



PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
MONDAY, JUNE 19, 2017
6:00 – 9:00 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:00 PM CALL TO ORDER
 Call to Order, Agenda Review, Conflict Disclosure
- 6:05 PM REVIEW OF MINUTES
 June 15, 2017
- 6:15 PM PUBLIC COMMENT
 Accept public comment on off agenda items.
- 6:30 PM ROOST PHASE 2 ([PLN50076B SPR](#))
 Review site plan and make recommendation.
 Heather Wright, Senior City Planner
- 8:00 PM BREAK
- 8:10 PM CRITICAL AREAS ORDINANCE – Study Session
 Christy Carr, Senior City Planner
- 8:55 PM NEW/OLD BUSINESS
- 9:00 PM ADJOURN

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
APPROVAL OF MINUTES – May 25, June 1, June 8, and June 12, 2017
PUBLIC COMMENT – Accept public comment on off agenda items
CRITICAL AREAS ORDINANCE UPDATE – Study Session
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

Chair J. Mack Pearl called the meeting to order at 6:04 PM. Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. City Staff present were Planning Director Gary Christensen, Senior City Planner Christy Carr and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts disclosed.

APPROVAL OF MINUTES

Motion: I move we approve the four dates of minutes.

Killion/Lewars: Passed Unanimously

PUBLIC COMMENT – Accept public comment on off agenda items

None.

CRITICAL AREAS ORDINANCE UPDATE – Study Session

Senior City Planner Christy Carr gave an update on the information they would be reviewing and confirmed they would be using the critical areas ordinance packet the Commissioners received on June 8, 2017 to begin their edits. It was agreed the review would begin page by page through that draft and then include a review of the yellow highlighted areas of the critical areas ordinance copy received at the meeting (June 15, 2017). Discussion over the definition of “development” occurred. Options A and B pertaining to existing structures and related improvements were both left in the draft until the public could weigh in on which option they would prefer remain at the public hearing. Ms. Carr explained how the application process would work for any property containing a critical area which was submitted for a development permit of some sort.

Reasonable Use Exceptions were widely canvassed including no net loss being an island-wide mitigation means. How to protect aquifer recharge areas was discussed as well as exempting Neighborhood Centers and Mixed-Use Town Centers from designation as a critical aquifer recharge area. Past development along the Winslow Ravine and what type of setbacks had been allowed was presented by Ms. Carr. It was decided that she would look at the size of current

setbacks and whether changing them would be an effective measure. Commissioner Macchio asked to find a way to incentivize saving trees for property owners, perhaps by providing a tax break. After recapping the previous conversation on trees and vegetation, Ms. Carr suggested putting all the language dealing with them in one section for ease of use and understanding.

Mike Juneau, Arborist – Described for the Commissioners the difference between “heading” and “topping” a tree. He also wanted to know if this vegetation standard would be applied to the shoreline as well. Mr. Juneau also asked for specific changes to the ordinance.

Ms. Carr stated she would send the Commissioners the updated Trees and Vegetation section to study for the next meeting and reminded the Commissioners of the public hearing on June 26, 2017.

NEW/OLD BUSINESS

Planning Director Gary Christensen reviewed the Planning Commission schedule and stated the Latimore Report on the Development Review Process would be presented at the Special Joint Meeting of the City Council, Planning Commission and Design Review Board on Tuesday, June 20, 2017. He also mentioned the Short Course on Local Planning occurring on Thursday, June 29, 2017.

ADJOURN

The meeting was adjourned at 9:05 PM.

Approved by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: June 13, 2017
To: Planning Commission
From: Heather Wright, Senior Planner
Gary Christensen, AICP, Director of Planning and Community Development
Project: ROOST SPR & SSDP
File Number: PLNSPR & SSDP50076 B

Applicant: Roost Brick House LLC and Blue Moon Land Co

Location: The 2.47 acre rectangular site is located in Lynwood Center fronting Point White Drive NE.

Request: The site is currently developed with two historic homes and the applicant is requesting to remove and relocate one off-site and to retain and renovate the other into a lobby/office to support a proposed inn. The applicant is also requesting to construct the following in two phases:

Phase 1). Four, three-story buildings each with three townhouses and commercial space on the ground level for a total of twelve townhouses; and,

Phase 2). Renovate the existing historic home into a lobby/office for the proposed inn, construct an inn composed of eleven, detached, one-story rooms and a three-story building with four inn rooms, and a two-story restaurant.

A portion of the site is within the shoreline jurisdiction. The proposed uses within the shoreline jurisdiction include the restaurant and portions of the inn and accessory parking along Point White Drive.

Environmental Review: The project is subject to State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11). Utilizing the optional DNS process provided in WAC 197-11-355, the City issued a combined Notice of Application/SEPA comment period on January 27, 2017. The 30-day comment period ended on February 27, 2017.

Recommendation:

In the case of a major site plan and design review application, the **planning commission** shall review the application prior to the final decision by the director. The director shall determine the major issues and specific aspects of the project that the planning commission should review, and shall forward this review directive to the planning commission. The **planning commission** shall **review the application** based on **the director's review directive, the DRB recommendation, and the decision criteria**, consider the **application at a public meeting where public comments will be taken**, and **forward its recommendation to the director** in accordance with BIMC [2.16.030.C](#) through E. The Planning Commission's recommendation is not a final decision and is not subject to appeal. The Planning Commission's written recommendation and other documents upon which its recommendation is based shall be transmitted to the director (Planning and Community Development).

Staff recommends approval of the Roost project subject to the following conditions:

SEPA CONDITIONS

1. Civil construction plans, sections, profiles and details for all driveways and parking areas; detailed storm drainage facilities and water facilities and appurtenances, prepared by the developer's engineer shall be submitted with the A Stormwater Pollution Prevention Plan (SWPPP) prepared by a civil engineer licensed in the State of Washington is required prior to construction activities including clearing or grading or civil improvements for all phases of the project that complies with BIMC 15.20.
2. Engineer certified as-built construction plans shall be provided by the applicant prior to the first buildings final inspection.
3. Prior to any construction activities, the applicant shall apply for a Department of Ecology General Stormwater Construction Permit.
4. To ensure the protection of significant trees during construction, the applicant shall protect the identified areas of prohibited disturbance of the significant trees to be retained, buffers, areas of existing vegetation to be maintained, and future planting areas larger than 400 square feet. The applicant shall have an arborist on-site or available to monitor the site during grading activities within the critical root zones. In addition, the contractors shall follow the protection methods as outlined in BIMC 18.15.010 during construction and as indicated in the report provided by Fischer Bouma Partnership titled *Site Plan Review Landscape Plan Supplemental Information*.
5. The limits of clearing and grading shall be clearly marked in the field and inspected by the City of Bainbridge Island prior to any clearing or grading on site.
6. An ADA compliant access path available to the public shall be provided through the project site serving both public accessibility ADA egress through, connecting off the site and for accessible building egress and exit discharge.
7. The site contains a historic home that the Historic Preservation Commission has found to be eligible for the local register. The applicant has indicated they intend to relocate the house to a neighboring property. To ensure historic and cultural resource preservation, should the home not be relocated to the intended site, the home shall be offered for sale for relocation. To satisfy this condition, the applicant shall provide copies of any attempts to sale prior to receiving approval of a demolition permit for the home.

8. The contractor is required to stop work and immediately notify the Department of Planning and Community Development and the Washington State Department of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction.
9. All construction activities shall comply with the construction operating hours limitations contained in BIMC Chapter 16.16. Noise produced by this development must comply with the maximum environmental noise levels established by the Washington Administrative Code 173-60 or its successor.
10. All graded materials removed from the subject property shall be hauled to and deposited at City approved locations (Note: local regulations require that a grade/fill permit is obtained for any grading or filling of 50 cubic yards of material or more if the grading or filling occurs on sites that have not been previously approved for such activities. A SEPA Threshold Determination is required for any fill over 100 cubic yards on sites that have not been previously received a SEPA determination).
11. To mitigate the possible impact on adjacent properties from light and glare, all exterior lighting shall be hooded and shielded so that the bulb is not visible from adjacent properties. All landscape lighting shall be downcast and lighting within surface parking lots shall be no higher than 14 feet above grade. All exterior lighting shall comply with BIMC Chapter 15.34.
12. No use in this development shall produce emissions of smoke, dust and/or odors beyond the property boundary that may unreasonably interfere with any other property owners' use and enjoyment of his/her property. In addition, all sources and emission units are required to meet the emission and the ambient air quality standards specified in Chapter 173-400 WAC, and administered by the Puget Sound Air Pollution Control Authority (PSAPCA), and shall apply to all air contaminants listed in that regulation.
13. On site mobile fueling from temporary tanks are prohibited unless the applicant provides and is granted approval for a Permit and Best Management Plan that addresses proposed location, duration, containment, training, vandalism and cleanup. (Reference 1. Uniform Fire Code 7904.5.4.2.7 and 2. Department of Ecology, Stormwater Management Manual, August 2001, see Volume IV "Source Control BMPs for Mobile Fueling of Vehicles and Heavy Equipment".) (Chapter 173-304 WAC)
14. To mitigate impacts on air quality during earth moving activities, contractors should conform to Puget Sound Air Pollution Control Agency Regulations which insure that reasonable precautions are taken to avoid dust emissions.
15. To mitigate potential impacts on air quality, cleared vegetation shall be removed from the site, processed by chipper or processed using other methods of disposal that does not require burning.

NON-SEPA CONDITIONS

16. The project shall meet the requests of the fire marshal including: the applicable provisions of the fire code, fire flow, and provide for fire hydrants, fire sprinkler and alarm systems for proposed buildings and underground parking.
17. Prior to issuance of a building permit, the applicant shall provide binding commitments for the water and sewer demands of the project.

18. The structural building permit plans shall meet the recommendations of the geotechnical engineer to ensure safety during a seismic event, unless other approved recommendations are made. These recommendations include: 1) piling foundations used for building support, 2) re-use of near-surface fill soils only if at or near optimum moisture content and free of organic material; and, 3) performing earth work activities during the drier season (rainy season is Apr 1 –Oct 31). Prior to issuance of the building permits, the applicant shall record indemnification agreements.
19. The proposed buildings shall not exceed the following height restrictions: 30' maximum for those buildings within the shoreline and 35' maximum for the remaining proposed buildings. The project shall be reviewed for compliance at building permit submittal.
20. The uses shall meet the performance standards for noise, glare and heat, ground vibrations, water storage and disposal, air quality emissions, ground and soil contamination, electrical interference, fire and explosive hazards, lighting, outdoor storage and trash dumpsters and drainage as provided in BIMC 18.06.050. Building permit applications shall be reviewed for compliance with these standards and verified prior to final on a building permit.
21. The applicant shall receive a business license for each business proposed. The license shall be reviewed to ensure the proposed uses meet the permitted uses for those buildings within shoreline jurisdiction (water related and enjoyment) and zoning for those outside of shoreline jurisdiction.
22. The inn shall not exceed 15 guest rooms. Individual rooms may include a bar-type sink and under-counter refrigerator but may not include a full sink, full sized refrigerator or cooking range.
23. A shared or electric charging parking space shall be provided and indicated on the building permit and reviewed for construction prior to the Certificate of Occupancy on the first building.
24. Prior to issuance of a building permit, the applicant shall pay required traffic impacts fees associated with the building permit.
25. Internal pathways shall provide signage to indicate they are public at each entry point around the perimeter of the site and shall be surfaced with nonskid hard surfaces and be designed to provide a minimum of seven to not exceed ten feet of unobstructed width along the main pathways (Point White frontage and those between the inn units).
26. The applicant shall install landscaping as indicated on the approved landscaping plans, with the exception of the 10 foot buffer along Point White Drive. The landscape plans shall be revised to meet the filter screen requirement.
27. All landscaping shall be installed, or a performance assurance device shall be submitted and approved, prior to final inspection of the final building within the phase being constructed. The installation of landscaping shall be verified by the Landscape Professional or owner and a landscaping declaration shall be signed.
28. Landscape buffers shall be maintained with a maintenance assurance device for a period of three years. No vegetation within the buffers shall be disturbed without approval of the Department of Planning and Community Development through an approved clearing, grading or civil plan.
29. Unauthorized removal of trees shall result in at least one-and-one-half times (150 percent) of the

number of tree units removed. The trees removed shall be replaced with trees of the same type, evergreen or deciduous. Native shrubs and ground cover shall also be replaced when replacing tree stands due to unauthorized removal. Shrubs shall be one-gallon size planted four feet on center spacing; ground cover shall be one-gallon size planted three feet on center spacing. The shrubs and ground cover shall be planted within the limits of the previous tree stand canopy.

A property owner may request removal of trees required to be retained pursuant to this chapter by applying for a clearing permit with a replanting plan. Trees will be approved for removal only if they meet the hazard tree requirements.

Failure to retain, replace or transplant trees will be enforced as follows; provided, that any fine shall be no less than three times the value of the trees, as determined by the current standards of the International Society of Arboriculture. The city may issue the following; stop work orders, injunction or abatement or any other appropriate action in courts and/or a civil infraction, subject to enforcement and fines.

30. Bicycle storage shall be provided to accommodate at least 11 bicycles.
31. Any changes in the design of the buildings are subject to the Lynwood Center Design Guidelines and may require additional review and approval from Staff and the Design Review Board to ensure consistency with the guidelines.
32. Given the complexity of the proposal, prior to submitting any building permit applications, the applicant shall schedule a pre-submittal meeting outlining the order of development improvements and buildings on the site. The applicant shall include information on the location of parking for construction vehicles, and all construction vehicle parking shall remain on-site.
33. Any proposed intensity of uses at the site will require analysis and a new evaluation to determine concurrency.
34. Proposed roadways and parking stalls shall be paved with asphalt, concrete or pervious pavement.
35. A right-of-way construction permit shall be required prior to any construction activities within the Point White Drive right-of-way. The ROW permit may be subject to separate conditions and bonding requirements.

Staff Analysis

LAND USE CODE ANALYSIS

I. FINDINGS OF FACT

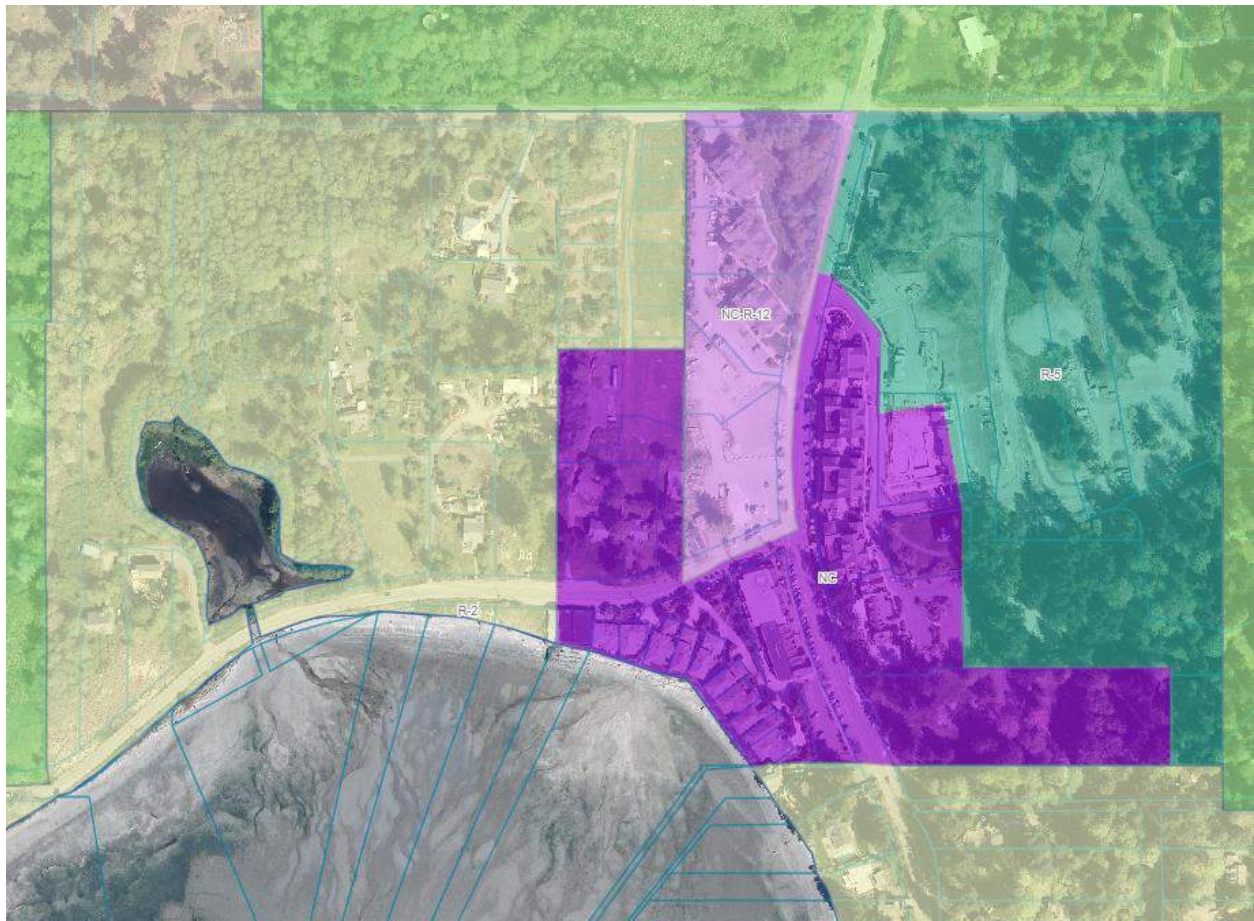
1. Site Characteristics:

Tax Assessor Information:

- A. **Tax Lot Numbers:** 8528-000-001-0005 (.99 ac), 8528-000-000-0006 (.47 ac), 8528-000-002-0004 (1.01 ac)
- B. **Owners of Record:** Roost Brick House LLC (8528-000-001-0005), BLUE MOON LAND CO LLC (8528-000-002-0004 & 8528-000-000-0006)
- C. **Lot Size:** 2.47 acres or 107,593 square feet
- D. **Land Use:** Residential.

2. **Terrain:** The site is generally flat with a less than 10 feet vertical feet of elevation change.

