation of habitat that physically and genetically isolates fish and wildlife populations, by identifying an interconnected system of corridors that will provide continuous links east to west and north to south, connecting larger tracts identified as *critical habitat*.

### **Policy EN 5.5**

*Wetlands* and riparian areas *shall* be protected.

### **Policy EN 5.6**

Undertake appropriate, adequate, and timely actions to protect and recover state priority species, species listed under the federal *Endangered Species Act*, local species of concern, and their habitats located within the City to 1) avoid local extirpation of such species from the lands or fresh waters or nearshore of the City and 2) contribute to the protection and recovery of such species throughout the greater region in cooperation with federal, state, and other local agencies.

Local extirpation means the elimination of self-sustaining residential populations from the entire Island and its waters, or elimination of habitat sufficient to sustain use of the Island's lands and waters by transitory or migratory populations.

### **Policy EN 5.7**

Work closely with the Washington State Department of Fish and Wildlife (the agency with expertise to "preserve, protect, and perpetuate" wildlife resources of the state) in matters involving wildlife including identifying "priority *fish and wildlife habitat*".

### **Policy EN 5.8**

The City, in coordination with the Department of Fish and Wildlife, the Bainbridge Island Metropolitan Park and Recreation District, and the Bainbridge Island Land Trust *should* develop a program to educate the citizens of the Island, particularly those citizens who reside adjacent to priority wildlife habitat, on ways to utilize private property in a manner that will help to protect and enhance wildlife habitat.

### **Policy EN 5.9**

The City will consider *climate change* and its impacts in all decisions related to wildlife, fish resources, and natural systems.

## **Aquatic Resources**

### **GOAL EN-6**

**Achieve no net loss of ecological functions and processes necessary to sustain aquatic resources, including loss that may result from cumulative impacts over time.**

Over recent decades, awareness has grown of the importance of preserving and protecting aquatic resources. Aquatic resources have a number of important ecological functions, processes and values. These functions vary, but include providing water quality protection, flood plain control, shoreline stabilization, contributions to *groundwater* and stream flows and wildlife and fisheries habitat. Aquatic resources also have values as natural areas providing aesthetic, recreational and educational opportunities that *should* be preserved for future generations

Development *should* not be approved in regulated aquatic *critical areas* or their associated water quality buffer unless the subject property is encumbered to such an extent that application of *development regulations* would deny all reasonable use of property.

### **Policy EN 6.2**

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, would not result in significant cumulative impacts to aquatic resources and *fish and wildlife habitat*.

### **Policy EN 6.3**

Require that buffers be retained in their natural condition wherever possible, while allowing for appropriate maintenance. Where buffer disturbance has occurred, require revegetation with appropriate species, with a preference for native species, to restore the buffers' protective values.

Vegetated buffers facilitate infiltration and maintenance of stable water temperatures, provide the biological functions of flood storage, water quality protection and *groundwater recharge*, reduce amount and velocity of *runoff*, and provide for wildlife habitat.

### **Policy EN 6.4**

Ensure that development activities are conducted so that aquatic resources and natural drainage systems are maintained and water quality is protected.

### **Policy EN 6.5**

Prior to any clearing, grading, or construction on a site, all *wetlands*, *streams*, and buffer areas *should* be specifically identified and accurately located in the field in order to protect these areas during development.

### **Policy EN 6.6**

Herbicides and pesticides *shall* not be used in aquatic resource areas and buffers and *should* be discouraged in the areas that drain into them.

### **Policy EN 6.7**

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.

### **Policy EN 6.8**

Mitigation *shall* be required to compensate for unavoidable impacts to aquatic *critical areas*. Mitigation *should* be designed to achieve no net loss in functions and processes of aquatic resources.

### **Policy EN 6.9**

Promote watershed-based mitigation to meet federal regulations, improve mitigation success and better address the ecological priorities of the island's watersheds.

### **Policy EN 6.10**

Identify the areas of the Island that are the most vulnerable to pollution from concentrations of fecal coliforms and nitrates (for example, from septic fields, agricultural activities, or fertilizers), and monitor those areas to determine if and when preventative or restorative measures are warranted.

### **Policy EN 6.11**

Evaluate the merits of new technologies such as greywater capture, package treatment plants and composting toilets, as alternatives to traditional septic and sewer systems and determine which of those systems *should* be allowed and/or encouraged to better protect the quality and capacity of the Island's groundwater, surface water and nearshore environment.

### **Policy EN 6.12**

The City will consider the implications of *climate change*, acidification, and their impacts when *developing regulations* or approving capital projects related to aquatic resources, including marine nearshore, *wetlands*, *streams*, lakes, creeks, associated vegetated areas and *frequently flooded areas*.

### **Policy EN 6.13**

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.

### **Policy EN 6.14**

Degraded channels and banks *should* be rehabilitated by various methods (e.g., culvert replacement, volunteer efforts, public programs or as offsetting mitigation for new development) to restore the natural function of the riparian habitat for fish and wildlife.

