

**BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT  
WORK SESSION FEBRUARY 26, 2009  
STRAWBERRY HILL CENTER**

**WORK SESSION TOPIC: COMPREHENSIVE PLAN**

**CALL TO ORDER:** A quorum being present, the work session was called to order at 6:45 pm by Chair Tom Swolgaard.

**BOARD MEMBERS PRESENT:** Ken DeWitt, Kirk Robinson, Dave Shorett and Tom Swolgaard. Absent: Lee Cross.

Senior Planner Perry Barrett said edits are being finished up on this third round of the comprehensive plan, with adoption needed at the March 12 board meeting in order to meet the City's comp plan amendment cycle deadline, and as a result keep the District eligible for state grants. A revised version (which includes Board input received following the December 4, 2008 work session) was distributed to the Board last Friday. Additional sections were distributed this evening which will be addressed tonight by consultant Tom Beckwith.

Tom Beckwith reviewed the new material with the Board beginning with "Parkland Classification". This table provides an overview by categorizing parks, open space, facilities and other properties inventoried in the comp plan. He offered several definitions: 1) Resource Conservancy: wetlands and other items needing preservation (least value); 2) Resource park: developable (increased value); 3) Playground and Athletic Facilities: already developed (highest value). He said some of the District's resource conservancy parks also include portions that are developable.

Tom Beckwith went on to review Appendix D "Land and Facility Demand" handed out that evening and updated to include what's in the Parkland Classification table as well as edits from the December 4 work session. It shows that the composite proposed level of service for 2025 would require over \$43,000,000 from the Park District assuming BIMPRD and COBI would want to maintain the same ratio of parklands and facilities for future populations as it has in the past. He said approximately \$20,000,000 of this amount would be for a community center that was not ranked as a high priority by the public from surveys. If the community center was eliminated, the remaining \$23,000,000 becomes a more realistic figure. Tom Beckwith said the biggest source of new revenue is most likely through impact fees. He said impact fees would be collected by the City and given the Park District. It must then be spent within six years so that those paying them would see the benefit. He said generally impact fees are collected at the time of occupancy. They must be spent on increasing capacity and must be project based. He said that while now is not a good time economically to collect impact fees since few new houses are being built, a basis for collecting them in the future could begin to be set now.

Tom Beckwith apologized for not having the Finance section done yet and will get it to the Board before the comp plan must be adopted. This section will assess not only the cost to build new facilities, but also the cost to operate them. The Growth Management Act (GMA) requires plans for new facilities and funding to match. He said the Finance section will present three alternatives for the District. By giving these alternatives, the District is not locked into taking any one. He said that while a "wholesale" revision of the comprehensive plan is required every 6 years, "housekeeping" amendments can be done each year. These annual amendments go through the same approval process as the entire plan. In addition to annual housekeeping amendments, Tom Beckwith said changes can be made anytime to maintain the inventory and keep it current and precise. This then allows the annual updates to be strategy-focused rather than inventory-focused. He emphasized however that all proposals should be left conceptual.

In response to several Board Member concerns, Tom Beckwith commented as follows: A glossary defining key terms will be included; a summary of finances will be at the end of the Finance Section as well as in the Executive Summary; much of the technical information is presented in the appendices so the focus of the chapters can be narrative;

possible improvements to parks and facilities must be specified due to GMA requirements but because they are presented as conceptual the District is not bound to them. He said that without specificity the District would have no standing.

In conclusion, Tom Beckwith said he will continue to make small edits and will have the Finance section to the Board before March 12 when the comp plan must be adopted. Board Members thanked him for an informative session.

**WORK SESSION ADJOURNED** at 7:55 pm.

Elizabeth R. Shepherd  
Terry M. Lande  
BAINBRIDGE ISLAND METROPOLITAN  
PARK & RECREATION DISTRICT

BY: \_\_\_\_\_  
John Thomas Swolgaard

BY: \_\_\_\_\_  
Lee Cross

BY: \_\_\_\_\_  
Kirk B. Robinson

BY: \_\_\_\_\_  
Kenneth R. DeWitt

ATTEST: \_\_\_\_\_  
David L. Shorett - Secretary