3. **Soils:** The site is underlain by uncontrolled fill and zones of loose, saturated sand that is prone to liquefaction and differential settlement.
4. **Existing Site Development:** The applicant submitted a report from Cultural Resource Consultants, Inc (ref doc J) that analyzed existing development and the potential for archeological remains. The report concluded that the house at 4569 Point White Drive NE has retained a high level of integrity and is a good example of a 1940's era Tudor Composite Style residence. The house is recommended eligible for the National Register of Historic Places (NRHP). The second home at 4565 Point White Drive NE also has a high level of integrity. It is also recommended for the NRHP as a good example of a 1930's era Tudor Composite style design.
5. **Proposed Access:** The proposed development will be accessed from Point White Drive NE, and connect through to Baker Hill Road.
6. **Public Services and Utilities:** City of Bainbridge Sewer and KPUD water.
7. **Zoning/Comprehensive Plan Designation:** The subject property is zoned Neighborhood Center (NC)
8. **Surrounding Zoning/Comprehensive Plan Designation:**
 - A. North: R-2, single family
 - B. South: Neighborhood Center (NC)
 - C. East: Neighborhood Center (NC) – R-12
 - D. West: R-2, OSR-2 units per acre



9. **Surrounding Uses:**
- A. North: Single-family residential with accessory dwelling units
 - B. South: Multi-family, Commercial
 - C. East: Commercial
 - D. West: Single-family residences

Vicinity Map



Aerial Photograph



II. HISTORY

The original site plan and design review application was applied for in 2015 concurrently with an application to vacate the existing four lot subdivision and re-divide the lots into their current configuration. The underlying short plat was vacated and the site was subdivided on September 27, 2016 (PLN50076FSUB, ROOST). The subdivision was approved for five lots in the R-2 district and one lot in the NC district. The five R-2 lots are each under construction with a single family residence and an accessory dwelling unit.

During staff's review of the site plan application, the then recently constructed and operational Pleasant Beach Village pool (summer 2015) caused the sewer system to overload and utilized all existing conveyance capacity. The pool modified their filter system to mitigate maximum flow rates.

In parallel, the City Council authorized the Department of Public Works to begin pre-design studies for the modification to the sewer system. The City was authorized and successfully completed efforts to increase conveyance capacity via maintenance and repair efforts.

Due to the requirement for binding sewer availability letters for a site plan and design review application, the project was deemed incomplete. The applicant withdrew their application in April 2016. Following withdrawal of the application, the city revised the administrative manual to remove the requirement for binding sewer availability letters at project submittal but rather required them prior to building permit issuance. The applicant submitted their revised site plan application on December 22, 2016 (reference doc's A-M). The following chronology is specific to this site plan review application.

1. On January 20, 2017, the application was deemed complete.
2. On January 27, 2017, a joint notice of application and SEPA comment period was issued. The comment period ended on February 27, 2017 (reference doc R).
3. On February 17 and March 20, 2017, the project was reviewed by the Design Review Board (DRB) (reference doc U).

4. On April 20, 2017, revisions to the project to address DRB comments and design guidelines were received (reference doc V).

III. PUBLIC/AGENCY COMMENT

1. Agency/Public Comment.

Agency Comment.

Fire Marshal: On July 22, 2016, the fire marshal submitted the following comments (reference doc O): 1) the project shall comply with all applicable provisions of the adopted Fire Code and; 2. Fire flow is required for this project. Fire flow shall be not less than 1000 gpm and shall be demonstrated to the satisfaction of the Fire Marshal, 3) The proposed fire hydrants shall be located to the satisfaction of the Fire Marshal. An additional hydrant will be required to serve the “bunkhouses”. The hydrant can be located on Point White Drive and; 4) Residential fire sprinklers will be required for multi-family (>2) dwelling or buildings greater than 5,000 square feet of fire area; and, 5) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Access to the “Bunkhouses” shall be along normal routes of travel. This provision may be extended if residential fire sprinklers are installed. Access to the “Bunkhouses” shall comply with this comment. A possible solution is moving the proposed bollards farther into the project and improving the path to support fire apparatus BIMC 20.04.080; and 6) Access to the “Bunkhouses” will require a named street and appropriate addresses. BIMC 12.16.050. **The project is conditioned to meet the fire code, fire flow, provide hydrants, fire sprinkler, fire access roads and road naming (Condition 16).**

Kitsap County Health District: The City received a no comment from the Health District on February 7, 2017 (ref doc S). As this project is served by City sewer and KPUD water, the applicant submitted a Non-binding water availability letter from KPUD dated November 8, 2016 (ref doc K). The applicant also submitted a binding unlimited reservation and approval to connect for sewer availability letter dated October 30, 2015 (ref doc L). **Prior to issuance of a building permit, the applicant shall provide binding commitments for the water and sewer demands for the development (Condition 17).**

Historic Preservation Commission: The Historic Preservation Commission (HPC) was interested in the historic homes on the project site. They requested that the applicant provide a report so that the HPC could determine the impact on historic resources. The applicant consulted with Cultural Resource Consultants (CRC) to provide a report (ref doc J). CRC completed a historic property inventory update and evaluation of significance for the 4569 Point White Drive NE and 4565 Point White Drive NE and determined that they both have a high level of integrity and are good examples of a 1940's era Tudor Composite Style residence 1930's era Tudor Composite style design. The 4565 (1930's) residence is proposed for relocation and the 4569 (1940's) residence is proposed for retention. This information has been added to the historic property inventory record for the building on file in DAHP's online database, WISAARD. The Commission required this as a SEPA condition with the subdivision approval. **In the event the attempt to relocate the proposed home is unsuccessful, the applicant shall attempt to relocate to another site (Condition 7).**

Development Engineer: The City Engineer contracted with Heath & Associates, Inc for a traffic impact analysis. This analysis was received on May 9, 2017 (reference doc P). The report provided information on existing peak hour volumes and patterns, roadway improvements, pedestrian and

bicycle activity, public transit and existing level of service. The report concluded that based on field notes, sight distance is acceptable at the proposed accesses onto NE Baker Hill Road and Point White Drive NE. Existing delays at the studied intersections near the site, given in Table 1, are mild at LOS A to LOS B. Future 2017 and 2030 LOS delays will remain mild at LOS B or better. A left turn lane is not warranted at either project entrance based on 2030 PM peak hour volumes with project traffic included. Overall, the project will have a minimal impact on the surrounding roadway system. Based on the findings of the report the recommended mitigation for the site is as follows: Pay traffic impacts fees to the City of Bainbridge Island per Ordinance No. 2015-07. Exact fees and calculations will be determined by the City and no other mitigation was suggested.

The Development Engineer also recommended conditional approval of the project on June 13, 2017 (reference doc P). Along with this conditional approval (Conditions 1-3 & 33-35), the Engineer issued a certificate of concurrency for the project (reference doc P).

Public Comment: One public comment letter was received (reference doc T) for the proposed site plan application. The commenter expressed concerns about traffic and pedestrian safety, stormwater and pollution run off, groundwater recharge, local endangered species flooding, earthquake and tsunami risk, and native peoples historical significance. The applicant provided a response to the concerns voiced. The applicant expressed that they place a high value on being good stewards of the environment and are actively pursuing elements such as:

- Stormwater/groundwater recharge and potentially storage and reuse
- Runoff water quality care/management
- Preservation of open space/public access
- Low energy consumption buildings
- Traffic calming measures

Specific to these items concerns, the applicant provided information on specific project plans they were working on. Below is a write up from the applicant on how they plan on mitigating these concerns:

1. *They will be providing pet waste collection stations.*
2. *They will be minimizing impervious hardscape, and emphasizing walking paths and landscaping that promote aquifer recharge.*
3. *All phases of our project has extensive publicly accessible interconnected open/greenspace, including trails and includes wetland habitat preservation as part of PH1A of our project; that is not part of the project under the NC SPR Application.*
4. *The anchoring landscape element of the project is an active watercourse that may serve dual purpose as an aesthetic element as well as a rain garden to filter and return stormwater to the ground.*
5. *They also are investigating collecting roof runoff and reusing for landscape irrigation, as well as to use the water feature as a flow mitigator during heavy storm surges.*
6. *All or our building will use low flow plumbing fixtures, and they are advertising an ethos of conservation as part of their project marketing.*

In their adjoining Roost residential project, not subject to the SPR Application, the applicants used advanced building envelope construction and high performance HVAC equipment, when combined with the offered PV panel system, should yield net zero energy performance. They plan to use the same construction methods on all building in the NC zoned portion of the project as well; again, emphasizing an ethos of environmental stewardship as a core neighborhood value. While they have not to date sought

certification from a specific sustainability standard, they have employed many of the best practices of a variety of these standards, and have indicated to the City that they plan to continue to do so throughout their projects continued development.

Additionally, specific to traffic concerns, the applicant offered the following response:

1. *They expect that the dwelling units in their project will generate less than average trips per day, as the project lies at the center of a “walking village” that encourages residents to walk to incidental services that are immediately adjacent. Furthermore, they are providing an extensive set of inviting sidewalks, trails and walking paths that encourage, and make more enjoyable the prospect of walking vs getting in a vehicle.*
2. *As far as traffic speeds along Pt White Drive; the applicants believe there is a lot of engineering and planning data to support the notion that street parking combined with sidewalks actually promotes driver awareness of potential dangers, slows traffic, and provides pedestrians a safe walking path separated from traffic.*
3. *The applicants have been involved in many conversations surrounding neighbor concerns about traffic speeds near the public beach and new park near the estuary, and share those concerns. They hope that their project is the first piece in a safer walk and bikeway from Lynwood Center proper all the way to the beach and the park. The applicant, who is an avid cyclist, indicated that they will assure bike safety along the road frontage and will have conversations with neighbors to extend a safe bike path along the public beach frontage to the west.*
4. *While the applicants do not control the properties to the west, they hope to be able to collaborate with City of Bainbridge Island and their westerly neighbors to extend a broader safer district pedestrian and bike path network.*
5. *The applicants have indicated a desire work with City of Bainbridge Island to address traffic speed and bike safety along the Point White frontage of the property, and to add a textured and colored paving scheme to promote traffic slowing, and make drivers extra attentive to bike and pedestrian presence. Of the proposals offered by the applicant to address the concerns voiced, they are not code requirements and the City is not currently proposing to condition the project to provide any of these improvements. However, these efforts are encouraged and supported by Staff.*

IV. COMPREHENSIVE PLAN GOALS AND POLICIES

The project is located in the Lynwood Center Special Planning Area (reference doc W). As such, the project was reviewed against both the Comprehensive Plan and the Lynwood Master Plan.

1. Land Use Element, Neighborhood Center (NC)

- A. **NC 1.2, Lynwood Center**, Any new development or expansion of existing development in Lynwood Center will be required to connect to public sewer when available or meet other Health District requirements, when appropriate. **A shoreline exemption was secured and improvements were made to the sewer system to connect the site to public sewer as part of the plat utility permit improvements for the subdivision.**

2. Lynwood Center, Special Planning Area Report & Recommendations Transportation Element

A. Traffic Circulation – Pedestrian/Bicycles

Pedestrian and bike trails will go on the south side of Baker Hill Road. A pedestrian trail connecting Baker Hill Road and Point White Drive shall be located either along the City’s unvacated portion of Baker Hill Road and around the Schel-chelb estuary or along the stream corridor associated with the estuary. **The subdivision was approved to provide Design Standard C improvements to**

the south side of Baker Hill Road right-of-way. A neighborhood led effort by abutting property owners has resulted in a concerted movement for easements and the construction of trail thru the subject property to Lynwood Center to the east and Schel Chelb Park to the west. The Parks District helped coordinate this effort and as a result, the applicant agreed to provide a trail that bisects the property and runs east west. Proposed Point White Drive frontage improvements include the addition of a sidewalk along the project frontage and additional parking in the right-of-way.

V. LAND USE CODE ANALYSIS

1. BIMC 16.20 Critical Areas

The site does contains a liquefaction hazard critical area as found in BIMC 16.20. Liquefaction hazard areas are defined as areas of cohesionless, loose or soft, saturated soils of low density in association with a shallow groundwater table that are subject to settlement and/or liquefaction from ground shaking. **The applicant submitted a report with recommendations from Coastal Solutions LLC (reference doc M). These recommendations include: 1) piling foundations used for building support, 2) re-use of near-surface fill soils only if at or near optimum moisture content and free of organic material, and 3) performing earth work activities during the drier season.** To ensure the buildings are constructed safely, the building design shall follow the recommendations in the report, unless other recommendations are made and approved by the geotechnical and City Engineers (Condition 18).

2. BIMC 16.12 Shoreline Master Program

The southernmost portion of the site closest to Point White Drive is within the 200' shoreline jurisdiction. The portion of the project within shoreline jurisdiction is separated from the shoreline community by Point White Drive, two residential homes, and the Bainbridge Lumber building.

The Shoreline Designation is Urban. The purpose of the urban designation is to provide for high-intensity water-oriented commercial, transportation, industrial, mixed-use, multifamily residential, public access and recreational uses while protecting existing natural resources, ecological functions and ecosystem-wide processes, and restoring ecological functions in areas that have been previously degraded. **The proposed mixed use project meets the purpose of the Urban designation by providing high-intensity, water-oriented commercial, mixed-use, and multifamily residential. Additionally, the four-unit inn building also proposes a viewing area and kayak rentals to maximum public access and recreational uses along the waterfront. Since this project is separated from the shoreline by a road and development, the opportunity to restore ecological functions is not feasible.**

Table 16.12.030-1. Shoreline Use and Modification

Water related or enjoyment commercial development is a permitted use in the Urban shoreline designation. Parking is an accessory use to the proposed water enjoyment uses.

Water-enjoyment use is defined as: a recreational use, or other use facilitating public access to the shoreline as a primary characteristic of the use, or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as general characteristic of the use and which through the location, design, and operation ensure the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public, and the shoreline-oriented space

within the project must be devoted to the specific aspects of the use that foster shoreline enjoyment. Primary water-enjoyment uses may include, but are not limited to, parks, piers, and other improvements facilitating public access to shorelines of the state. General water-enjoyment uses may include, but are not limited to, restaurants, museums, aquariums, educational/scientific reserves, resorts, and mixed use commercial, provided that such uses conform to the above water-enjoyment specifications and the provisions of the Master Program.

The proposed restaurant (greenhouse) and inn (shed) are general water-enjoyment uses that are permitted in the shoreline Urban environments.

Table 16.12.030-2. Dimensional Standards

Water Related or enjoyment commercial development has a 50' setback from the Ordinary High Water Mark (OHWM). The maximum height for these uses is 30'. Accessory parking shall be a minimum of 50' from OHWM. **The proposed buildings are found to meet and are conditioned to comply with these dimensional standards.**

The proposed water enjoyment uses are setback between 130 and 170 feet from OHWM, exceeding the 50' minimum setback. The accessory parking is approximately 100' from the OHWM, exceeding the 50' minimum.

Table 16.12.030-3. Shoreline Buffer Standards

The subject property is developed property with a shoreline Upland designation of Urban. It has a shoreline buffer requirement of 30' from the OHWM and does not extend onto the project site. **Buffers function to limit human intrusion when there are dense vegetation communities which humans cannot penetrate. The Roost project site is buffered by existing homes, which will lessen the impact to the shoreline by preventing noise and light impacts from reaching the shoreline environment.**

C. BIMC Section 16.12.030 (B)2: Environmental Impacts

Compliance with the applicable provisions of Section 4.1.2 are summarized below, including: impact analysis and no net loss standard, revegetation standards, mitigation standards and sequencing, surety and monitoring and maintenance.

All shoreline development, uses and activities are required to result in no net loss of ecological functions and processes necessary to sustain shoreline resources. In order to demonstrate compliance with this provision, an applicant is required to submit either a site-specific impact analysis and mitigation plan, when needed, or may use the Standard Residential Mitigation Manual (standard manual). **The applicant submitted a site specific impact analysis prepared by Ecological Land Services (reference doc x) that demonstrates that the project will result in no net loss of shoreline ecological values. The report looked at the shoreline environment, wildlife inventory and buffer functions. It concluded the existing residential development between the project area and the shoreline will provide a buffer to the construction activities and prevent impacts to the shoreline environment. Particularly, noise generated during onsite construction will not affect use of the shoreline environment because the homes will function to filter noise generated during construction. The site will not generate any new pollutants or sediments and there will be no change to the buffer functions. No special management recommendations were recommended for this project because there are no endangered, threatened, sensitive species or rare habitat areas in the immediate project area and no significant adverse impacts are**

anticipated.

D. BIMC Section 16.12.030(B)3: Vegetation Management

Development within the shoreline jurisdiction must be located and designed to protect existing native vegetation from disturbance and to mitigate impacts to existing vegetation. **The project proposes development on the landward side of substantial development that comprises most of the shoreline buffer. Residential development lies between the project area and the shoreline so there is no functional vegetative buffer. There are a total of seven trees within the shoreline jurisdiction and the proposal included the removal of three significant trees. Following conversations with the applicant, they have proposed to retain these trees. In the event the applicant chooses to pursue their removal, the downed trees have to either be retained on the site to provide or enhance wildlife or marine habitat and/or be topped for safety and remain as a wildlife snag. Additionally, mitigation would be required and should be included with any clearing permit.**

E. BIMC Section 16.12.030 (B)5: Water Quality and Stormwater Management

The project connects to existing water, storm sewer and sewer municipal systems. The stormwater generated at the site will be conveyed to the existing storm sewer system. Stormwater from pollution generating surfaces on the site will be filtered prior to entering the storm sewer. Impact to the water quality of the shoreline will be negligible. While not required, the applicant is proposing to anchor the landscape element of the project as an active watercourse that may serve dual purpose as an aesthetic element as well as a rain garden to filter and infiltrate stormwater. The applicant is also investigating collecting roof runoff and reusing for landscape irrigation, this water feature may also provide for mitigation of heavy storm surges. Finally, to reduce water consumption, all the buildings will use low-flow plumbing fixtures, and the applicants are advertising an ethos of conservation as part of their project marketing.