### **Policy EN 6.15**

Anadromous fish *streams* and adjacent land *should* be preserved and enhanced to ensure a sustainable fishery.

### **Policy EN 6.16**

Require the construction of *public facilities* to avoid encroachment into and disturbance of aquatic resources.

## **GOAL EN-7**

**Promote the maintenance, restoration and enhancement of aquatic resources.**



**Policy EN 7.1**

Support community-wide program to educate Island residents about alternatives to using and disposing of herbicides, pesticides, and other household chemicals to reduce impacts to marine shoreline areas, *wetlands*, *streams*, and other *environmentally sensitive areas*.

**Policy EN 7.2**

Promote and support volunteer or community driven restoration projects.

**Policy EN 7.3**

The City *should* make every effort to purchase or obtain *conservation easements* for significant *wetlands* and areas of the shoreline critical to natural habitat.

**Policy EN 7.4**

After construction, permanent visual markers *should* be placed around the buffer areas of protected aquatic resources.

**AQUIFER RECHARGE GOAL/POLICIES TBD PLACEHOLDER**

**Frequently Flooded Areas**

Regulation of *frequently flooded areas* is important for property and habitat protection. Floodplains are valuable natural resource areas that play a major role in the function of ecosystems. Floods are a natural process where rising water inundates otherwise dry land. Floodplains provide storage for floodwaters, which reduces downstream erosion and improves downstream water quality. Floodplains allow infiltration for *aquifer recharge* and provide important habitat necessary for the survival of many invertebrate, fish and wildlife species. Flood courses can change naturally, over time. As impervious development covers more land surface and encroaches on floodplains, damage increases to both the built and natural environments.

The Federal Emergency Management Agency (FEMA) has designated frequently flooded areas as areas that have a 1% or greater chance of flooding in any given year. Also known as the 100-year flood, this level was chosen to manage flooding as a compromise between an economic use of the land and an understanding of the natural benefits of flooding. These *Frequently Flooded Areas* are also identified in the City's *Critical Area Ordinance*.

**GOAL EN-8**

**Protect the natural functions of frequently flooded areas.**

**Policy EN 8.1**

Minimize public and private losses due to flood conditions by limiting development in *frequently flooded areas* as shown on the Flood Insurance Rate Maps. Educate property owners and residents in proximity to Frequently Flooded Areas about vulnerability over time.

*Frequently flooded areas* can and do migrate over time. Increased development may

affect the level of occurrence and location of frequently flooded areas. The Flood Insurance Rate Maps adopted by the City were originally produced in 1975 and updated in 1977. Flood hazard maps *should* be kept current.

**Policy EN 8.2**

Limit the alteration of natural floodplains, *stream* channels, and natural protective barriers that help accommodate, dissipate, or channel floodwaters.

**Policy EN 8.3**

Emphasize nonstructural methods, such as setbacks and vegetation, to prevent or minimize flood damage.

**Policy EN 8.4**

Public facilities such as sewer and water lines *should* be located outside of *frequently flooded areas* and with consideration of future sea level rise, in order to minimize damage to both the *public facility* and the natural environment. *Public facilities* may be located within *frequently flooded areas* only if no environmentally preferable alternative exists to mitigate existing environmental concerns and additional development is not encouraged in *frequently flooded areas*.

**Sea Level Rise**

**GOAL EN-9**

**Anticipate and prepare for the consequences of sea level rise.**

Sea level rise may happen as the result of natural or human activity such as geologic subduction or *climate change*. Here in the Puget Sound we experience the effects of both the geologic and climatological forces. Cumulative sea level rise has serious implications for the shorelines and lowland areas of the Island such as beach and bluff erosion and loss of intertidal zones. These areas serve such purposes as nursery habitat, feeding grounds for fish and fowl, stormwater collection and water filtration.

**Policy EN 9.1**

Consider the implications of sea level rise in all relevant decision-making by using regional sea level rise projections and shoreline instability maps (as provided by the WA Department of Ecology, and utilized and interpreted with the Bainbridge Island Climate Impact Assessment).

**Policy EN 9.2**

Coordinate with Tribal, Federal, State and local agencies to address issues related to sea level rise.

## Geologically Hazardous Areas

### GOAL-EN-10

**Protect *landslide hazard areas* and *erosion hazard areas* from the impacts of use and development for the protection of public safety, property and the environment.**

#### **Policy EN 10.1**

*Land uses on landslide hazard areas and erosion hazard areas should be avoided. If the hazard caused by development can be mitigated, then land use should be designed to prevent damage to persons or property and environmental degradation, and to preserve and enhance existing vegetation to the maximum extent possible.*

#### **Policy EN 10.2**

As the degree of slope increases, development intensity, site coverage, and vegetation removal *should* decrease to mitigate problems of drainage, erosion, siltation, and landslides.

