

Appendix E: City of Bainbridge Island Comprehensive Plan Vision, Goals & Policies

[This section needs to be updated with 2004 Comp Plan]

Excerpts from the COBI Comprehensive Plan

Vision

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.

Goals

- Preserve environmentally sensitive areas
- Preserve a reasonable use of the land for all landowners

EN 1: Preserve and enhance Bainbridge Island's natural systems, natural beauty, and environmental quality.

FW [1]: Protect and enhance wildlife and natural ecosystems on Bainbridge Island.

AQ 1: Preserve and protect the Island's remaining aquatic resources' functions and values.

AQ 1.1: Achieve no overall net loss of the City's remaining, regulated, aquatic resources.

AQ 1.2: Development shall not be approved in regulated wetlands, streams, or buffer areas, unless a property owner would be denied all reasonable economic use of property.

AQ 1.3: Require that vegetated buffers be maintained between proposed development and the aquatic resource in order to protect the functional values of such systems.

AQ 1.4: Require that buffers be retained in their natural condition wherever possible, while allowing for appropriate maintenance. Where buffer disturbance has occurred, require revegetation with native species to restore the buffers' protective values.

AQ 1.5: Ensure that development activities are conducted so that aquatic systems and natural drainage systems are maintained and water quality is protected.

AQ 1.8: Discourage herbicide and pesticide use in wetlands, streams, and buffer areas, and in the areas that drain into them.

AQ 1.11: Restoration, creation or enhancement of wetlands, streams, and their buffers shall be required in order to offset the impacts of alteration of a wetland/stream or buffer area.

AQ 1.15: Maintain the Island's streams and creeks in their natural state wherever feasible through:

- Preservation of their courses, their banks, and the vegetation next to them
- Restoration of areas that have already been degraded
- Protection of areas that have not been disturbed

AQ 1.18: Anadromous fish streams and adjacent land should be preserved and enhanced to ensure the propagation of salmonid fish.

FL 1: Protect the natural functions of frequently flooded areas.

FL 1.2: Control the alteration of natural floodplains, stream channels, and natural protective barriers which help accommodate or channel flood waters.

GH 1: Protect landslide hazard areas, erosion hazard areas, and steep slopes from the impacts of use and development.

Excerpts from COBI Shoreline Management Master Program

I.A. Master Goal

The City's shorelines are among the most valuable, scarce, and fragile of our natural resources that provide a significant part of our way of life as a place of residence, recreational enjoyment, and occupation. It is the intent of this program to manage the shorelines of Bainbridge Island, giving preference to water-dependent and water-related uses, and to encourage development and other activities to co-exist in harmony with the natural conditions. Uses that result in long-term over short-term benefits are preferred, as are uses which promote sustainable development.

I.B. Shoreline Use Element

1. Establish and implement policies and regulations for land use consistent with the Shoreline Management Act of 1971, as amended. These policies and regulations should ensure that the design and land use of shoreline areas are compatible with shoreline environment designations and will be sensitive to and not degrade ecological systems and other shoreline resources.
2. Identify and preserve shoreline and water areas with unique attributes for specific long-term uses, including commercial, industrial, residential, recreational, and open space uses.
3. Designated Shorelines of State-wide Significance are of value to the entire state and should be protected and managed. In order of preference, the priorities are to:
 - a. Recognize and protect the state-wide interest over local area or individual interest.
 - b. Preserve the natural character of the shoreline.
 - c. Produce long-term benefits over short-term benefits.
 - d. Protect the resources and ecology of shorelines.
 - e. Increase public access to publicly-owned areas of the shorelines.
 - f. Increase public recreational opportunities on the shoreline.

4. Ensure that proposed shoreline uses are distributed, located, and developed in a manner that will maintain or improve the health, safety, and welfare of the public.
5. Ensure that proposed activities and facilities located on the shorelines retain or improve the quality of the environment as it is designated for that area.
6. Ensure that proposed shoreline uses give consideration to the rights of private property ownership and the rights of others.
9. Encourage restoration of shoreline areas that have been degraded or diminished in ecological value and function.

I.C. Economic Development Element

1. Promote sustainable economic development.
2. Ensure healthy, orderly, economic development by allowing those activities which will be an asset to the economy of Bainbridge Island and which result in the least adverse effect on the quality of the shoreline and surrounding environment, giving consideration to the other goals in the Shoreline Master Program.

I.E. Conservation Element

1. Acknowledge natural shoreline processes and seek alternatives to structures that adversely affect the shoreline.
2. Develop and implement renewable resource management practices that will ensure a sustainable yield while preserving, protecting, and restoring unique and non-renewable shoreline resources or features (including shellfish, eel grass, forested areas, wetlands, and wildlife habitat).
3. Ensure that natural resource utilization minimizes adverse impacts to the shoreline environment.
4. To the greatest extent feasible, reclaim and restore areas which are geologically, biologically and/or aesthetically degraded while maintaining appropriate use of the shoreline.

III.C. Environmental Impacts

The adverse environmental impacts of shoreline uses and activities should be minimized during all phases of development (e.g., design, construction, and management).

III.D. Environmentally Sensitive Areas

1. Unique, rare, and fragile shoreline resources including, but not limited to, aquifer recharge areas; fish and wildlife habitat; fish breeding, rearing or feeding areas; frequently flooded areas; geologically hazardous areas; marshes, bogs, swamps and streams; tidal lagoons; mud flats; and salt marshes and aquatic vegetation should be preserved.
2. All shoreline uses and activities should be located, designed, constructed, and managed in ways which protect and/or do not adversely affect those natural features which are valuable, fragile, or unique.
3. Development should be located away from shorelines that have been identified as unstable and/or sensitive to erosion to prevent hazardous conditions and property damage as well as to protect valuable environmental features. See also Section IV, Environment Designation, Subsection E Conservancy Environment for additional provisions.

4. Some areas, because of unique and/or fragile geological or biological characteristics, should be protected from public access (e.g., wetlands, shoregrass, kelp beds, etc.).
5. In areas adjacent to environmentally sensitive features and their native vegetation zones, use intensities should be regulated to protect environmentally sensitive features.

III.E. Native Vegetation Zone

1. Preservation of native plant species is key to maintaining the ecology of the shoreline as well as preserving the Island's natural character.
2. Native plant communities within the shoreline jurisdiction should be protected, maintained, and enhanced.
3. Degraded shorelines should be restored to provide native habitats and enhance water quality.
4. Development should preserve existing environmental features to minimize disturbance of natural systems.
5. A native vegetation zone, immediately upland of OHWM, should be established for each shoreline use and shoreline environment, recognizing the pattern of development and the ecology of the shoreline.
6. The City should implement a public education program emphasizing the importance of maintaining native vegetation in the shoreline.

III.K. Water Quality

1. All shoreline uses and activities, including sewers and/or septic systems, should be located, designed, constructed, and maintained to minimize adverse impacts to water quality and fish and wildlife resources including spawning, nesting, rearing, feeding areas, and migratory routes.
2. Setbacks, native vegetation zones, and stormwater management should be required to minimize negative impacts to water quality.
3. Surface water runoff should be treated on-site, unless precluded by slope or other sensitive area conditions.
4. Dredging and filling should be conducted to minimize impacts to water quality and should be consistent with applicable agency policy (e.g., Washington State Department of Fish and Wildlife, U.S. Army Corps of Engineers).