F. BIMC Section 16.12.060: Critical Areas

Shoreline-specific critical areas policies and regulations apply to critical areas within the shoreline designation. Development proposals located on or within geologically hazardous areas must prepare a geotechnical analysis addressing the impacts the proposal may have on the critical area. **The site is identified as liquefaction, a seismic hazard area. The applicant submitted a geotechnical report with recommendations on the foundations for the proposed development. The applicant shall record an indemnification agreement for all building permits (Condition 18) and follow all geotechnical recommendations (Condition 18).**

3. BIMC Title 18 Zoning

A. BIMC 18.06.050, Neighborhood Center (NC)

The purpose of the neighborhood center is to provide a mix of neighborhood-scale residential, commercial, and service activity that is compatible with the scale, character, and intensity of the surrounding residential neighborhood and that minimizes the impact of noise, odor, lighting, fire hazard, and transportation on the neighborhood and the impact on water quality, stormwater runoff, and critical areas. **The proposed mixed use development proposes a mix of neighborhood-scale residential, commercial and service activity that is compatible with the neighborhood. The project is an expansion of development patterns that have been occurring within this service center. Along Point White Drive, the buildings have been designed to exhibit a Tudor architectural design, while the buildings removed from the**

(name) street will feature fewer Tudor design elements. The proposal will create a site that provides cohesiveness and yet distinction from the neighboring developments by proposing a style unique from its neighbors, while providing a mix of similar and compatible uses.

B. Performance Standards. All uses allowed in the NC district shall conform to the performance standards of this section. It shall be the responsibility of the operator and/or the proprietor of any allowed use to provide such reasonable evidence and technical data as the director may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards. Failure of the director to require such information shall not be construed as relieving the operator and/or proprietor from compliance with all applicable environmental performance standards of this code.

1. Noise. All uses shall comply with the noise performance standards of BIMC 18.06.030.B.1.
2. Glare and Heat. Any operation producing intense glare or heat shall be conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line.
3. Ground Vibrations. No ground vibration other than that caused by highway vehicles or construction activity shall be permitted that is discernible, without instruments, at or beyond the property line for the use concerned.
4. Waste Storage and Disposal, Including Hazardous Waste. The storage or disposal of industrial waste shall be in compliance with the regulations and requirements of the Kitsap County health district, the State Department of Ecology, and Chapter [70.105](#) RCW as amended, and the BIMC.
5. Air Quality Emissions. All uses shall comply with air quality emissions standards of BIMC 18.06.030.B.2.
6. Ground and Soil Contamination. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution that destroys or endangers the support of natural vegetation or that may contaminate underground aquifers, or other natural drainage systems.
7. Electrical Interference. Provisions must be made for necessary shielding or other preventive measures against interference caused by mechanical, electrical, or nuclear equipment uses or processes with electrical apparatus in nearby buildings or use areas.
8. Fire and Explosive Hazards. The manufacture, use, processing or storage of flammable liquids or materials, liquids or gases that produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the adopted fire code and the building code. A hazardous materials impact analysis, conforming to the requirements of the Bainbridge Island fire district, shall be required to determine potential off-site impacts and mitigation precautions.
9. Lighting. Lighting standards set forth in BIMC [18.15.040](#) shall apply to the NC district.
10. Outdoor Storage and Trash Dumpsters.

- a. Screening of Outdoor Storage. The screen height is determined by the height of the material or equipment being screened. Chain-link fencing with neutral colored slating is permitted along with vegetative screening when vegetative screening alone is not sufficient to block the outdoor storage from public view and where the fencing is not visible from the street. Exterior storage should be confined to portions of the site least visible from public view. **No outdoor storage is currently proposed.**
- b. Trash dumpsters or any outdoor equipment, whether on the roof or side of a structure or on the ground, shall be screened from view. Screening shall be architecturally consistent with the adjacent structure in terms of materials. Mechanical equipment should be located below the highest vertical element of the building. **The applicant is proposing to enclose trash and recycling on site abutting landscaping.**

To ensure compliance with these development standards, each building permit shall be reviewed to ensure the use meets these standards (conditions 1-3, 9, 11, 13-15 & 20).

Natural Resource Protection Standards. The following provisions are intended to supplement those natural resource protection standards and requirements contained in BIMC Titles [16](#) (Environment) and [17](#) (Subdivisions), and specifically to supplement those provisions in Chapters [16.12](#) (Shoreline Master Program) and [16.20](#) BIMC (Critical Areas), which remain the primary source of regulation in those areas. In the event of a conflict between the provisions of this section and the provisions of BIMC Title [15](#) (Buildings and Construction) or Chapter [16.12](#) or [16.20](#) BIMC, the provisions of BIMC Title [15](#) or [16](#) shall apply.

1. Drainage. Surface and stormwater shall be managed in accordance with the management standards in Chapter [15.20](#) BIMC. Stormwater runoff shall be detained and disposed of on site or disposed of in a system designed for such runoff and that does not flood or damage adjacent properties. Systems designed for runoff detention and control shall comply with specifications provided by the city and shall be subject to its review and approval, and shall, moreover, comply with Chapter [15.20](#) BIMC, pertaining to community facilities. **In May, 2015 the City undertook a stormwater pipe project that bisected the lower portion of the site and terminated at Rich Passage, across the street and to the west of the project site. The project involved the removal of a restriction in the pipe, replacement and reorientation of the pipe and the installation of a tidal valve at the pipe's terminus. The project was completed in July 2015 and has resolved some localized flooding on Point White Drive as well as eliminated odors from the backing up of deleterious materials. The project also resulted in the addition of a stormwater easement in the lower southeast corner of the project site.**
2. Industrial Wastewater Disposal. Industrial wastewater shall not be discharged into an on-site septic system. Other relevant sections of the BIMC shall apply. **This condition is not applicable as the project is not proposing industrial wastewater disposal and the project is serviced by sewer.**

C. BIMC 18.09.02 Use TABLE

Multifamily, Restaurants, an Inn and Offices for Personal and Professional Uses are permitted uses in the NC district.

For clarification, personal and professional services and inn's are defined as:

“Personal service” means an establishment that provides on-site service(s) in a nonoffice environment including, but not limited to, beauty shops, shoe repair, laundry, dry cleaning services, animal care services, and tanning salons. Auto repair and body shops are not included under this definition.

“Professional service” means a business or agency that provides services in an office environment and includes, but is not limited to, legal services, counseling services, real estate offices, financial services, insurance services, and government offices. Professional service does not include a health care clinic.

“Inn” means a building or group of buildings containing up to 15 guest rooms, where, for compensation, lodging is provided for transient visitors. An inn may contain a kitchen and/or dining room for serving meals to its guests. Individual rooms may include a bar-type sink and under-counter refrigerator but may not include a full sink, full-sized refrigerator or cooking range. An inn is not a hotel, motel or bed and breakfast lodging as defined and regulated elsewhere in this title.

Prior to establishing uses in the mixed-use buildings, each occupant shall obtain a business license from the City of Bainbridge Island (Condition 21). The inn rooms shall be reviewed for compliance with these standards at building permit submittal (Condition 22).

D. BIMC 18.09.030 Use-specific standards.

Multifamily Dwellings: Multifamily dwellings must be in accordance with zoning in the R-2 district, except that bonus densities may be obtained if applicable under BIMC [18.12.020](#) and 18.12.030.D.

Commercial Residential Mixed Use Development. In the NC district, residential units must be located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor. Density for mixed use projects in the NC district shall be calculated pursuant to BIMC 18.12.030.D. **The applicant is proposing residential units (townhomes) above commercial and is proposing to utilize the density bonus available in BIMC 18.12.030.D. See analysis below.**

E. **BIMC 18.12.020-3, Standard Lot Dimensional Standards for Residential Zone Districts**

a. **Maximum Residential FAR:** In the NC district there is no FAR limit, limited by other standards.

Maximum with Bonus: Bonus densities require compliance with BIMC 18.12.030.D.

b. **Minimum Lot Dimensions.** There are not any area, depth or width requirements in this zoning district.

c. **Maximum Lot Coverage:** The maximum lot coverage was established with the underlying Roost subdivision. The maximum lot coverage for this Lot is 37,609 square feet. **The proposed lot coverage is less than this maximum at approximately 20,901 square feet.**

d. **Minimum Setbacks.** Setbacks were established in the Roost Subdivision and include the following: 15’ rear (NC to R-2), 20’ western side yard, and 10’ buffer to Point White Drive. The proposed driveway has a 10’ setback on either side. **The project is found to meet all setback requirements.**

e. **Maximum Building Height.** The maximum building height in this district is 35’, however buildings within the shoreline jurisdiction are limited to 30’. Therefore, the shed and greenhouse are limited to 30’ in height and the mixed use and inn units are limited to 35’ outside of the shoreline jurisdiction.

- F. **BIMC 18.12.030 Additional dimensional provisions.** Bonus Density in NC District. Bonus density shall be available in the NC district as follows:

Three units per acre if the development is commercial/residential mixed use and public sewer and public water are not provided, or five units per acre if the mixed use development is on public water and sewer. The residential units must be located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor.

Since this is a mixed use development served by public sewer and water, it can achieve a maximum density of 13 units (R-5 zoning). The applicant is proposing 12 units total, with three units in each mixed use building.

2. **BIMC 18.15 Development Standards and Guidelines**

C. **BIMC 18.15.010: Landscaping and Screening**

a. **Landscape Requirements by Zone District**

Landscaping standards were established with the Roost subdivision approval and include the following:

Perimeter Buffer: A 20' full screen buffer is required when NC abuts residential development that is not zoned NC. This buffer was applied to the western border and northern border of the NC portion of the site. Also, a 10' filtered screen is required when NC abut NC. This applies to Point White Drive. **The site plan does not meet the filtered screen requirement and shall be revised at building permit submittal to demonstrate compliance with the filtered screen requirement (Condition 26).**

Tree Units: The applicant provided a survey of all the existing trees to be retained as part of the proposed development, including the species and dbh. The applicant is proposing as many tree units after the proposed development as it had before the development. Existing and new trees in roadside and perimeter buffers do not count towards the tree unit requirements. Conversely, the existing trees in those protected areas and buffers will not count towards the "pre-development" amount of tree units. The site currently has 23.4 tree units for 10.3 tree units per acre. The applicant originally proposed retaining 6.2 tree units, and has since agreed to retain 3 more trees within the shoreline jurisdiction. More than 50 new trees are proposed outside of the landscape buffer and parking lot landscaping, doubling the minimum requirement.

Parking Lot Landscaping. Parking lot landscaping standards are specific to the Neighborhood Center Overlay District and the proximity of the buildings and the parking lot to the public rights of way. The project proposes internal parking. The Code requires the following standard for parking lots not abutting the right-of-way:

- i. One tree for every eight parking stalls; and
- ii. One hundred percent of the trees may be deciduous; and
- iii. Deciduous trees minimum two-inch caliper, evergreen trees minimum four feet height at the time of planting; and

- iv. Evergreen ground cover and/or shrubs planted and spaced to achieve total coverage within two years; and
- v. A landscaped area at the end of parking aisles.

The landscape plan shows that there is more than one tree for every eight parking stall and landscaped areas as the end of the parking aisles. As proposed, the parking lot landscaping is exceeding the minimum landscaping requirements.

Performance Assurance. Performance assurance is required to assure the city that the landscaping required by this section is properly installed, will become established and adequately maintained. The required landscaping shall be installed prior to the issuance of a temporary certificate of occupancy for the project. A Washington landscape architect, Washington certified nursery professional or Washington certified landscaper shall submit a landscaping declaration to the department to verify installation in accordance with the approved plans. **The project is conditioned to meet this requirement (Condition 27).**

Maintenance Assurance. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved planting plan. A maintenance assurance device shall be required for a period of three years after acceptance by the city of the new planting or transplanting of vegetation to ensure proper installation, establishment, and maintenance. **The project is conditioned to meet this requirement (Condition 28).**

Enforcement: Unauthorized removal or trees required for protection are subject to enforcement and fines as provided in the municipal code and condition 29.

D. BIMC 18.15.020 Parking and Loading

- a. **General Requirements.** When a new commercial or mixed use development is required to provide parking for more than 25 cars, at least one parking space near the entrance must be reserved and signed for use by a shared-car program or electric vehicle charging station. **The project is conditioned to meet this requirement (Condition 23).**
- b. **Number of Spaces Required.** Above-ground parking lots exceeding the number of spaces required by this section are not allowed unless approved by the planning commission; spaces provided in underground parking garages are exempt from parking maximums.

The Code requires the following amount of spaces:

- 1 space per primary dwelling unit Dwelling units situated directly above a commercial use or directly above parking serving a commercial use in the NC district.
- The director may require guest parking up to a maximum additional 0.5 stall per dwelling unit, if there is inadequate guest parking on the subject property.
- Retail, commercial and personal service in a building with 1,000 square feet of floor or more requires 4 spaces per 1,000 square feet of floor area.
- Places of public accommodation serving food and beverage require 1 space for each 4 occupants.

- Inns require 1 space per sleeping room

Building/Unit Type	Units/Square footage proposed	Space Requirement	Amount of spaces required
Residential	12	1/unit	12
Guest Parking	12	.5/unit	6
Retail, Personal Service	5,640 sq ft	4/1000 square feet	23
Public accommodation	1,803 square feet	1 space/4 occupants	74 occupants/4= 18
Inn	15	1/sleeping room	15
Total:			74

Spaces are proposed on Point White Drive (13 total), on-site and for each residential use within the parking garage (12). **Staff finds that each townhome unit is providing two parking spaces per unit within an under unit garage and a driveway that could accommodate an additional 18 spaces for a total of 42 residential spaces.**

The site is providing 57 spaces along the drive aisle and Point White Drive to accommodate the retail, restaurant and inn uses. In total, the site is providing 99 spaces while 74 are required. The applicant is seeking approval from the planning commission on this increase in parking spaces.

Location of Spaces. Parking shall be located behind, to the side of or under buildings. Parking shall not be located between a building and the front lot line, unless an applicant can demonstrate that locating parking between a building and the front lot line is the only feasible location. **Design Guideline #2 encourages parking to be placed behind buildings or in a single row along the street. The project is providing parking along the street. The streetscape is dominated by buildings, with parking perpendicular to the road, along the proposed internal road.**

For on-street parking spaces, handicap parking shall be distributed throughout the street and shall be separated from other handicap parking spaces by at least 10 nonhandicap spaces, or as required by the building official. **One on-street handicap parking space is proposed and the project shall be reviewed at building permit to ensure accessibility standards are being met for the proposed mixed use buildings.**

- c. **Design Standards.** Space depth shall be measured exclusive of access drives, aisles and other physical obstructions. Small car spaces may total no more than 30 percent of the required number. **The site plan depicts 90 and 45 degree parking as well as parallel. The spaces meet the depth and aisle width requirements. The aisle width is 20' when there is no parking spaces and 24' where there are parking spaces utilizing the aisle. The proposed 17 compact spaces are found to not exceed 30% maximum.**

E. BIMC 18.15.030 Mobility and Access

- a. **Circulation and Walkways.** The Municipal Code addresses safety, efficiency and the buffering of parking lots through landscaping. It also provides standards for pedestrian and internal walkways. **The project is providing permeability through the site, and is connecting the site to adjacent paths and development. Specifically, the northern portion of the site that abuts the Roost single family development is providing trail connectivity to Lynwood Center and Schel Chelb Park. The project is conditioned to provide the internal walkways with nonskid hard surfaces, to meet accessibility requirements and to provide a minimum of seven not to exceed ten feet of unobstructed width for the main internal walkways (not those in front of the townhouse buildings and the drive aisles) as depicted on revised Sheet A 0.21 (Condition 25) (as encouraged by Design Guideline #4).**
- b. **Bicycle Facilities.** One bicycle space shall be provided for every five parking spaces with a minimum of four spaces provided for each parking lot. **The site plan (Revised Sheet A 0.21) shows two bicycle racks. The project is conditioned to ensure a minimum of 11 spaces (57 spaces/5) are provided prior to the CO on the last building (Condition 30).**

F. BIMC 18.15.040 Lighting.

- a. **General Standards.** All outdoor lighting fixtures installed on private property shall comply with this chapter. The Municipal Code provides for general standards for outdoor lighting to prevent light trespass and pollution. **The project shall provide a lighting plan at building permit submittal and the project shall be reviewed for compliance with the lighting guidelines (Condition 11).**

G. BIMC 18.18.030 Specific Design Regulations and Guidelines

Design guidelines were developed specific for Lynwood Center. The project was reviewed for consistency with those guidelines at three Design Review Board meetings, and various iterations of the building design were submitted to address DRB concerns. The design guideline that warranted the most conversation and resulted in revisions was in regards to building design and specific to guideline # 3 “the Tudor character should be retained with features such as pitched roofs, a mix of external materials, exposed timbering and small, mullioned windows. Restoration of the existing Tudor building is encouraged”. Staff and the DRB were initially concerned that the project did not meet this guideline as this project is not traditional Tudor and was initially described by the applicant as ‘Tudor deconstructed’; and now is being described as ‘modern Tudor’.

On February 17, 2017, staff met with the DRB and both parties expressed concern that the design did not meet the traditional Tudor design. The applicant introduced their project to the DRB and described their building design as ‘sympathetic to Tudor style’. Their approach was to provide Tudor design buildings along Point White Drive and less so toward the interior of the project. Based on the DRB’s pre-application conference suggestions, they had changed the pitch of the roof of their buildings. Following discussions, the DRB asked that they return with a revised plan that better met the Design Guidelines.

The applicant returned with revised plans on March 20, 2017. The revisions included reduction in length of some of the buildings to create a more upright, narrow appearance, revising the pitch of the roof and the use of asphalt shingles. The revised design also included a variety of materials, small pane windows and stairwells constructed with crisscross bracing

materials to imply a Tudor pattern. It was suggested that the applicants reduce the width of the road and due to the angle of parking on Point White Drive and the pedestrian activity, a crosswalk should be added to their design.

The traffic impact analysis did provide information about pedestrian and bicycle activity. It noted that the site supported a moderate amount of pedestrian traffic. It also noted that existing crosswalks were available in close proximity to the site. It was expected that Roost project patrons would continue to use these existing crosswalk facilities. Site distance along Point White Drive was also analyzed. No safety issues were anticipated or detected with the proposed layout and location. As such, no crosswalk was suggested. The road is as narrow as allowed by the Code, and is not recommended for reduction.