#### **Policy EN 10.3**

In order to protect *landslide and erosion hazard areas* from damage during construction and from intrusion following construction, an analysis by a geotechnical engineer may be required.

#### **Policy EN 10.4**

Roads, driveways, and utility corridors *should* be constructed to preserve the integrity of the existing land forms, drainage ways, and natural systems, minimizing impact to the *landslide and erosion hazard areas*. Common access drives and utility corridors *should* be utilized where feasible.

#### **Policy EN 10.5**

Clearing, grading, or filling on sloped areas containing *landslide areas and erosion hazard areas shall* only be allowed when other alternatives are not feasible. Such activity *should* be limited to the dry period of the year.

#### **Policy EN 10.6**

Any alteration of a *landslide hazard area* or *erosion hazard area* may not increase the rate of surface water discharge or sedimentation, and may not decrease slope stability on adjacent property. The altered area *shall* be landscaped to provide erosion control.

### GOAL EN-11

**Identify and map areas that are at risk due to seismic activity and regulate activities in these areas for public safety and property protection.**

#### **Policy EN 11.1**

The *best available science shall* be considered in regulating and permitting *land use* activities in areas that have a heightened risk from earthquakes, such as liquefaction

areas and fault rupture zones, tsunami or other geological hazards, and in mapping these high-risk areas.

**Policy EN 11.2**

Consider tsunami hazards in regulating *land use* activities on Bainbridge Island.

**Policy EN 11.3**

Seismic activity and the potential for earthquake-induced landslides *should* be considered in the determination of *geologically hazardous areas*. Areas that are stable under normal conditions can become landslides during earthquake events.

**Policy EN 11.4**

The City *should* provide information and educational opportunities to the citizens of Bainbridge Island on the hazards posed by seismic events.

**Air Quality**

**GOAL EN-12  
Protect and promote clean air.**

**Policy EN 12.1**

These policies address the need for clean air to protect the Island's residents and ecosystems, under current and future climatological conditions. For example, increasing regional air temperatures are increasing air pollution components such as ground level ozone and smog.

**Policy EN 12.2**

Promote *land use* patterns and transportation policies that ensure that the Island's contribution to regional air quality is consistent with or better than State and Federal standards.

**Policy EN 12.3**

Encourage the retention of existing trees and vegetation and the installation of new trees and vegetation that provides natural filtration of suspended particulate matter, removes carbon dioxide, and improves air quality.

**Policy EN 12.4**

Consider the impacts of new development on air quality as a part of the environmental review process and require mitigation when appropriate.

**Policy EN 12.5**

Cooperate with the Puget Sound Clean Air Agency in providing information to the community about available and innovative emission controls for residential, commercial, vehicular and light industrial use.

### **Policy EN 12.6**

Strive to ensure beneficial indoor air quality in all renovations and new construction of City-owned facilities, and promote design choices that enhance beneficial indoor air quality in private construction.

### **Policy EN 12.7**

Reduce the amount of airborne particulates through regulations for dust abatement of construction sites and street sweeping programs in areas with concentrations of both vehicular and pedestrian traffic.

### **Policy EN 12.8**

Maintain nuisance regulations to minimize offensive odors generated by commercial or industrial uses in proximity to *residential uses*.

### **Policy EN 12.9**

Encourage the retrofit or replacement of non-certified wood stoves with certified appliances.

### **Policy EN 12.10**

Transportation and energy production diminish air quality when power is produced with fossil fuel combustion, therefore to maintain and improve Island air quality, the city *should* consider and promote the development of carbon free *infrastructure*.

## **Noise**

### **GOAL EN-13**

**Promote the reduction of cumulative noise impacts.**

### **Policy EN 13.1**

Review the effectiveness of current noise standards and modify these standards as necessary to ensure acceptable noise levels.

### **Policy EN 13.2**

Promote actions such as equipment modifications and operational requirements that reduce noise from transportation modes, construction sites, industrial uses, and commercial business establishments.

### **Policy EN 13.3**

The City *should* work with the Federal Aviation Administration to design flight paths and schedules which minimize the airplane noise over Bainbridge Island.

## **Greenhouse Gases**

### **GOAL EN-14**

**Reduce greenhouse gas emissions through compliance with federal, state and regional policies while developing local strategies to reduce emissions further.**

### **Policy EN 14.1**

Support and implement climate pledges and commitments undertaken by the City, and other multi-jurisdictional efforts to reduce *greenhouse gas* emissions, address *climate change*, sea-level rise, ocean acidification, and other impacts of changing global conditions.

### **Policy EN 14.2**

Facilitate the improvement and convenience of low carbon mass transit and increased car-sharing, cycling, walking, and the development of alternative vehicle infrastructure (e.g., charging stations) to reduce *greenhouse gas* emissions.