The DRB made a unanimous motion to recommend approval of the project. Staff believes that this project has created a new, modern Tudor style that is sympathetic to Tudor while not meeting the traditional design. Staff recommends that any revisions to the building design be reviewed by staff and or possibly the DRB to ensure that the proposed Tudor elements continue to meet the guidelines (Condition 31).

1. **BIMC 2.16.040 Site Plans and Design Review**

Decision Criteria.

- i. The site plan and design is in conformance with the Bainbridge Island Municipal Code, unless a standard has been modified as a Housing Design Demonstration Project pursuant to BIMC 2.16.020. **As conditioned, the proposal complies with all applicable provisions of the Code. The uses, their location, the density and the style of development has been reviewed against the Code and the recorded subdivision and found to comply with the standards without modification.**
- ii. The location of the buildings and structures, open spaces, landscaping, pedestrian, bicycle and vehicular circulation systems are adequate, safe and efficient. **The project was designed to provide safe and efficient pedestrian and bicycle passage through the site with limited vehicle interaction. The internal site provides centrally located public open space comprised of a park. The site provides pedestrian, bicycle and vehicular circulation that is found to be adequate, safe and efficient. The site will provide two-way vehicular traffic through the site to Point White Drive and Baker Hill Road. Sidewalks are proposed through the development and along Point White Drive frontage. The applicant shall coordinate with the City's Public Works Department to determine if a cross walk would be warranted.**
- iii. The proposal will be served by adequate public facilities including roads, transit, water, fire protection, sewage disposal facilities and storm drainage facilities. **As conditioned, the existing and proposed infrastructure is adequate for the traffic impacts, fire protection, water, sewage disposal and storm drainage needs of the project as discussed under the land use code analysis of this report. As conditioned, the development has received approval from the Bainbridge Island Fire District and the Development Engineer. (Conditions 1-3, 16 & 33-35)**
- iv. The site plan and design is consistent with the design guidelines contained in BIMC 18.18.030.B unless strict adherence to a guideline has been modified as a Housing Design Demonstration Project pursuant to BIMC 18.38. **The proposed residential designs were reviewed in accordance with the Lynwood Center design guidelines at**

three DRB meetings. The project is found to be in compliance with the design guidelines, as recommended by the DRB.

- v. No harmful or unhealthful conditions are likely to result from the proposed site plan. **No harmful or unhealthful conditions are likely to result from the proposed site plan. Infrastructure improvements are provided to ensure that water and sewer and storm systems continue to operate without causing any harm. The project is also conditioned to comply with SEPA requirements to avoid or mitigate any potentially harmful impacts.**
- vi. The site plan and design is in conformance with the comprehensive plan and other applicable adopted community plans. **Staff has determined that the site plan and design is in conformance with the Comprehensive Plan and other adopted community plans. The project provides mixed uses (residential and personal/professional services), a restaurant and an inn within the Neighborhood Center. It also provides non-motorized improvements and internal, publicly accessible pathways to encourage neighbors to utilize non-motorized transportation options for recreation and to patronize local businesses. The project also encourages the preservation of historic resources by repurposing a historic home into a lobby/office for the proposed inn, the relocation of the other historic residence and the recording of historical documents at the State database.**
- vii. Property which contains a critical area as defined in BIMC 16.20 conforms to all requirements of that chapter. **The subject property contains liquefaction and all structures will be reviewed at building permit to ensure that they are constructed using methods to ensure safety during a seismic event. (Condition 18)**

2. **BIMC 2.16.165 Shoreline Substantial Development Permit (SSDP) Decision Criteria**

The decision criteria for SSDP's outlined in BIMC 2.16.165.F.3.b is described below. In making the decision, the administrator may approve, approve with modifications, or deny any substantial development permit. In making the decision, the administrator shall grant a substantial development permit only when the development proposed is consistent with the following:

(A) The applicable policies, guidelines, and regulations of the Shoreline Management Act of 1971; Chapter [90.58](#) RCW, as amended; and Chapters [173-26](#) and [173-27](#) WAC or their successors; **The Bainbridge Island SMP is consistent with the SMA; as such, compliance with the local program demonstrates consistency with the SMA.**

(B) The goals, policies, objectives and regulations of the city of Bainbridge Island shoreline master program; **Compliance with the Bainbridge Island SMP is outlined (in Section IV, below.)**

(C) The city of Bainbridge Island comprehensive plan and municipal code; all other applicable law; and any related documents and approvals. **The proposal was reviewed for consistency with the Bainbridge Island Comprehensive Plan and was found to support its goals for open space residential development, environmental protection and aquatic resources and avoids adverse impacts to shoreline ecological functions and ecosystem-wide processes. The proposal was reviewed for consistency with the Bainbridge Island Municipal Code (BIMC) and found to meet all use and dimensional and use standards.**

The administrator shall also consider whether the cumulative impact of additional past and future requests that reasonably may be made in accordance with the comprehensive plan, or similar planning document, for like actions in the area will result in substantial adverse effects on the shoreline environment and shoreline resources. **Staff considered whether approval of the applicant's proposal would lead to similar request from owners on adjacent or nearby lots. Very few NC lots exist that could support such uses. However, the proposed uses are encouraged and supported as they are 1) proposed across from the shoreline and bifurcated by the street, and 2) provide public enjoyment of the water. Uses that provide public enjoyment are encouraged by the shoreline master program.**

CONCLUSIONS

As conditioned, the proposed development is consistent with the Comprehensive Plan and the applicable standards of BIMC Chapter 18.09, *Zoning*; BIMC Chapter 2.16.040, *Site Plan Review*; and BIMC Chapter 2.16.165, *Shoreline Substantial Development Permit*.

Reference Documents:

(note all reference material may be accessed via the City's Website Online Permit Portal-Smartgov)

[ROOST PLN50076B SPR](#)

(The following reference materials can be found under the "submittals" and "notes" and "approval steps" sections under this file number: PLN50076B SPR)

Submittals

- A. Tree valuation report received 12/22/2016
- B. Erosion control plans received 12/22/2016
- C. Elevation plans received 12/22/2016
- D. Outdoor lighting plans received 12/22/2016
- E. Stormwater management plans (SWM) Plan received 12/22/2016
- F. Design guideline checklist received 12/22/2016
- G. Traffic impact analysis received 12/22/2016
- H. Landscape plans received 12/22/2016
- I. Tree retention plan received 12/22/2016
- J. Project narrative received 12/22/2016
- K. Water availability letter received 12/22/2016
- L. Sewer availability letter received 12/22/2016
- M. Project application received 12/22/2016
- N. Site plan received 12/22/2016

APPROVAL STEPS

- O. Fire Department Review
- P. Development Engineer Review

NOTES

- Q. Material Palette A0.61
- R. Memo from Planner Notice of Application dated 1/27/2017
- S. Health Comments on SPR 2/7/2017

- T. Public Comment attached 2/18/2017
- U. Design Review Board Minutes 3/20/2017
- V. Revised Site Plan Sheets to respond to DRB 4/20/2017



ROOST

FLYING GOAT VILLAGE

LOT/PARCEL DESCRIPTION

PLAT OF ROOST: GOV'T LOT 5, SECT. 4, T.24N, R.2E, W CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WA.
SEE ALSO PLAT SURVEY PAGE 06

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C4	UTILITY PLAN
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CONTACTS

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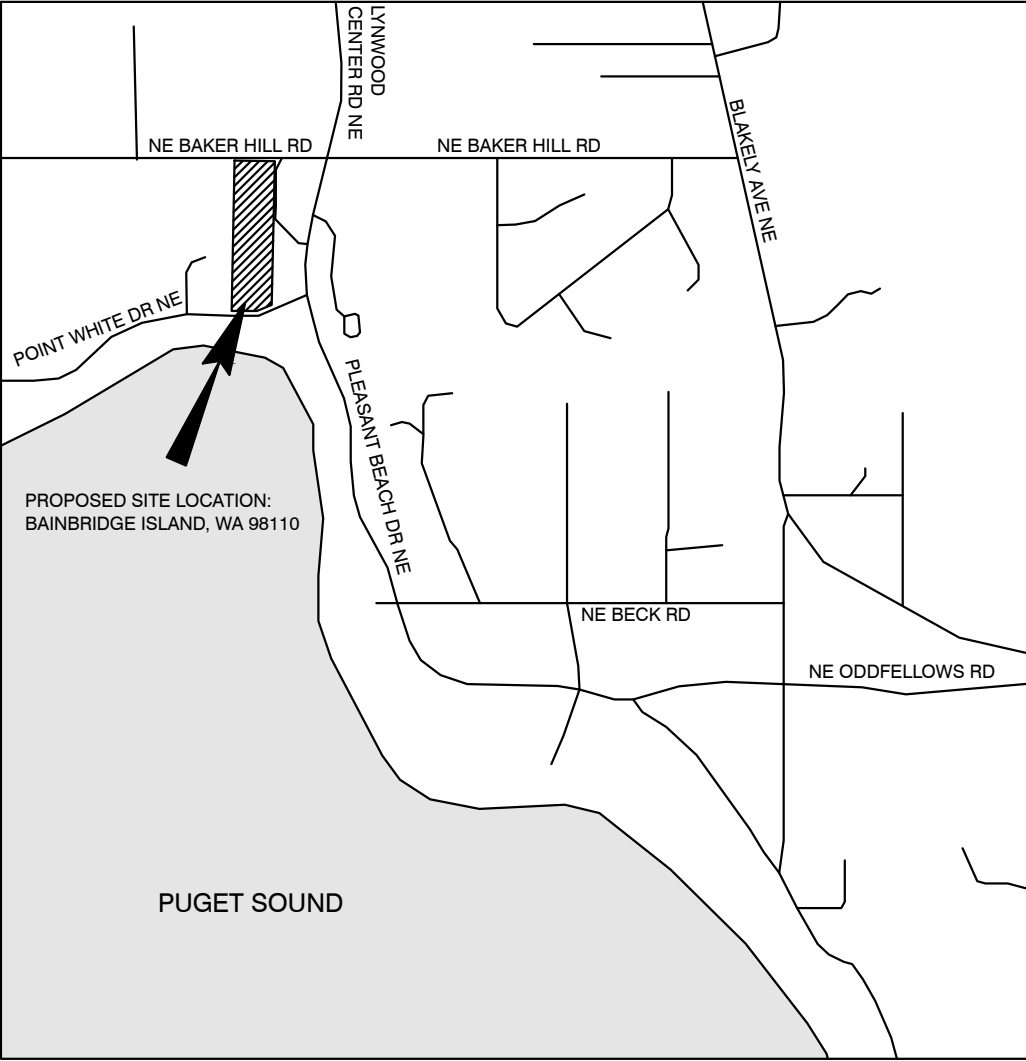
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LIC#: CLARKCL94300
CONTACT: GEORGE COLE
GEORGE@CLARKCONSTRUCT.COM

VICINITY MAP



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bainbridge island · wa 98110
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beingindigo.com

DEPT. OF PLANNING & COMMUNITY
DEVELOPMENT APPLICATION #:

FLYING GOAT VILLAGE
LYNWOOD CENTER
BAINBRIDGE ISLAND, WA
Gov't Lot 5, Sec. 4, T.24N., R.2E., W.M.
Owners:
Blue Moon Land Company, LLC &
Roost Brick House, LLC

ELEVATION DATUM:
CITY OF BAINBRIDGE ISLAND VERTICAL CONTROL
NETWORK
BENCHMARK ELEV. 18.83' - SET SPIKE UP 2.8' UP
N. FACE OF UTILITY POLE ACROSS STREET
(S.E. CORNER OF SITE)

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REVISIONS

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SHEET NAME

COVER SHEET
PROJECT INFORMATION

SCALE

AS NOTED

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SITE PLAN REVIEW
SHEET #
1 OF 55

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FLYING GOAT VILLAGE

LYNWOOD CENTER
RAINBIDGE ISLAND

BAINBRIDGE ISLAND, WA
Gov't Lot 5 Sec 4 T34N E

Gov't Lot 5, Sec.4, 1.24N., R.2e., W.M.
Owners:

Blue Moon Land Company, LLC &
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1	08	16	—
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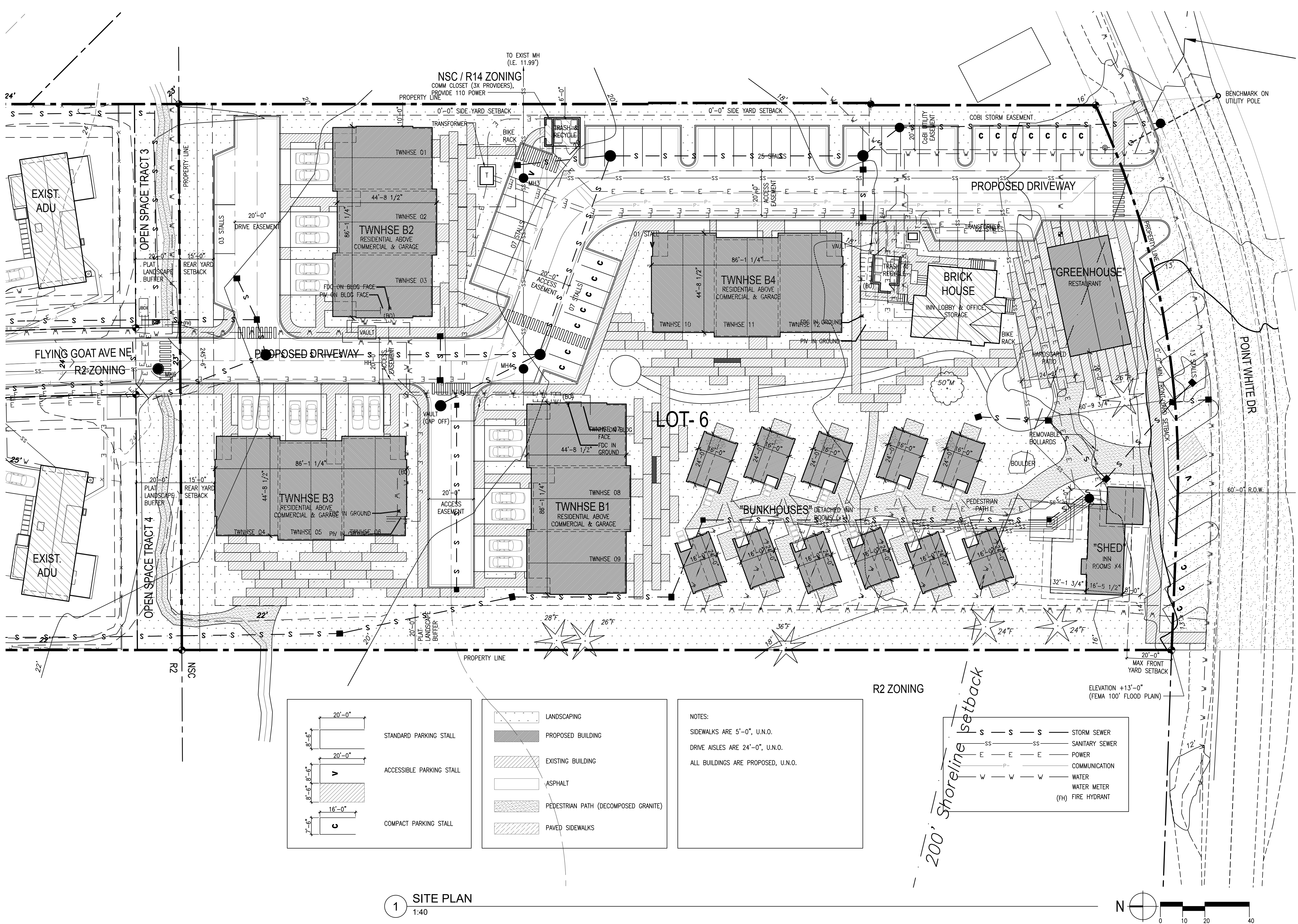
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FLYING GOAT VILLAGE

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SITE CIRCULATION DIAGRAM

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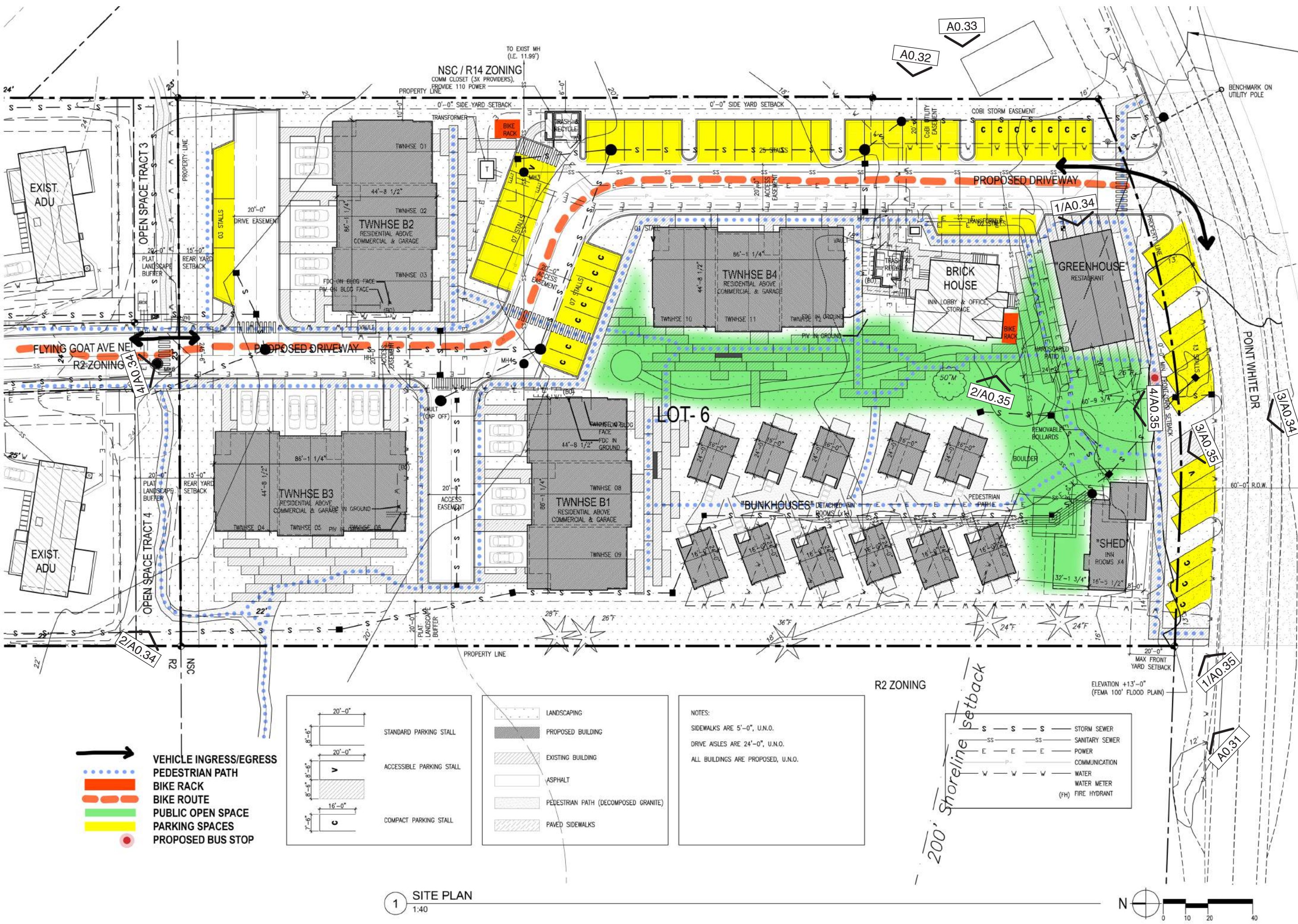
SITE PLAN REVIEW

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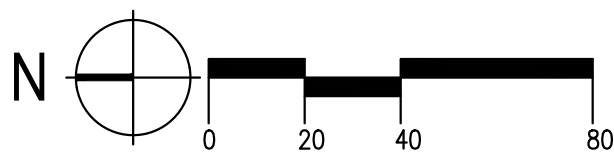
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1 ILLUSTRATIVE SITE PLAN
1:80



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1 AERIAL PERSPECTIVE OF SOUTH END OF SITE, LOOKING NORTHEAST
NTS

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SHEET NAME

AERIAL:
PHASES 1B & 2

SCALE

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1 AERIAL PERSPECTIVE OF NORTH END OF SITE, LOOKING WEST
NTS

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AERIAL:
PHASES 1B

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1 AERIAL PERSPECTIVE OF SOUTH END OF SITE, LOOKING WEST
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AERIAL:
PHASES 2

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4 STREETVIEW LOOKING SOUTH FROM NORTH END OF SITE
NTS

2 LOOKING SE TOWARDS NW TOWNHOUSE
NTS



3 "GREENHOUSE" PERSPECTIVE, LOOKING NORTH FROM POINT WHITE DRIVE
NTS

1 "GREENHOUSE" DINING ROOM PERSPECTIVE, LOOKING WEST
NTS

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SHEET NAME

STREET VIEWS

SCALE

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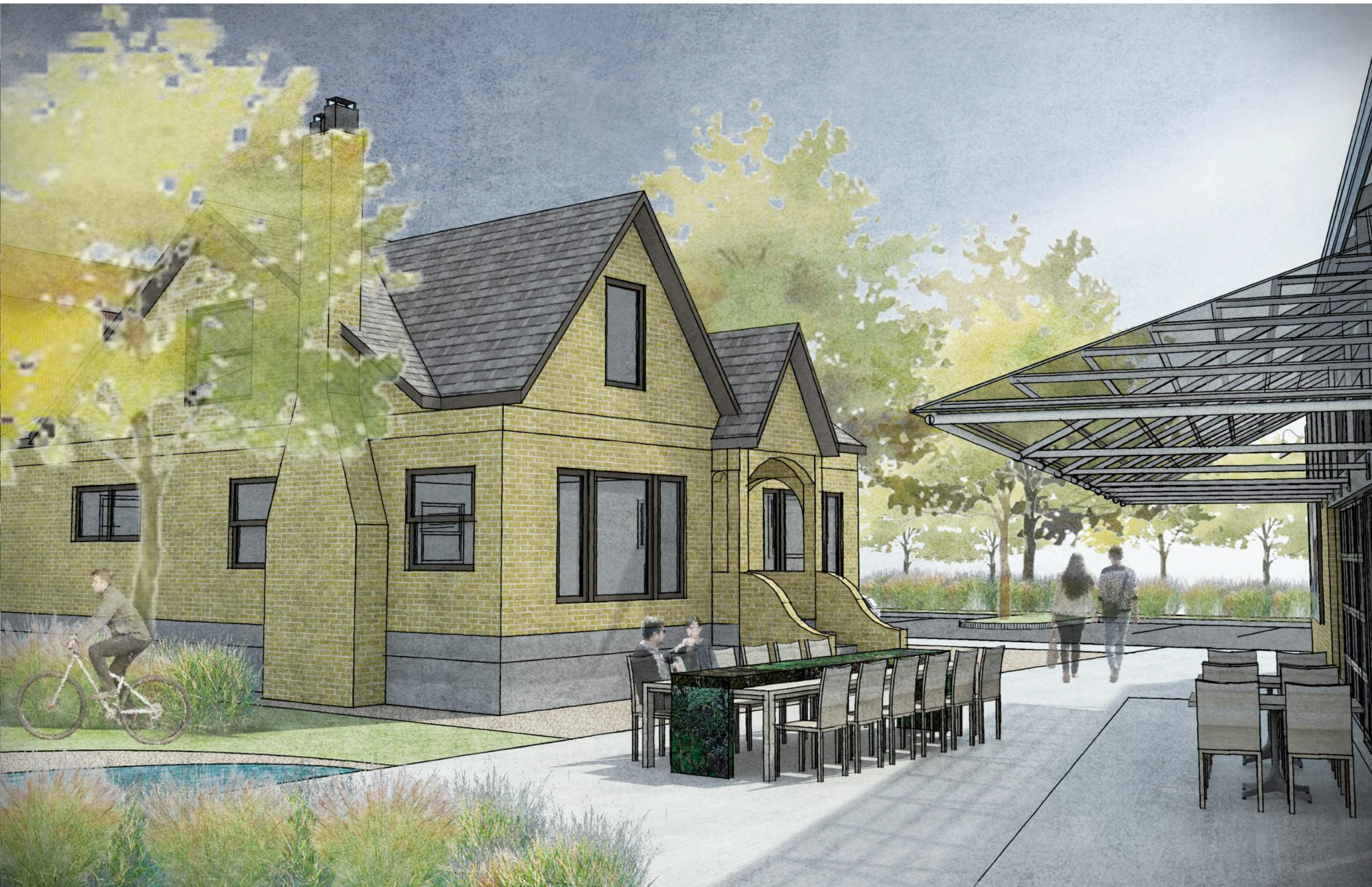
SITE PLAN REVIEW

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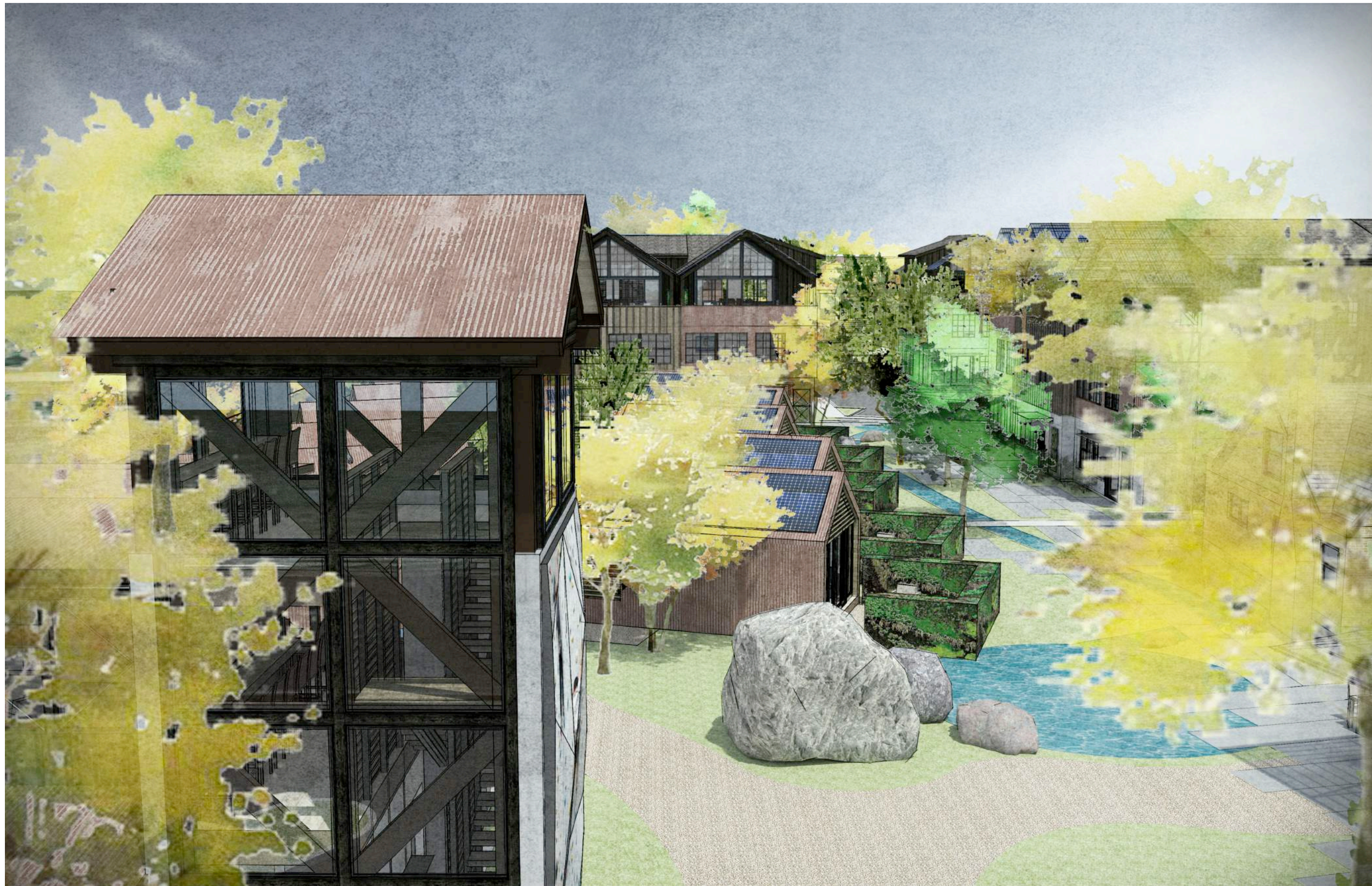
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4 VIEW OF STREAM, LOOKING NORTH FROM POINT WHITE DRIVE
NTS

2 LOOKING EAST BETWEEN "GREENHOUSE" AND EXISTING BRICK HOUSE
NTS



3 AERIAL PERSPECTIVE, LOOKING NORTH FROM POINT WHITE DRIVE
NTS

1 "SHED" PERSPECTIVE, LOOKING NE FROM SW CORNER OF SITE
NTS

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SHEET NAME

STREET VIEWS

SCALE

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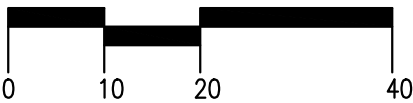
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2 LONGITUDINAL SITE SECTION (LOOKING EAST)
1:40



1 TRANSVERSE SITE SECTION (LOOKING NORTH FROM POINT WHITE DR)
1:40



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MATERIAL PALETTE

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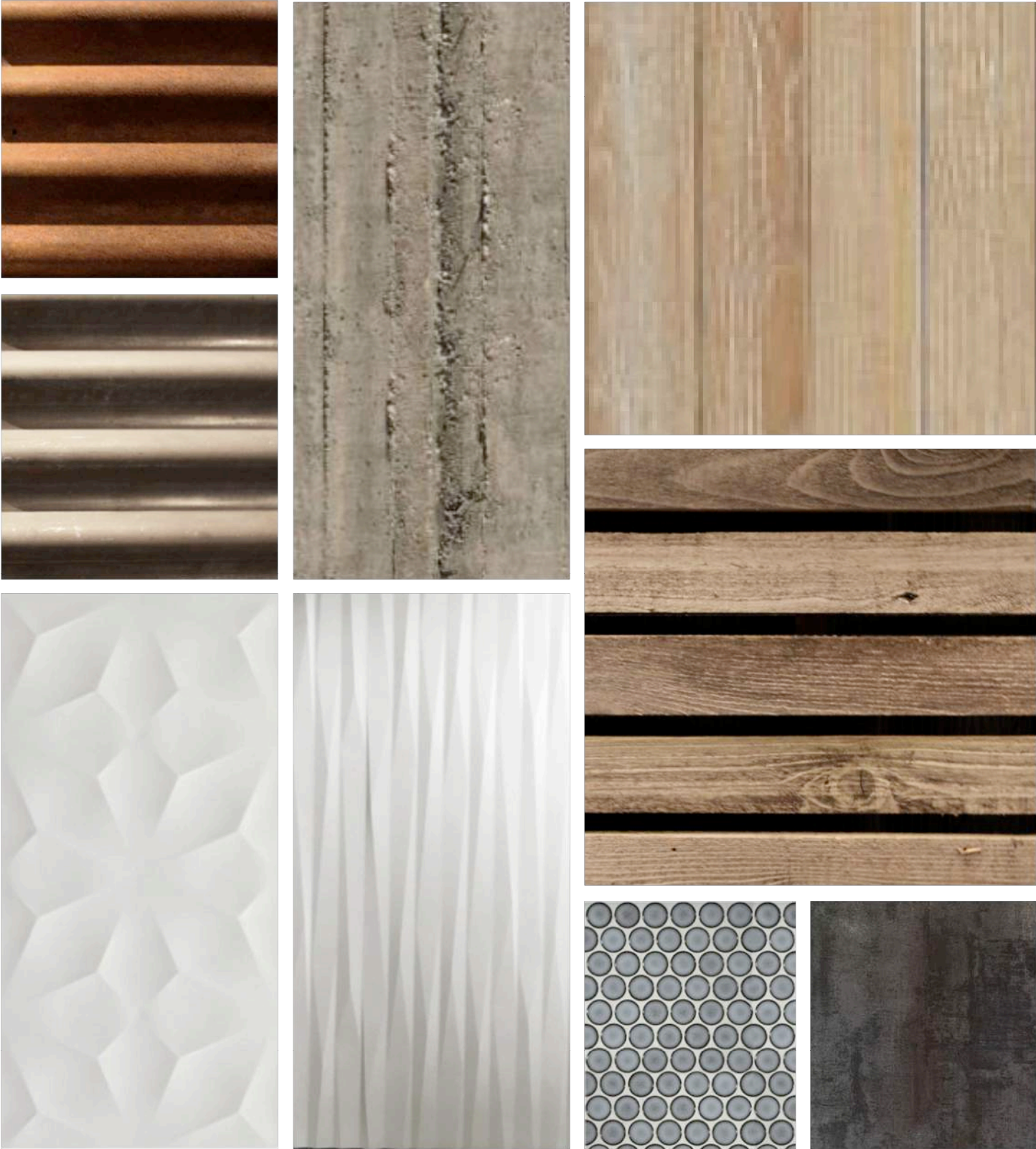
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material palette

The project palette consists of honest materials that develop character and interest as they patina, without compromising performance or durability. The lack of applied coatings on the exterior finish materials is absolutely intentional to reduce maintenance burdens and to allow the innate character of the materials to shine through. Be it raw metal, concrete, wood or stone, the sublime perfection of each of these materials lies within their imperfections. The collection of finishes, both inside and out, provide a fresh, but classic background, selected to endure through the years.