### **Policy EN 14.3**

Strive for reduced *greenhouse gas* emissions through coordinated *land use* and transportation planning and management, including assessment and mitigation for air quality impacts.

### **Policy EN 14.4**

Establish benchmarks, metrics and targets for reduction of *greenhouse gas* emissions, assess current conditions and progress in reducing *greenhouse gas* emissions from municipal, commercial, residential and transportation-related land uses, projects and programs.

### **Policy EN 14.5**

Promote energy conservation measures by **all government entities**, including:

- Retrofitting offices, shops and garages with high-efficiency lighting;
- Converting vehicles to hybrid fuel vehicles as replacement or new vehicles are acquired;
- Converting traffic signals and lighting to LED; and
- Adopting incentive programs and design standards that encourage the employment of renewable energy sources and energy efficient appliances on the Island.

### **Policy EN 14.6**

Promote the installation of residential solar panels and the adoption of other energy saving technologies such as LED lights, heat pumps and insulation.

## **Dark Skies**

### **Goal EN-14**

**Preserve and enhance the view of the dark sky by controlling glare and light trespass.**

### **Policy EN 14.1**

Enforce regulations that provide standards for appropriate lighting practices and systems that will curtail the degradation of the nighttime visual environment.

## **Invasive Species**

### **Goal EN-15**

**Collaborate with the Kitsap County Noxious Weed Board and other relevant agencies 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.**

#### **Policy EN 15.1**

Coordinate with public agencies and nonprofit organizations to remove invasive plant species from public lands.

#### **Policy EN 15.2**

Improve public outreach to encourage residents to remove and control invasive plant species on private property.

## **Greenways**

### **GOAL EN-17**

**Develop and maintain a Greenways Plan for Bainbridge Island.**

On Bainbridge Island the “greenways” concept encompasses a variety of terms. The greenways system is composed of land areas and connector links. The land areas include, but are not limited to: large open areas, public lands, farmlands, critical areas, forests, shoreline areas, and parks. The features of the connector links include trail systems, riparian areas, visual or scenic views of ridgelines, wildlife corridors or any combination of these. In most cases these land areas and connectors will be public or will be private and encumbered with appropriate conservation easements (or other instrument), to insure that they will not be significantly altered by future development.

The greenways system contributes to the preservation of the rural character of the Island, provides important wildlife habitat, improves the environmental quality of the Island (i.e., water quality, aquifer recharge, air pollution abatement) preserves working farms, and provides pedestrian, equestrian and bicycle trails, as well as other recreational opportunities.

#### **Policy EN 17.1**

Each Greenway component *should* incorporate some or all of the following:

- Refuge, habitat, and functional migration routes for wildlife.
- Trails, free of motorized traffic, for use by walkers, joggers, bicyclists, and equestrians to travel to and from schools, recreation areas, public transportation areas, commercial areas, and neighborhoods.
- Recreation opportunities.
- Scenic landscapes and viewpoints.
- Large open spaces, farmlands, forests, shoreline areas and critical areas.
- Public end roads.
- Historic areas.
- Buffers of trees and vegetation that help to maintain the rural character of the

Island.

**Policy EN 17.2**

In creating a Greenways Plan, where feasible, multiple function characteristics *should* be considered and barrier-free trails that are designed and built expressly for access for persons with disabilities *should* be provided.

**Policy EN 17.3**

Encourage the development of City road ends to promote neighborhood access and/or view corridors to the shoreline. Greenways *should* include access to the shoreline including road ends or rights-of-way leading to saltwater. Shoreline access points *should* be marked and visible from the shore and water where appropriate for small boat use. Where possible, waterways *should* be designated between shoreline points for rowboat and kayak access.

**Policy EN 17.4**

Tax title strips which are of unknown ownership or owned by Kitsap County *should* be acquired, whenever possible, as part of the greenways system.

Tax title strips are usually narrow pieces of land that were left over because of an error in a legal description, a survey, a platting error, or a mis-measurement by the County Assessor's office. An Island-wide inventory of these lands *should* be conducted and strips appropriate for public use *should* be identified.

**Policy EN 17.5**

Wildlife corridors *should* provide connections to larger protected open space and habitat areas, including public parks and privately held reserves or open space areas.

**Policy EN 17.6**

The trail, open space and recreational components of the Greenways and Open Space Plan *should* be coordinated with the Non-Motorized Transportation Plan.

**Policy EN 17.7**

Greenways *should* include connections to recreational opportunities and sites of historical interest.

**GOAL EN-18**

**The City and the Bainbridge Island Park and Recreation District *shall* jointly develop a Greenways Master Plan that will identify greenway land areas and connector links, and other large tracts. The overall goal of the Greenways Plan is to provide several continuous links, east to west and north to south, to enhance the quality of life for Island residents.**



The Bainbridge Island Park and Recreation District and the City of Bainbridge Island are working cooperatively with Kitsap County to plan a county-wide Greenways system to create, adopt and implement a Greenways Master Plan. The Kitsap County Greenways project is being coordinated through the Regional Planning Council. Three planning area teams have been designated – North, Central and South Kitsap County. A Bainbridge Island Greenways Group has been formed as a subcommittee to the North Area Planning Team. Greenways and Open Space have been developed as a part of this Plan.

#### **Policy EN 18.1**

Promote and encourage the preservation of a greenways system through the use of property tax reductions, conservation easements, land donations, or other techniques such as land use actions requiring open space for new development, or acquisition through purchase with public funds. Encourage and support community-based, non-profit organizations offering options and alternatives to development in the interest of preserving desirable lands as a public benefit.

#### **Policy EN 18.2**

Implementation of the Greenways Master Plan is one of the criteria used when evaluating the preservation of open space as part of clustering, flexible lot design subdivisions, transfer of development rights (TDRs), and purchase of development rights (PDRs).

### **GOAL EN-19**

**The Bainbridge Island Park and Recreation District *should* develop and maintain a trails system that establishes non-motorized access throughout the greenways system of Bainbridge Island, maximizes public access to greenway land areas, provides increased recreational opportunities for the public, and provides an alternative to motorized transportation between residential, public transportation, commercial, schools and recreation areas. The City *should* assist in acquisition of trail easements.**

Trails are an important component of the connector links to provide human access, where appropriate. Not all greenway connectors will, or *should*, have trails. Some areas are environmentally sensitive or provide wildlife habitat that would cease to exist if human development were allowed. In some cases the connectors are visual buffers, such as trees along roadsides.

#### **Policy EN 19.1**

The multipurpose trail system *should* serve local and regional users and be linked to the Kitsap County and regional trail systems. Trail linkages *should* be provided to the Agate Pass Bridge, between residential areas, public transportation, schools, commercial and Neighborhood Service Centers, along the Winslow waterfront and recreation areas.

#### **Policy EN 19.2**

Trails *should* provide for the needs of a diverse population of differently-abled people engaging in non-motorized passive and active pursuits including:

- Recreation and nature study.
- Exercise.
- Shopping.
- Commuting to work and school.

See also the Transportation Element, Non-Motorized Transportation Plan.

### **Policy EN 19.3**

The trail system *should* be recognized and maintained by the City or Parks District as distinct from informal or private pathways.

A Trails Plan adopted as part of the Bainbridge Island Park and Recreation District Comprehensive Plan identifies those trails systems recognized and maintained by the City or Parks Districts as primary trails. Primary trails are distinct from informal or private pathways.

### **Policy EN 19.4**

Encourage the retention of existing informal or private pathways and the creation of new pathways which link to the greenways system. These trails *should* be developed and maintained under joint public/private partnership, if appropriate, or developed privately. Informal or private pathways *should* form a secondary system with linkages to the public system.

### **Policy EN 19.5**

Linkages *should* be provided to the Agate Pass Bridge, between residential areas, public transportation, commercial and Neighborhood Service Centers, and recreation areas.

### **Policy EN 19.6**

Unopened road rights-of-way *should* not be vacated, and unopened easements *should* not be revoked without a requirement for permanent public trail access. Trails *should* be planned to avoid conflict with future road development in these rights-of-way easements.

### **Policy EN 19.7**

New utility rights-of-way and easements *should* be encouraged to include trail access easements.

### **Policy EN 19.8**

Existing utility rights-of-way and easements *should* be reviewed on a case-by-case basis to provide trail access.

A survey *should* be conducted of existing utility easements and rights-of-way that would be appropriate for trail use. This survey *should* occur in conjunction with implementation of the Non-Motorized Transportation Plan.

### **Policy EN 19.9**

The trails system *should* include parking areas at trail heads located on public land, and not neighborhood areas, unless it is not feasible to provide parking on public land for a trail system. Trails that connect with the ferry systems *should* encourage access for bicyclists and walk-on passengers, and discourage the need to drive an automobile

## **GOAL EN-20**

### **Maintain a system of high quality public parks and recreation facilities on Bainbridge Island.**

#### **Policy EN 20.1**

The park system for Bainbridge Island *should* include neighborhood, community, and regional parks with sufficient acreage and facilities to meet the standards contained in the Bainbridge Island Parks and Recreation District Comprehensive Plan.

The Parks and Recreation Comprehensive Plan prepared by the Bainbridge Island Park and Recreation District, which is adopted as part of this Plan, contains an analysis of the existing and proposed future parks and recreation system.

#### **Policy EN 20.2**

A greenways and open space designation *should* be created for public parks, dedicated open spaces and trails.

The Greenways and Open Space category is for areas devoted to public recreational facilities such as parks and trails and areas that have been preserved as open spaces through a variety of open space methods.

#### **Policy EN 20.3**

Promote the use of property tax reductions, conservation easements, and other techniques as incentives to preserve desirable lands as a public benefit.