FLYING GOAT VILLAGE
LYNWOOD CENTER
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SHEET NAME

TOWNHOUSE:
FIRST FLOOR

SCALE

AS NOTED

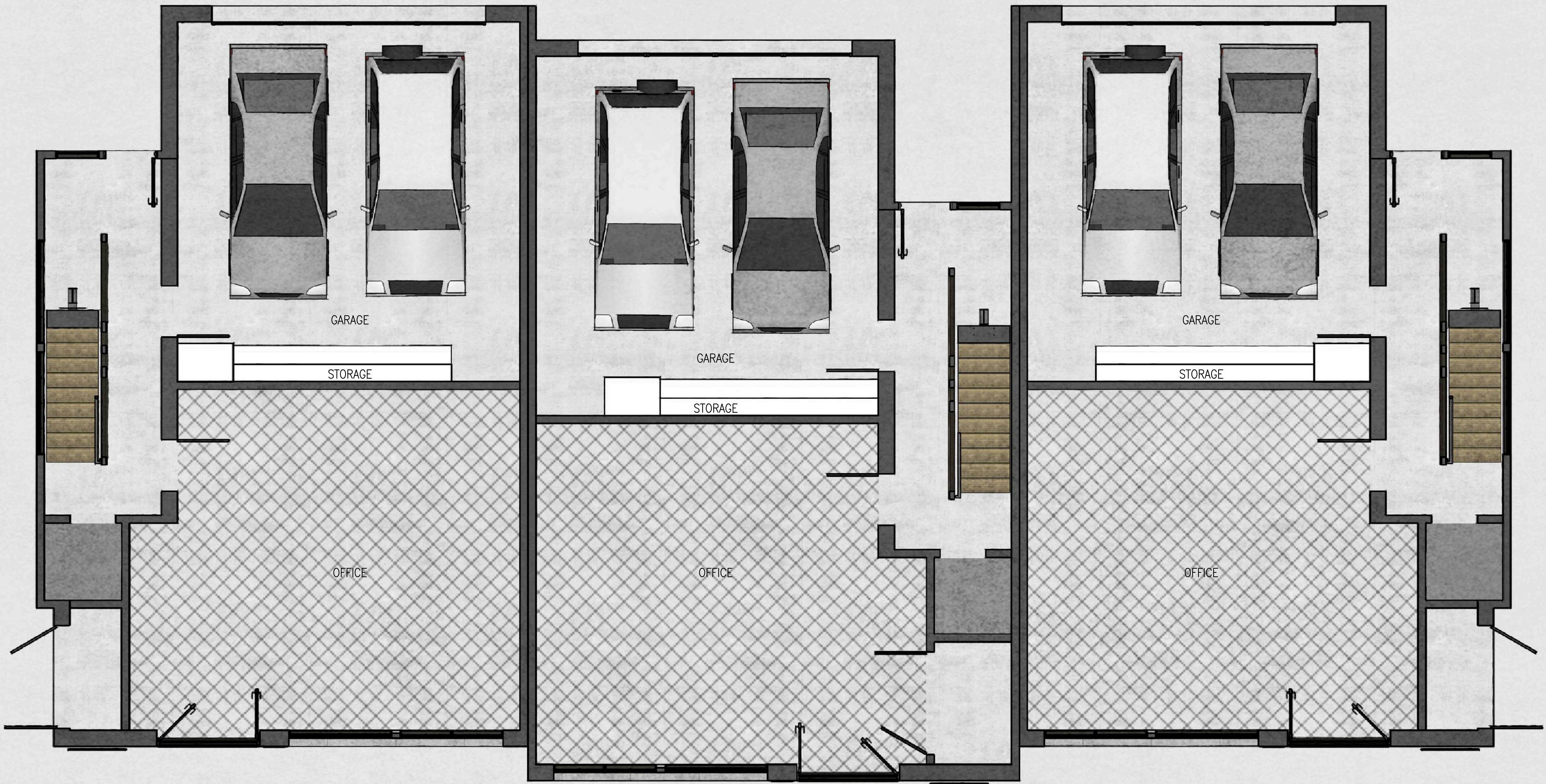
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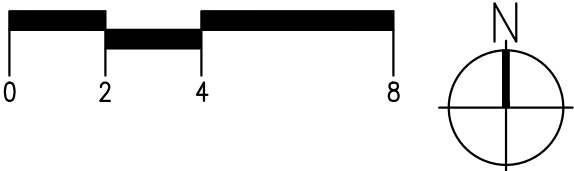
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1 TOWNHOUSE: FIRST FLOOR
1/8"=1'-0"



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TOWNHOUSE:
SECOND FLOOR

SCALE

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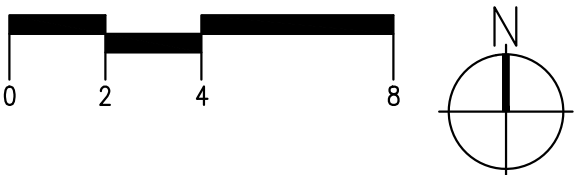
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1 TOWNHOUSE: SECOND FLOOR
1/8"=1'-0"



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04.18.17 DRB REV-01

SHEET NAME

TOWNHOUSE:
THIRD FLOOR

SCALE

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SITE PLAN REVIEW

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BUILDING ELEVATION:
TOWNHOUSE

SCALE

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SITE PLAN REVIEW

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TOP OF ROOF
+39'-11"

MIDPOINT OF ROOF
+34'-8-3/4"

TRANSLUCENT
AWNING O/ DECK

TOP OF RAILING
+24'-6"

THIRD FLOOR
+21'-6"

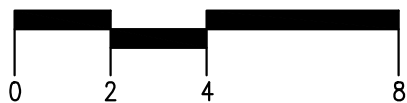
CORRUGATED METAL
SIDING, TYP.

SECOND FLOOR
+11'-0"

CAST-IN-PLACE CONCRETE
WALL, PER PLAN

GROUND FLOOR
+0'-0"

1 'TOWNHOUSE': WEST ELEVATION
1/8"=1'-0"



DEPT. OF PLANNING & COMMUNITY
DEVELOPMENT APPLICATION #:

FLYING GOAT VILLAGE
LYNWOOD CENTER
BAINBRIDGE ISLAND, WA
Gov't Lot 5, Sec.4, T.24N., R.2e., W.M.
Owners:
Blue Moon Land Company, LLC &
Roost Brick House, LLC

ELEVATION DATUM:
CITY OF BAINBRIDGE ISLAND VERTICAL CONTROL
NETWORK
BENCHMARK ELEV. 18.83' - SET SPIKE UP 2.8' UP
N. FACE OF UTILITY POLE ACROSS STREET
(S.E. CORNER OF SITE)

11 | 08 | 16

REVISIONS

04.18.17 DRB REV-01

SHEET NAME

BUILDING ELEVATION:
TOWNHOUSE

SCALE

AS NOTED

ISSUE

SITE PLAN REVIEW

SHEET #

33 OF 55

A3.02

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TOP OF ROOF
+39'-11"

MIDPOINT OF ROOF
+34'-8-3/4"

TOP OF RAILING
+24'-6"

THIRD FLOOR
+21'-6"

STAINED WOOD SIDING

FIBERGLASS WINDOW
SYSTEM (BLACK)

CORRUGATED METAL
SIDING

SECOND FLOOR
+11'-0"

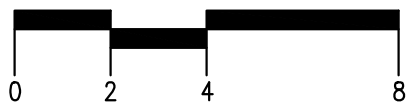
CAST-IN-PLACE CONCRETE
WALL, PER PLAN

VEGETATED SCREEN

GROUND FLOOR
+0'-0"



1 'TOWNHOUSE': NORTH ELEVATION
1/8"=1'-0"



FLYING GOAT VILLAGE
LYNWOOD CENTER
BAINBRIDGE ISLAND, WA
Gov't Lot 5, Sec.4, T.24N., R.2e., W.M.
Owners:
Blue Moon Land Company, LLC &
Roost Brick House, LLC

ELEVATION DATUM:
CITY OF BAINBRIDGE ISLAND VERTICAL CONTROL
NETWORK
BENCHMARK ELEV. 18.83' - SET SPIKE UP 2.8' UP
N. FACE OF UTILITY POLE ACROSS STREET
(S.E. CORNER OF SITE)

11 | 08 | 16

REVISIONS

04.18.17 DRB REV-01

SHEET NAME

BUILDING ELEVATION:
TOWNHOUSE

SCALE

AS NOTED

ISSUE

SITE PLAN REVIEW

SHEET #

34 OF 55

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TOP OF ROOF
+39'-11"

MIDPOINT OF ROOF
+34'-8-3/4"

FIBERGLASS WINDOW
SYSTEM (BLACK)

TOP OF RAILING
+24'-6"

THIRD FLOOR
+21'-6"

STAINED WOOD SIDING

CORRUGATED METAL
SIDING

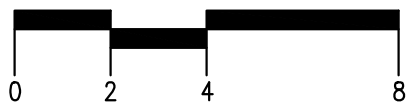
SECOND FLOOR
+11'-0"

CAST-IN-PLACE CONCRETE
WALL, PER PLAN

GROUND FLOOR
+0'-0"



1 'TOWNHOUSE': SOUTH ELEVATION
1/8"=1'-0"



FLYING GOAT VILLAGE
LYNWOOD CENTER
BAINBRIDGE ISLAND, WA
Gov't Lot 5, Sec.4, T.24N., R.2e., W.M.
Owners:
Blue Moon Land Company, LLC &
Roost Brick House, LLC

ELEVATION DATUM:
CITY OF BAINBRIDGE ISLAND VERTICAL CONTROL
NETWORK
BENCHMARK ELEV. 18.83' - SET SPIKE UP 2.8' UP
N. FACE OF UTILITY POLE ACROSS STREET
(S.E. CORNER OF SITE)

11 | 08 | 16

REVISIONS

04.18.17 DRB REV-01

SHEET NAME

BUILDING ELEVATION:
TOWNHOUSE

SCALE

AS NOTED

ISSUE

SITE PLAN REVIEW

SHEET #

35 OF 55

A3.04

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TOP OF ROOF
+39'-11"

MIDPOINT OF ROOF
+34'-8-3/4"

TRANSLUCENT
AWNING O/ DECK

TOP OF RAILING
+24'-6"

THIRD FLOOR
+21'-6"

STAINED WOOD SIDING

CORRUGATED METAL
SIDING

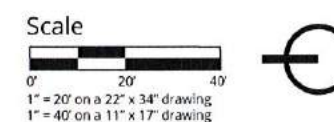
SECOND FLOOR
+11'-0"

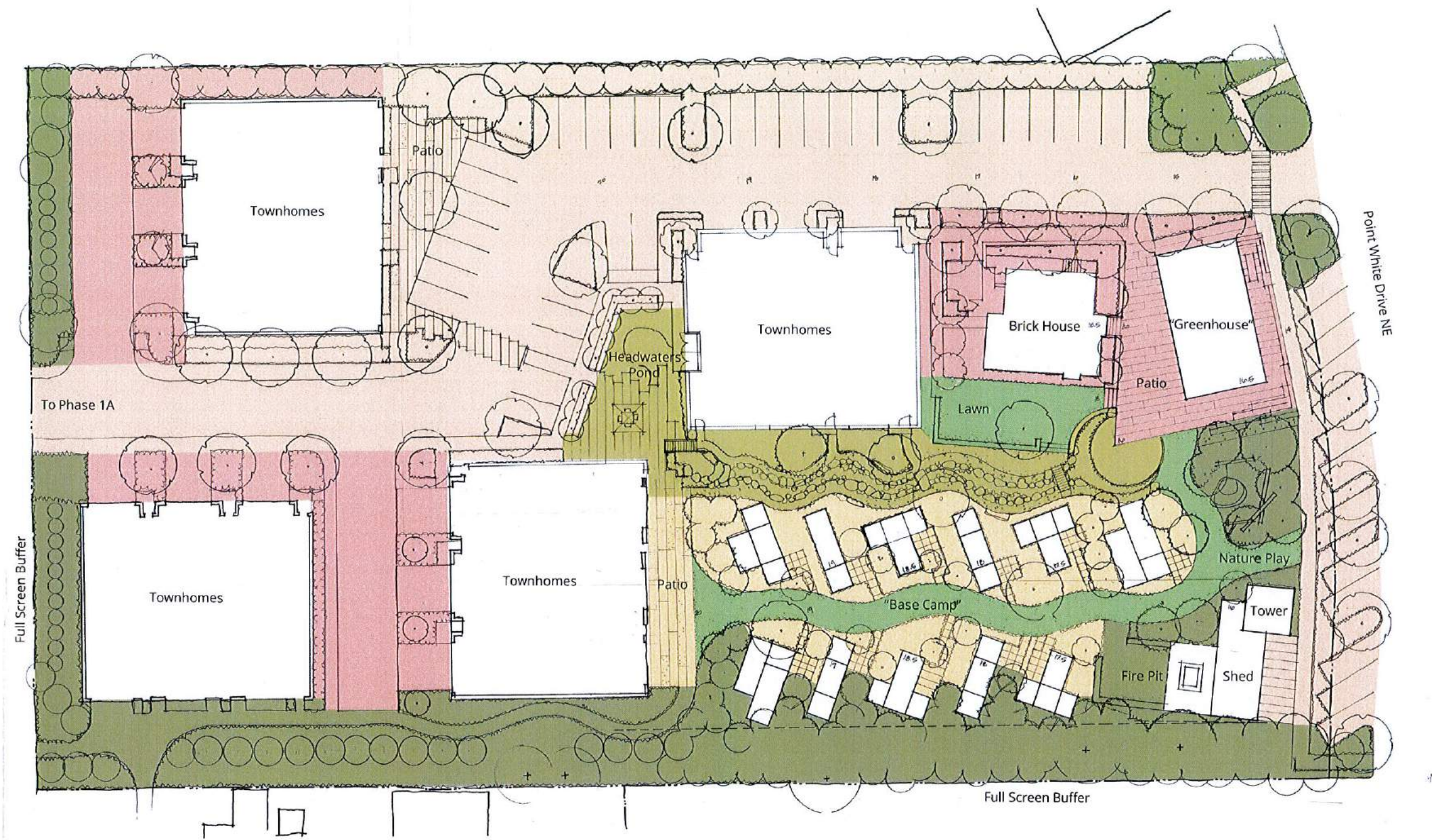
CAST-IN-PLACE CONCRETE
WALL, PER PLAN

GROUND FLOOR
+0'-0"

1 'TOWNHOUSE': EAST ELEVATION
1/8"=1'-0"







- | | | |
|---|--|---|
| FOREST/BUFFER | MEADOW | PARKING/STREETSCAPE |
| RIPARIAN | ORNAMENTAL | |

Scale
 0' 20' 40'
 1" = 20' on a 22" x 34" drawing
 1" = 40' on a 11" x 17" drawing

ROOST - PHASE 1B & 2

LANDSCAPE TYPOLOGY DIAGRAM

L002

PLANT SCHEDULE - CONTINUED ON L006

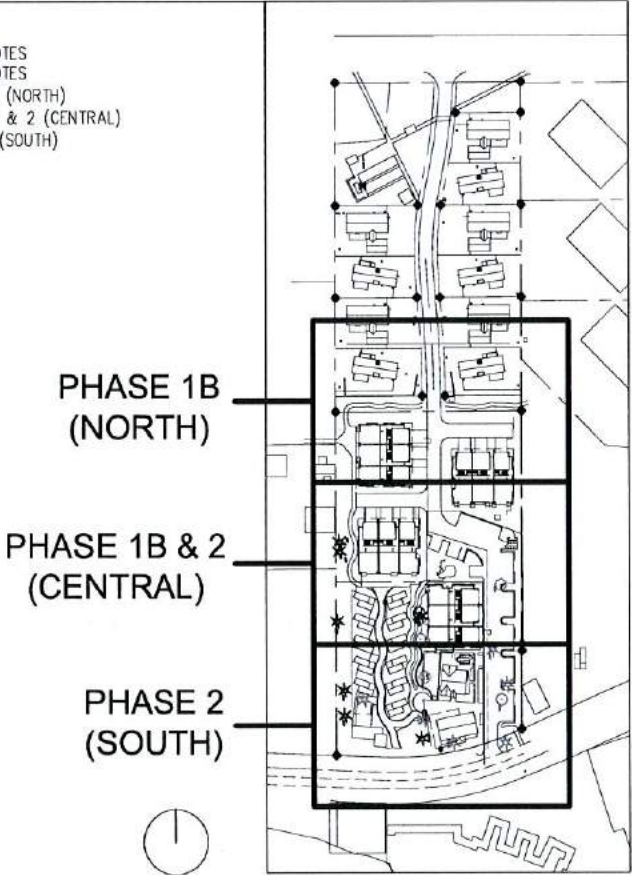
TREES							
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
ACE AUT	1	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	B & B	2" CAL	NA	
ACE BUE	3	ACER BUERGERIANUM	TRIDENT MAPLE	B & B	2" CAL		
ACE PAC	9	ACER CIRCINATUM 'PACIFIC FIRE'	VINE MAPLE	B & B	1.5" CAL		
AME SPR	7	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SERVICEBERRY	B & B	1.5" CAL		
BET MUL	6	BETULA JACQUEMONTII MULTISTEMMED	MULTISTEMMED HIMALAYAN BIRCH	B & B	2" CAL		
DAV SON	5	DAVIDIA INVOLUCRATA 'SONOMA'	SONOMA DOVE TREE	B & B	2" CAL		
FAG DAW	20	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	B & B	1.5" CAL	NA	
GIN PRI	30	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B & B	1.5" CAL	NA	
LIR JFS	5	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY TULIP TREE	B & B	2" CAL		
PIN CON	13	PINUS CONTORTA	SHORE PINE	NA	NA	6' HT.	
PSE MEN	10	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	NA	NA	6' HT.	
THU PLI	6	THUJA PLICATA	WESTERN RED CEDAR	NA	NA	6' HT.	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING		
COR FAR	69	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	3 GAL	42" o.c.		
GAU SHA	143	GAULTHERIA SHALLON	SALAL	2 GAL	36" o.c.		
HYD LIT	35	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	3 GAL	48" o.c.		
ILE MON	47	ILEX X MESERVEAE 'MONNIEVES'	SCALLYWAG HOLLY	3 GAL	36" o.c.		
MAH AQU	67	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	60" o.c.		
PHY CAP	9	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	2 GAL	60" o.c.		
PIT WHE	69	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTOSPORUM	3 GAL	48" o.c.		
POL MUN	94	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL	36" o.c.		
RIB KIN	6	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	3 GAL	60" o.c.		
ROS RUG	13	ROSA RUGOSA	RUGOSA ROSE	2 GAL	60" o.c.		
TAX MEY	63	TAXUS X 'MEYER'	MEYER'S YEW	B & B	60" o.c.		
VAC OVA	33	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL	48" o.c.		
VIB COM	33	VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRYBUSH	3 GAL	60" o.c.		
VIB TRI	20	VIBURNUM TRILOBUM	AMERICAN CRANBERRY VIBURNUM	3 GAL	72" o.c.		