#### **Policy EN 20.4**

Ensure that future development provides adequate recreational facilities and trail linkages to public parks and recreational facilities.

#### **Policy EN 20.5**

Whenever new development adjoins a park site, visually screen the development year-round from the park.

## **BAINBRIDGE ISLAND GREENWAYS AND OPEN SPACE PLAN**

### **REVIEW WITH NMTP**

A Greenways Plan was developed by staff based on the Greenways Goals and Policies and the work of ongoing greenways-related projects (Bainbridge Island Greenways Committee, Bainbridge Island Parks and Recreation District Trails Committee, Road Ends Advisory Committee, Public Works Transportation Committee and others). The

maps will be coordinated with the Non-Motorized Transportation Plan and updated as needed to show new greenways opportunities.

The Greenways Plan has an Open Space and Trails component and a Wildlife and View Corridor component. The Open Space and Trails plan will take shape mainly through the acquisition of land, the development of trails, and the dedication of easements. It is driven largely by land ownership and use. The Wildlife and View Corridor plan will rely primarily on retaining wildlife habitat and natural systems. Existing regulations and preservation incentives rather than acquisition will be the primary tools for implementing this part of the Plan.

## Open Space and Trails Map

This map outlines the accessible part of the greenway which will connect large, public open spaces with a trail network. It distinguishes existing opportunities (public land, dedicated trails, water access, etc.) from potential opportunities for acquisition or trails. This map will be administered by the Department of Planning and Community Development and updated by resolution of the City Council without requirement to amend the Comprehensive Plan.

### *Existing Opportunities*

**Public recreation areas:** This is public land dedicated to recreational use. These park lands are the major open spaces in the publicly accessible part of the Greenways Plan.

**Private land with public access:** These lands are not publicly owned but do have limited public access and internal trails. Included here are subdivisions on which trails have been obtained as mitigation for development impacts. The developments shown have received at least preliminary approval.

**Private trail corridors:** This trail network connects the island's large public open spaces along road rights-of-way. The Plan calls for the improvement of these roads to better accommodate pedestrian and bicycle traffic. These trails *should* be separated from traffic (moved onto undeveloped portions of the right-of-way) as the means become available. Trail easements across private land could also augment or replace roadside trails.

**Established trails (other than those along public right-of-way):** The map indicates where there are public trails across private property, but there is no attempt to map trail networks on property already designated on the map as public or private open space.

**Water access or viewpoint:** These are points on the shoreline with public uplands or with access to the shoreline by way of a utility corridor. There is not always access to the beach; some are viewpoints only.

**Associated public tidelands:** Public tidelands are shown where they adjoin public

uplands and where there is potential for public access.

### *Potential Opportunities*

**Planned acquisitions:** The City or the Parks District plan to purchase this land as the means become available.

**Other land where the City *should* pursue trails:** These are public, utility or institutional lands where we cannot assume public access. Also included are proposed residential developments through which we hope to establish public trails.

**Potential water access or viewpoint:** These locations are being looked into by the Road Ends Advisory Committee as possible City road ends. It *should* be noted that this map does not claim public access to these areas, but rather acknowledges their potential. The Greenways Plan supports the Road Ends Advisory Committee's work, as the locations shown would help link the trail network to the water.

## **Wildlife and View Corridor Map**

This map delineates critical areas, some important wildlife habitat, and parcels which have some level of protection afforded them by their land use or ownership. Other areas are delineated for their importance to the visual quality of the island. This map will be administered by the Department of Planning and Community Development and updated without requirement to amend the Comprehensive Plan.

This is an inventory map identifying meaningful wildlife corridors and scenic resources. The Bainbridge Island Wildlife Corridor Map, adopted by resolution of the City Council, more specifically identifies habitat links to larger protected open space habitat areas. Work remains to adequately analyze and catalog vegetation and important viewsheds.

Many of the **Wildlife Corridor** elements on this map are already committed to open space use or preserved by conservation easements. Much of the remaining land can be protected through the purchase of development rights (proposed TDR/PDR program) and the enforcement of existing critical areas regulations. The preservation of **View Corridor** elements will rely on conscientious development, the purchase of development rights and the pursuit of conservation easements.

### *Wildlife Corridor*

**Regulated critical areas:** This shows critical areas including priority wetlands, stream corridors, lakes, ponds and steep slopes. Offshore areas include tidelands, Eelgrass beds, Kelp beds, and Herring and Surf Smelt spawning areas.

**Permanent public open space:** These parks are in public ownership and typically have large areas of undeveloped land.

**Permanent private open space:** This includes conservation easements and

open space designated in Flexible Lot Designs, subdivisions and short plats.

**Current Use open space:** These property owners have made a ten-year commitment not to develop their land. This land is much less secure as wildlife habitat.

**Farms:** Farmland provides valuable habitat because of a low human presence and because of the Edge Effect it produces in the transition zone between field and forest.

### *View Corridor*

**Ridgelines:** Ridgelines break up views across the island. Their importance *should* be considered in the review of development proposals; a little creative site design can often provide easy alternatives to clearing a visually significant ridge.

**Scenic road corridors:** These road corridors are noted for having outstanding buffers to screen the adjacent development. As parcels are developed along these roads it is important to retain that buffer.

### ***Agricultural Lands***

The protection and support of existing *farms* and the preservation of prime *agricultural lands* and farms of local significance are important goals of the residents of Bainbridge Island. *Agricultural lands* provide *open space*, habitat, *groundwater recharge*, local food production with fewer transportation impacts, and cultural value. Their protection can augment *sustainability goals*.

Farming on the Island provides economic, social, aesthetic, and nutritional benefit to the community. Equally important, protection of *agricultural lands* will enhance the cultural and economic diversity and help retain the Island's rural character. *Open space* dedicated to agriculture also conserves environmental resources.

*Farm* operations on the Island are unique. 40 small *farms*, ranging in size from 1 acre to 40+ acres, are mostly dispersed throughout the Island, with some clustering in a few locations. The specialty, high-intensity, small *farms* will continue to be an important adjunct to farming in the future.

Currently, the City owns sixty acres of public farmland, managed under contract by a non-profit organization which also works with private landowners, seeking ways to increase the amount of land used for food production, and to conserve the land for agricultural uses over the long term. In order to preserve public farmland, the City is designating its public farmland properties as *Agricultural Resource Land (ARL)*. Other non-profits are also involved in promoting agriculture on Bainbridge.

Agriculture is a vulnerable enterprise in any rapidly growing area. As land values continue to rise, the economic viability of farms on Bainbridge Island depends on the farmers' industry and ingenuity, and on public policies that provide incentives and tax relief.

## GOAL EN-21

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

### Policy EN 21.1

Owners of *farms* should have the option of participating in the *transfer of development rights (TDRs)/purchase of development rights (PDRs) program*.

### Policy EN 21.2

Inventory land currently used and/or potentially available for agriculture, including community gardens.

Creating a specific area or areas for future *agricultural operations* aims to limit conflicts with *residential uses* and would provide an opportunity for *farm* operations within the area to share resources such as *farm* equipment, processing facilities, retail sales area, and road access.

### Policy EN 21.3

Where land that had historically been used for agriculture is being subdivided for residential development, a portion *should* be reserved for agricultural use or community gardens. Existing traditional *agricultural lands* *should* be included in the *open space* of clustered development.

### Policy EN 21.4

Develop a procedure to allow other property owners to designate their properties *Agricultural Resource Land*.

### Policy EN 21.5

Utilize the Floor Area Ratio (FAR) Farmland/Agriculture fund for viable farmland preservation projects.

### Policy EN 21.6

Prioritize food production on public farmland to address long-term food security for island residents.

### Policy EN 21.7

Encourage the use of native and/or regionally produced edible plants for use in required landscape and roadside vegetation buffers.

### Policy EN 21.8

Ensure protection of the Island's *aquifers* by promoting agricultural uses that are not water intensive.

### Policy EN 21.9

Work with the Conservation District and nonprofits to encourage farming that takes

into account changing Island conditions with regard to hydrology, temperature, and other climatologically influenced factors. Selection of crops and commodities that are adapted to future conditions and do not rely on chemical amendments that may adversely impact future water availability.

## **GOAL EN-22**

### **Minimize conflict between agricultural and non-agricultural uses.**

#### **Policy EN 22.1**

Development adjacent to areas designated or registered as agricultural land *should* be designed and located so as to avoid or minimize potential conflicts with agricultural activities.

#### **Policy EN 22.2**

Require notification on all plats, development permits, and building permits of the existence of any registered, agricultural lands within 300 feet of the development.

#### **Policy EN 22.3**

Maintain the Right to Farm Ordinance.

#### **Policy EN 22.4**

Cooperate with the Kitsap Conservation District to promote the use of Best Management Practices.

## **GOAL EN-23**

### **Encourage and support farming as an economically viable option for *land use* and as a means to providing diversity of lifestyle**

#### **Policy EN 23.1**

Small-scale farming *should* be encouraged.

#### **Policy EN 23.2**

The City *should* work with the Kitsap County Assessor's office to educate the farming community about the availability of the Tax Reduction Program.

#### **Policy EN 23.3**

Elevate and encourage public appreciation and awareness of *farms* by allowing tours of *farms* and farming facilities.

#### **Policy EN 23.4**

Permit the production, processing, and marketing of *farm* products from Island *farms*.



**Policy EN 23.5**

Support the Farmers' Market and promote the sale of local *farm* products in other locations.

**Policy EN 23.6**

The parking requirements for agricultural uses *should* be minimized (i.e., number of parking spaces, paved parking, and landscaping requirements), due to the seasonal nature of the marketing of *farm* products.

**Policy EN 23.7**

Support agricultural tourism that ensures compatibility with surrounding uses.

**Policy EN 23.8**

The City *should* consider establishing a Citizen Advisory Group on Agriculture, comprised of citizens representing farmers, non-profit organizations involved with local agriculture, and businesses with an interest in local *farm* produce.

***Forest Lands***

Few large tracts of second-growth timber remain on the Island and some of these could be converted to other uses in the near future. As of August 2015, there were approximately 529.34 acres classified as timberlands by the Kitsap County Tax Assessor. Forty-six parcels are classified as *Forest Land* including the 42-acre Port Madison watershed. These *forest lands*, together with tracts that are protected by conservancy agreements and other privately owned forested acres that may not be classified as timberlands, have immeasurable value within the Island-wide conservation strategy.

**GOAL 4-EN-24**

**Encourage the retention of *forest land* and multiple-aged forests, since healthy forests provide many ecological benefits to all forms of life on the Island.**

**Policy EN 24.1**

Encourage forest stewardship of forests, to promote forest health, provide for selective harvest of merchantable timber, and protect *critical areas*. Department of Natural Resources and City regulations apply when converting *forest land* to agricultural, residential, or other uses.

**Policy EN 24.2**

When acreage classified as timberlands or *forest land* is being converted to residential or agricultural use, promote protection of the most valuable trees and forested area, and compact development to limit the extent of clearing and soil disturbance.

## Forests & Trees

### GOAL EN-25

**Retain, conserve and improve portions of the community forests where people live, work and learn, through public education and through management and protection measures that will help to conserve these resources.**

The community forests on Bainbridge Island are comprised of the street tree system in the urban center, trees in parks and on other public lands and trees and forested areas on private properties throughout the Island. Bainbridge Island's urban and rural forests have historically been a source of community identity and civic pride. **Trees and forested areas are essential to the Island's conservation strategy.**

It is recognized that, in addition to biological benefits, a community forest provides a significant return by creating appealing streets and *neighborhoods*, with resulting higher property values in the built environment. In addition, trees and forests provide buffering and screening between differing *land uses*, reduce surface water *runoff*, improve air and water quality, help maintain soil and slope stability, provide wildlife habitat, reduce energy consumption by providing shade and functioning as windbreaks, and sequester carbon dioxide.

#### **Policy EN 25.1**

Encourage protection, restoration and maintenance of existing vegetation that has environmental, wildlife habitat and aesthetic qualities, including tree groves, significant tree stands, forested hillsides, and vegetation associated with *wetlands*, *stream* corridors and riparian areas.

#### **Policy EN 25.2**

Utilize various tools to understand and monitor existing conditions and changes over time of Island-wide tree cover, significant tree groves and significant individual trees. The City *should* undertake periodic tree inventories to assess canopy cover and health of forested areas and significant trees.

#### **Policy EN 25.3**

In preapplication conferences and as part of the review of development applications, encourage property owners to maximize the preservation of trees and to maintain and enhance the cohesive quality of tree groves through appropriate site design and construction methods as well as *open space* dedication of areas that contain these resources.

Incentives, such as a building height bonus, could be used to encourage tree preservation during site design. Guidelines for Commercial and Mixed Use Projects including Guidelines for Lynwood Center, Island Center and Rolling Bay *should* be updated to incorporate tree preservation practices and policies.

#### **Policy EN 25.4**

A community-wide program to educate Island residents about the functions and values of trees *should* be put into effect.

The City *should* consider partnering with the Bainbridge Island Land Trust and re-establishing a Community Forestry Commission. The *Community Forest Management Plan* (2006) and the *Community Forest Best Management Practices Manual* (2007, 2010), with appropriate revisions, could form the basis for an ongoing program of outreach and education.

#### **Policy EN 25.5**

Encourage Best Management Practices to protect and enhance community forests.

#### **Policy EN 25.6**

Activities that enhance the community's awareness of the value of trees and a community forest *should* be encouraged.

Focused activities might include celebration of Arbor Day; developing a volunteer tree protection program that identifies and conserves trees that are significant due to size, species, or historical or cultural importance; and provision of expert arborist resources where necessary. A program, such as a "Heritage Tree Program," would be voluntary on the part of the property owner, and would include criteria that must be met to be considered as a resource important for recognition and protection. A Heritage Tree Program might, for example, require that special consideration be given to preservation of Heritage Trees during site development.

#### **Policy EN 25.7**

The City *should* develop street tree programs for the commercial and mixed-use zones, and the more densely developed residential zones.

### **Mining**

#### **GOAL EN-26**

Bainbridge Island has had a history of mining, predominantly sand and gravel mining. While multiple sites have been reclaimed, there are still two active mining operations on the Island. One operation functions as a recycling/mulching facility and another as a sand mining operation.

#### **Policy EN-26.1**

Rigorously control the excavation of sand and gravel and other minerals.