PLANTING NOTES

1. PLANTING DESIGN PER BIMC 18.15.010.F.2.C AND D FOR PARKING LOT PLANTING AND 18.15.010.E.1 FOR FULL SCREEN PLANTING.
2. SEE PLANT SCHEDULES FOR SPECIES, QUANTITIES, AND MINIMUM SPACING. CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SOIL AMENDMENTS IN SOIL PREPARATION AND FINISH GRADING.
3. ALL LANDSCAPE AREAS DESIGNED FOR INSTALLATION OF TREES (EXCEPT BUFFERS) SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 18" PLUS 8" SCARIFIED SUBGRADE (SEE DETAIL). MINIMUM SOIL DEPTH SHALL INCLUDE SOILS THAT MEET SOIL SPECIFICATIONS.
4. FOR ALL TOPSOIL, THE CONTRACTOR SHALL OBTAIN A LANDSCAPE SOIL ANALYSIS CERTIFYING THAT THE SOIL MEETS THE SOIL SPECIFICATIONS. THE CERTIFICATION SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT AND APPROVED PRIOR TO SOIL DELIVERY.
5. REFER TO DETAIL FOR TOPSOIL DEPTH IN NEW LANDSCAPE PLANTERS.
6. REMOVE INVASIVE SPECIES, INCLUDING ROOTS, FROM BUFFER PLANTING AREAS.
7. APPLY 3" DEPTH OF COMPOSTED ORGANIC BARK MULCH IN ALL PLANTING AREAS. MULCH TO BE FREE OF WEED SEED, SAWDUST, AND SHALL NOT CONTAIN ANYTHING DETRIMENTAL TO PLANT GROWTH. PULL MULCH 3" AWAY FROM BASE OF PLANT. LAYOUT FOR ALL PLANTING AREAS TO BE VERIFIED ON SITE BY LANDSCAPE ARCHITECT DUE TO VARYING FIELD CONDITIONS AND DENSITIES OF EXISTING VEGETATION.
9. ALL PLANT MATERIAL SHALL CONFORM TO ANSI STANDARDS FOR NURSERY STOCK, LATEST EDITION.
10. LANDSCAPE ARCHITECT WILL SUPERVISE THE PLANTING PROCESS. MODIFICATIONS TO THE PLANTING PLAN MAY OCCUR BASED ON FIELD CONDITIONS AND THE AVAILABILITY OF PLANT MATERIAL.
11. PLANTINGS WILL BE B&B AND CONTAINERIZED NATIVE PLANT MATERIAL, AS APPROPRIATE AND SPECIFIED, FROM REGIONAL GENETIC STOCK. PLASTIC NURSERY IDENTIFICATION TAGS WILL BE ATTACHED TO THE STEM OF EACH WOODY PLANTING.
12. LOCAL NURSERY STOCK WILL BE USED TO ENSURE THAT THE MATERIAL HAS ACCLIMATED TO LOCAL CONDITIONS (REDUCING PLANTING STRESS) AND IS GENETICALLY COMPARABLE WITH PLANTS IN THE LOCAL AREA.
13. FINAL PLANT LISTS WILL BE CONTINGENT UPON PLANT AVAILABILITY. IF SPECIES ARE UNAVAILABLE FROM LOCAL NURSERIES THEN UPON PRIOR APPROVAL OTHER GENUS OR SPECIES WITH SIMILAR HYDROLOGICAL REQUIREMENTS MAY BE SUBSTITUTED.
14. TREES WILL BE STAKED ONLY IF A PLANT CANNOT STAND ALONE IN A MODERATE WIND PER PLANTING DETAILS.
15. DO NOT DISTURB TREES AND VEGETATION OUTSIDE LIMIT OF WORK. IF TREES HAVE NOT BEEN DESIGNATED AS SAVE OR REMOVE ON DEMO OR OTHER PLANS IT SHOULD BE ASSUMED THAT THEY ARE TO BE SAVED. CONFIRM THAT PROTECTION FENCING HAS BEEN INSTALLED AND BEING MAINTAINED PER HEARING EXAMINER'S DECISION ITEM #5.
16. THE ENTIRE WIDTH OF THE PLANTING ISLANDS SHALL CONTAIN ONLY SOIL, AND BY WAY OF ILLUSTRATION ONLY AND NOT LIMITATION, BE FREE OF QUARRY SPALLS, GRAVEL, CONCRETE, CONSTRUCTION DEBRIS, OR OTHER FOREIGN MATERIALS.
17. DO NOT DIG BEFORE LOCATING UTILITIES.
18. ALL PLANT MATERIAL SHOULD BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN THE SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY THE OWNER.
20. ALL LANDSCAPE INSTALLATION TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
21. A PRE-CONSTRUCTION CONFERENCE PRIOR TO THE START OF ANY LANDSCAPE CONSTRUCTION IS REQUIRED.
22. PLANTS SHALL BE INSPECTED PRIOR TO PLANTING TO VERIFY CONFORMANCE WITH PLANTING SIZE AND OTHER REQUIREMENTS.
23. ALL LANDSCAPING SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.
24. PRIOR TO THE END OF THE WARRANTY PERIOD, THE LANDSCAPE WILL BE INSPECTED AND DEAD OR UNHEALTHY PLANTS WILL BE REQUIRED TO BE REPLACED WITH SAME SPECIES AND SIZES.

SHEET INDEX

SHEET NO.	SHEET NAME
L005	PLANTING SCHEDULE & NOTES
L006	PLANTING SCHEDULE & NOTES
L007	PLANTING PLAN PHASE 1B (NORTH)
L008	PLANTING PLAN PHASE 1B & 2 (CENTRAL)
L009	PLANTING PLAN PHASE 2 (SOUTH)



FISCHER-BOUMA
PARTNERSHIP

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Bainbridge Island, WA 98110
(206) 740-5651
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Indigo Architecture & Interiors
500 Winslow Way East
2nd Floor
Bainbridge Island, WA 98110

SUBMITTAL DATE
10/25/2016

PROJECT:
ROOST
PHASE 1B & 2

PROJECT NUMBER:
2016-042

SUBMITTAL:
SITE PLAN REVIEW

REVISIONS:

NO.	DATE	DESCRIPTION

STAMP:



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

JEFFREY K. BOUMA
CERTIFICATE No. 947

PRINCIPAL IN CHARGE:

DRAWN BY: JP

DATE: 06/30/2016

REVIEWED BY: JB

DATE: 07/10/2016

SHEET TITLE:

PLANTING SCHEDULE &
NOTES

SCALE: NA

SHEET NUMBER:

L005

PLANT SCHEDULE - CONTINUED FROM L005

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	FIELD3	SPACING
	PEN KAR	104	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	2 GAL			30" o.c.
	ZBU ARE	270	BUFFER PLANTING AREA	BUFFER PLANTING AREA	NA			36" o.c.
	ZME ARE	1,070	MEADOW PLANTING AREA	MEADOW PLANTING AREA	NA			24" o.c.
	ZOR ARE	467	ORNAMENTAL PLANTING AREA	ORNAVENTAL PLANTING AREA	NA			24" o.c.
	ZRI ARE	805	RIPARIAN PLANTING AREA	RIPARIAN PLANTING AREA	NA			24" o.c.
	ZST ARE	1,333	STREETSCAPE PLANTING AREAS	STREETSCAPE PLANTING AREAS	NA			24" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	BER WIN	218	BERGENIA CORDIFOLIA 'WINTERGLUT'	WINTERGLUT BERGENIA	1 GAL	18" o.c.
	BLE SPI	339	BLECHNUM SPICANT	DEER FERN	1 GAL	24" o.c.
	CAR AMA	621	CAREX COMANS 'AMAZON MIST'	AMAZON MIST SEDGE	1 GAL	16" o.c.
	ELY MOL	170	ELYMUS MOLLIS	AMERICAN DUNEGRASS	1 GAL	30" o.c.
	EPI RED	116	EPIMEDIUM GRANDIFLORUM 'RED QUEEN'	EPIMEDIUM FAIRY WINGS BISHOP HAT	1 GAL	18" o.c.
	FRA CHI	149	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT	36" o.c.
	GAL ODO	316	GALIUM ODORATUM	SWEET WOODRUFF	4" POT	18" o.c.
	GER BIO	372	GERANIUM X CANTABRIGIENSE 'BIOKOVO'	BIOKOVO GERANIUM	4" POT	18" o.c.
	MAH REP	150	MAHONIA REPENS	CREEPING MAHONIA	4" POT	36" o.c.
	POL POL	227	POLYSTICHUM POLYBLEPHARUM	JAPANESE TASSEL FERN	1 GAL	18" o.c.
	SAR HOO	191	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEETBOX	1 GAL	36" o.c.
	SOD LAW	1,631 SF	SOD LAWN	60% PERENNIAL RYE / 40% FESCUE	SOD	
	TIA COR	86	TIARELLA CORDIFOLIA	FOAMFLOWER	4" POT	12" o.c.

BUFFER PLANTING AREAS

Trees Pinus contorta Pseudotsuga menziesii Thuja plicata Ginkgo biloba Fagus sylvatica	Shore Pine Douglas Fir Western Red Cedar Ginkgo Beech
Shrubs Mahonia aquifolium Gaultheria shallon Physocarpus capitatus Vaccinium ovatum Rosa rugosa Viburnum trilobum	Tall Oregon Grape Salal Pacific Ninebark Evergreen Huckleberry Rugosa Rose Cranberry Bush
Ground Covers Fragaria chiloensis Polystichum munitum Mahonia repens Galium odoratum	Beach Strawberry Western Sword Fern Creeping Mahonia Sweet Woodruff

MEADOW PLANTING AREAS

Trees Cercis occidentalis Amelanchier alnifolia Vitis agnus-castus	Western Redbud Serviceberry Chaste Tree
Grasses Sesleria autumnalis Stipa gigantea Schizachrium scoparium Malina caerulea Chasmanthium latifolium	Autumn Moor Grass Giant Feather Grass Little Bluestem Moor Grass Sea Oats
Perennials Eryngium giganteum Sedum 'Matrona' Alcea rosea 'Nigra' Perovskia abrotanoides 'Blue Spires' Sage Agastache 'Black Adder' Crambe maritima Aster 'Oktoberlicht'	Matrona Sedum Nigra Hollyhock Blue Spires Russian Black Adder Giant Hyssop Sea Kale Oktoberlicht Aster

ORNAMENTAL PLANTING AREAS

Trees Magnolia denudata Carpinus japonica Cornus controversa 'Argentea'	Lily Tree Magnolia Japanese Hornbeam Variegated Pagoda Dogwood
Shrubs Buxus sempervirens 'Suffruticosa' Hydrangea paniculata 'Limelight'	Edging Boxwood Limelight Hydrangea
Grasses/Perennials Pennisetum orientale 'Karley Rose' Miscanthus sinensis 'Adagio' Agapanthus africanus Paeonia 'White Wings'	Karley Rose Fountain Grass Adagio Maiden Grass Lily of the Nile White Wings Peony
Ground Covers Carex praegracilis Herniaria glabra	California Field Sedge Green Carpet

STREETSCAPE PLANTING AREAS

Trees Davidia involucreta 'Sonoma' Liriodendron tulipifera 'JFS-Oz' Acer rubrum 'Autumn Flame' Acer buergerianum Amelanchier laevis 'Spring Flurry'	Sonoma Dove Tree Emerald City Tulip Tree Autumn Flame Red Maple Trident Maple Spring Flurry Serviceberry
Shrubs Hydrangea paniculata 'Limelight' Pittosporum tobira 'Wheeler Dwarf' Lonicera pileata Raphiolepis x delacourii 'Georgia Petite'	Limelight Hydrangea Wheeler Dwarf Pittosporum Box leaf Honeysuckle Georgia Petite Indian Hawthorn
Ground Covers Carex comans 'Amazon Mist' Carex praegracilis Fragaria chiloensis Arctostaphylos uva-ursi	Amazon Mist Sedge California Field Sedge Beach Strawberry Kinnikinnick

RIPARIAN PLANTING AREAS

Trees Magnolia stellata 'Waterlily' Styrax obassia Betula jacquemontii multistemmed Acer circinatum	Star Magnolia Fragrant Snowbell Himalayan Birch multistemmed Vine Maple
Grasses/Perennials Deschampsia caespitosa Astrantia major 'Shaggy' Digitalis 'Camelot Rose' Anemone sylvestris Digitalis purpurea albiflora	Tufted Hair Grass Shaggy Masterwort Camelot Rose Foxglove Snowdrop Anemone White Digitalis
Ground Covers Geranium x cantabrigiense 'Biokovo' Carex praegracilis	Biokovo Cranesbill California Field Sedge

CALCULATIONS - PERIMETER SCREEN & BUFFER PLANTING

WEST FULL SCREEN PLANTING:

WEST SCREEN PERIMETER LENGTH: 445 LF
PERIMETER SF (20' DEPTH): 8,900 SF
MINIMUM EVERGREEN TREES REQUIRED IN SCREEN: 25
MINIMUM DECIDUOUS TREES REQUIRED IN SCREEN: 11
MINIMUM TOTAL TREES REQUIRED IN SCREEN: 36 (1 PER 250 SF)
MINIMUM EVERGREEN SHRUBS REQUIRED IN SCREEN: 125
MINIMUM EVERGREEN SHRUBS REQUIRED IN SCREEN: 53
MINIMUM EVERGREEN SHRUBS REQUIRED IN SCREEN: 178 (1 PER 50 SF)

NORTH FULL SCREEN PLANTING:

NORTH SCREEN PERIMETER LENGTH: 225 LF
PERIMETER SF (15' DEPTH): 3,375 SF
MINIMUM EVERGREEN TREES REQUIRED IN SCREEN: 10
MINIMUM DECIDUOUS TREES REQUIRED IN SCREEN: 4
MINIMUM TOTAL TREES REQUIRED IN SCREEN: 14 (1 PER 250 SF)
MINIMUM EVERGREEN SHRUBS REQUIRED IN SCREEN: 48
MINIMUM EVERGREEN SHRUBS REQUIRED IN SCREEN: 20
MINIMUM EVERGREEN SHRUBS REQUIRED IN SCREEN: 68 (1 PER 50 SF)



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SUBMITAL DATE:
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PROJECT:
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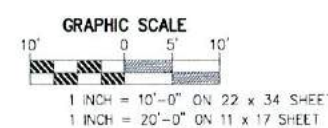
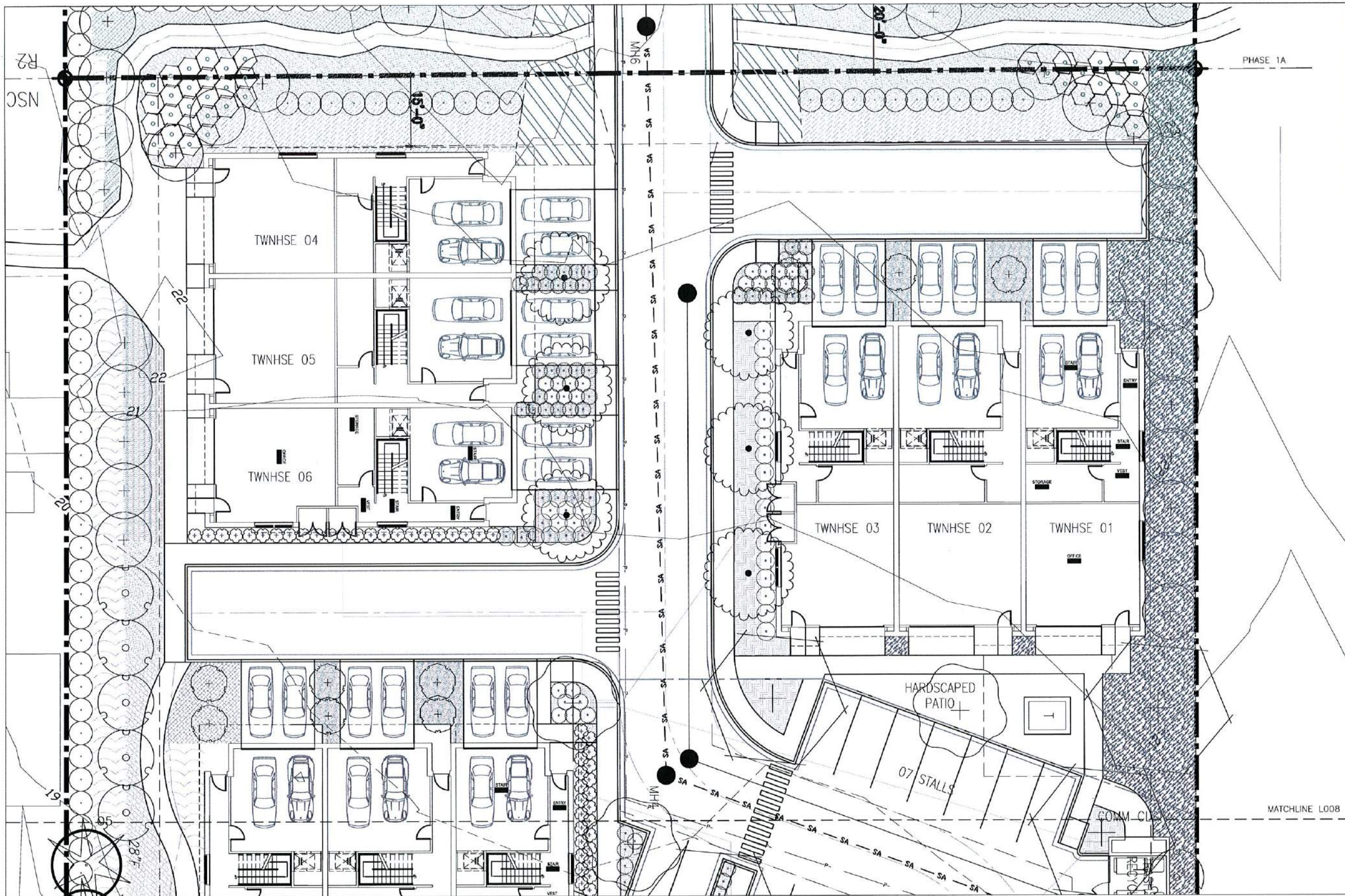
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PLANTING SCHEDULE &
NOTES

SCALE: NA

SHEET NUMBER:

L006



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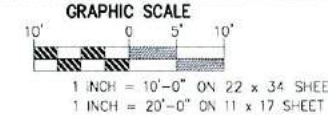
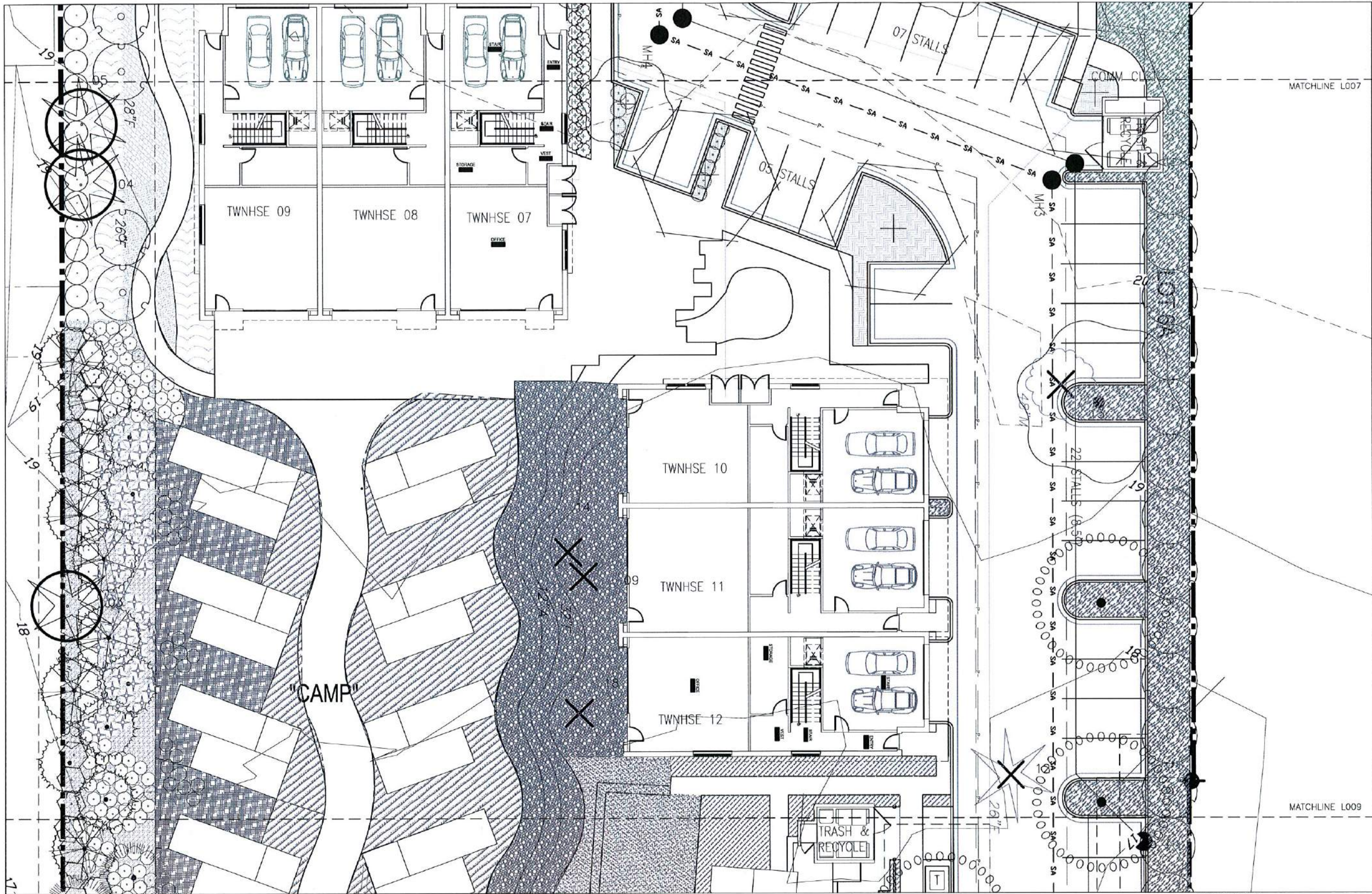
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PRINCIPAL IN CHARGE:
DRAWN BY: JP DATE: 06/30/2016
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SHEET TITLE:
PLANTING PLAN
PHASE 1B (NORTH)

SCALE: SEE SCALE BAR
SHEET NUMBER:

L007



REVISIONS:		
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STAMP:

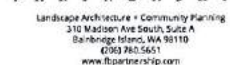
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JEFFREY K. BOUMA
CERTIFICATE No. 947

PRINCIPAL IN CHARGE:
DRAWN BY: JP DATE: 06/30/2016
REVIEWED BY: JB DATE: 07/10/2016

SHEET TITLE:
**PLANTING PLAN
PHASE 1B & 2 (CENTRAL)**

SCALE: SEE SCALE BAR

SHEET NUMBER:
L008



Indigo Architecture & Interiors
500 Winslow Way East
2nd Floor
Bainbridge Island, WA 98110

SUBMITTAL DATE:
10/25/2016SUBMITTAL:
SITE PLAN REVIEW[illegible]

STAMP



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

JEFFREY K. BOUMA
CERTIFICATE No. 94

PRINCIPAL IN CHARGE:

DRAWN BY: 0

DATE: 06/30/2016

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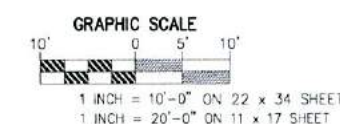
SHEET TITLE:

PLANTING PLAN PHASE 2 (SOUTH)

SCALE: SEE SCALE BAR

SHEET NUMBER:

L009



ORDINANCE NO. 2017-17

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to critical areas, repealing Chapter 16.20 and adopting a new Chapter 16.20 of the Bainbridge Island Municipal Code (BIMC).

WHEREAS, the City of Bainbridge Island (“City”) is required by the Growth Management Act (GMA) (see, e.g., RCW 36.70A.130) to conduct a periodic legislative review and update of its comprehensive plan and development regulations to ensure consistency with updated state laws and population and employment projections; and

WHEREAS, June 30, 2017, was the deadline to update to the City’s Critical Areas Ordinance; and

WHEREAS, the City notified the Department of Commerce that although the City had been making progress on the review and update to its Comprehensive Plan, it would not meet the June 30, 2017 deadline; and

WHEREAS, the Department of Commerce accepted the City’s delayed action, requesting to be kept abreast of the City’s progress; and

WHEREAS, on April 27, May 5, 11, 18 and 25, June 1, 8, 15, 19 and 22, the Planning Commission discussed the Critical Areas Ordinance Update; and

WHEREAS, each of the 10 Planning Commission meetings included an opportunity for public comment on the 2017 Critical Areas Ordinance Update; and

WHEREAS, the Planning Commission conducted a public hearing on the Critical Areas Ordinance Update contained in this Ordinance No. 2017-17 on June 26, 2017; and

WHEREAS, on XXX, the City issued a State Environmental Policy Act (SEPA) Determination of Non-Significance for Ordinance No. 2017-17, and, in compliance with the requirements of SEPA, utilized a SEPA/Growth Management Act integrated environmental review approach; and

WHEREAS, the City notified the Department of Commerce on XXX of its intent to revise its development regulations relating to critical areas; and

WHEREAS, the City Council reviewed the 2017 Critical Areas Ordinance Update at a business meeting on XXX; and

WHEREAS, each of the XXX City Council meetings included an opportunity for public comment on the 2017 Critical Areas Ordinance Update; and

WHEREAS, the City Council conducted a public hearing on Ordinance No. 2017-17 on XXX.

WHEREAS, the City Council has determined that it is necessary to repeal and replace Chapter 16.20 BIMC, the Critical Areas Ordinance;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN, AS FOLLOWS:

Section 1. Chapter 16.20 BIMC is hereby repealed.

Section 2. A new Chapter 16.20 BIMC is hereby adopted, to read as follows:

****See attached PH draft****

Section 3. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication as required by law.

PASSED by the City Council this XXX day of XXX, 2017.

APPROVED by the Mayor this XXX day of XXX, 2017.

Val Tollefson, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, City Clerk

FILED WITH THE CITY CLERK:	_____ 2017
PASSED BY THE CITY COUNCIL:	_____ 2017
PUBLISHED:	_____ 2017
EFFECTIVE DATE:	_____ 2017
ORDINANCE NUMBER:	2017-17

Chapter 16.20
CRITICAL AREAS

Sections:

- 16.20.010 Purpose and intent**
 - 16.20.020 Applicability**
 - 16.20.030 Mitigation sequencing**
 - 16.20.040 Exemptions**
 - 16.20.050 Standards for existing development**
 - 16.20.060 Administration**
 - 16.20.070 Review procedures**
 - 16.20.080 Reasonable use exceptions**
 - 16.20.090 Aquifer recharge areas**
 - 16.20.100 Fish and wildlife habitat conservation areas**
 - 16.20.110 Frequently flooded areas**
 - 16.20.120 Geologically hazardous areas**
 - 16.20.130 Wetlands**
 - 16.20.140 The Winslow Ravine**
 - 16.20.150 Performance and maintenance surety**
 - 16.20.160 Compliance and enforcement**
 - 16.20.170 Critical area reports**
 - 16.20.180 Definitions**
-

Notes:

1. Geologically hazardous areas will be revised pending review by the technical consultant.

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16.20.010 Purpose and intent.

A. The purpose of this chapter is to designate and classify ecologically sensitive and hazardous areas as critical areas and to protect, maintain and restore these areas and achieve no net loss of their functions and values and allow for reasonable use of public and private property.

B. This chapter is intended to implement the goals, policies, guidelines, and requirements of the city comprehensive plan and the Growth Management Act (Chapter 36.70A RCW).

C. Critical areas provide a variety of valuable and beneficial biological and physical functions that benefit the city and its residents, and/or may pose a threat to human safety or to public and private property. The beneficial functions and values provided by critical areas include, but are not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation of flood waters, ground water recharge and discharge, erosion control, wave attenuation, and protection from hazards and the impacts of climate change.

D. By limiting adverse impacts to and alteration of critical areas, this chapter seeks to accomplish the following goals:

1. To conserve the biodiversity of plant and animal species, protect, maintain and restore healthy, functioning ecosystems through the protection of unique, fragile, and valuable elements of the environment, including, but not limited to, ground and surface waters, wetlands, fish and wildlife and their habitats;
2. Direct development, uses and activities to less environmentally sensitive sites and mitigate unavoidable impacts to critical areas by regulating alterations in and adjacent to critical areas;
3. Prevent cumulative adverse environmental impacts to water quality, wetlands, and fish and wildlife habitat, and the overall net loss of wetlands, frequently flooded areas, and habitat conservation areas;
4. Protect members of the public and public resources and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, seismic events, or flooding; and
5. Alert owners, potential purchasers, real estate agents, appraisers, lenders, builders, developers and other members of the public to natural conditions that pose a hazard or otherwise limit development.

E. This chapter is to be administered with flexibility and attention to site-specific characteristics. It is not the intent of this chapter to make a parcel of property unusable by denying its owner

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reasonable use of the property, or to prevent the provision of public facilities and services necessary to support existing development.

16.20.020 Applicability

This chapter applies to all development, uses and activities within areas or adjacent to areas designated as critical areas unless identified as exempt in BIMC 16.20.040. No action shall be taken by any person, company, agency, governmental body (including the city), or applicant, which results in any alteration of a critical area except as consistent with the purposes, intent, requirements, development standards and goals of this chapter.

16.20.030 Protection of Critical Areas

A. All proposed development, uses and activities subject to this chapter shall utilize mitigation sequencing as follows:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments, and;
6. Monitoring the impact and taking appropriate corrective measures.

B. The precautionary principle shall be applied in the review of any action, taken or proposed, that does not conform to the requirements of this chapter. The burden of proof that the action will cause no net loss or harm to persons or property falls on the applicant or the property owner.

16.20.040 Exemptions

A. Exempt activities are those that will not have a significant impact on a critical area's structure and function and are expected to be very short term. All exempt activities shall use reasonable methods to avoid potential impacts to critical areas. Exempt activities do not grant permission to degrade a critical area or ignore risk from natural hazards. Any incidental damage to, or alteration of, a critical area that is not a necessary outcome of the exempt activity shall be considered a violation of this chapter and subject to enforcement and restoration under BIMC 16.20.XX.

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The following activities are exempt from the requirements of this chapter and do not require a critical areas permit and are not subject to any review or approval process except where noted:

1. Emergency activities necessary to prevent an unanticipated and immediate threat to public health, safety or welfare or an immediate risk of danger to property which requires action within a time frame too short to allow compliance with this chapter. The person or agency undertaking such action shall notify the director within one working day following commencement of the emergency activity. Within 30 days, the director shall determine if the action taken was within the scope of the emergency actions allowed in this subsection. If the director determines that the action taken, or any part of the action taken, was beyond the scope of an allowed emergency action, then enforcement provisions of BIMC 16.20.XX shall apply.

After the emergency, the person or agency undertaking the action shall fully fund and conduct necessary restoration and/or mitigation for any impacts to the critical area and buffers resulting from the emergency action in accordance with an approved critical areas report and mitigation plan. Restoration and/or mitigation activities must be initiated within one year of the date of the emergency and completed in a timely manner.

2. Existing and ongoing agricultural activities. For the purpose of this chapter, “existing and ongoing” means the activity has been conducted and/or maintained within the past five years under a farm management plan or other best management practices not resulting in a net loss of critical area functions and values.
3. Normal and routine repair and maintenance of existing structures, landscaping and vegetation that will not further impact or alter critical areas or buffers.
4. Normal and routine repair and maintenance and operation of existing retention/detention facilities, biofilters and other stormwater management facilities, irrigation and drainage ditches, and fish ponds; provided, that such activities shall not involve conversion of any wetland not currently being used for such activity. Any maintenance of ponds located in stream habitat areas shall require approval from the Washington Department of Fish and Wildlife.
5. Normal and routine repair and maintenance ~~or repair~~ of existing utility structures within a right-of-way or existing utility corridor or easement, including the cutting, removal and/or mowing of vegetation above the ground that utilizes best management practices and does not expand the use, activity or structure further into ~~the~~ any critical area.
6. Class I, II and III forest practices regulated pursuant to Chapter 76.09 RCW.
7. Minor Site Investigative Work. Work necessary for land use review submittals, such as surveys, soil logs, percolation tests, and other related activities, where such activities do

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not require construction of new roads or significant amounts of excavation. In every case, impacts to the critical area shall be minimized and disturbed areas shall be immediately restored. Minor site investigative work may include educational and scientific research activities.

8. Activities within the Improved Right-of-Way. Replacement, modification, installation, or construction of utility facilities, lines, pipes, mains, equipment, or appurtenances, when such facilities are located within the improved portion of the public right-of-way or easement of a private street, except those activities that alter a wetland or watercourse, such as culverts or bridges, or result in the transport of sediment or increased storm water.
9. The construction of low impact fencing within critical area buffers provided the location does not result in restricting wildlife movement, the location and installation is the least impactful to the critical area and buffer as possible, and there is no alternative to fencing to achieve the purpose of the fence.
10. Signs for marking critical area boundaries, interpretive signs and survey markers or property boundaries.

B. The following uses and activities qualify as exempt activities only after review and authorization by the city. These exempt activities do not require a critical areas permit. Review and authorization may occur over-the-counter **will require** a written letter of approval.

1. Activities within a portion of a wetland buffer or fish and wildlife habitat conservation area buffer separated from the critical area by an existing permanent substantial development, use or activity which serves to eliminate or greatly reduce the impact of the proposed activity on the critical area are exempt from establishing the full required buffer width; provided, that impacts to the critical area do not increase. The director shall review the proposal to determine the likelihood of associated impacts and may require the applicant to provide a critical areas report prepared by a qualified professional that demonstrates through a site assessment or functional analysis **that** the interrupted buffer area is functionally isolated from the critical area. The director shall consider the hydrologic, geologic, and/or biological habitat connection potential and the extent and permanence of the physical separation.
2. Fish, Wildlife and Wetland Restoration Activities. Fish, wildlife, and/or wetland restoration or enhancement activities not required as project mitigation; provided, that the project is approved by the jurisdictional agency (Washington State Department of Fish and Wildlife, U.S. Army Corps of Engineers, or other appropriate local, state, federal, or tribal jurisdiction).

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16.20.050 Standards for existing development

Option A:

A. Existing structures and related improvements. Structures and related improvements that were legally built or vested prior to the effective date of Ordinance No. 2017-17 that do not meet the requirements of this chapter may continue to exist in their present form, and may be altered, including remodeled, reconstructed, or expanded, if such alteration complies with the provisions of this Section.

B. Existing structures, that were legally built or vested prior to the effective date of Ordinance No. 2017-17 may be altered if:

1. There is no change in the footprint of the structure;
2. Any interior work is entirely inside the existing structure; and
3. Any expansion of the footprint is outside the critical area and its required buffer.

C. Existing property improvements other than structures, including driveways, parking areas, yards and landscaped areas, play areas, storage areas, and similar improvements that were legally established or vested prior to the effective date of Ordinance No. 2017-XX may be altered if:

1. There is no change in the location of the improvement;
2. Any alteration of the improvement is entirely inside of the existing boundaries of the improvement;
3. Any expansion of the footprint is outside the critical area and its required buffer.

D. Alterations permitted by this Section must comply with other applicable city codes or land use review requirements.

Option B:

A. Existing structures and related improvements. Structures and related improvements that were legally built or vested prior to the effective date of Ordinance No. 2017-17 that do not meet the requirements of this chapter may continue to exist in their present form, and may be altered, including remodeled, reconstructed, or expanded, if such alteration complies with the provisions of this Section.

B. Existing structures that were legally built or vested prior to the effective date of Ordinance No. 2017-17 may be altered if only one alteration is allowed within the lifetime of the development and:

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1. The expansion of the footprint at ground level does not exceed 500 square feet;
2. Any expansion of the footprint is used only as indoor living space or to accommodate accessibility;
3. Any expansion of the footprint is located only within the required buffer. No expansion of the footprint is allowed within the critical area itself; and
4. Any expansion of the footprint is no closer to the critical area than the existing footprint.

C. Existing property improvements other than structures, including driveways, parking areas, yards and landscaped areas, play areas, storage areas, and similar improvements that were legally established or vested prior to the effective date of Ordinance No. 2017-XX may be altered if:

1. There is no change in the location of the improvement;
2. Any expansion of the footprint is located only within the required buffer. No expansion of the footprint is allowed within the critical area itself; and
3. Any expansion of the footprint is no closer to the critical area than the existing footprint.

D. Alterations permitted by this Section must comply with other applicable city codes or land use review requirements.

16.20.060 Administration

A. Interpretation. The provisions of this chapter shall be held to be minimum requirements in their interpretation and application and shall be liberally construed to serve the purposes of this chapter.

B. Procedures. The Director is authorized to adopt written procedures for the purpose of carrying out the provisions of this chapter.

C. Inventory of Critical Areas. This chapter shall apply to all critical areas located within the jurisdiction of the city. The approximate location and extent of these areas on Bainbridge Island is displayed on various inventory maps available at the city's Department of Planning and Community Development. Maps and inventory lists are guides to the general location and extent of critical areas. Critical areas not shown are presumed to exist on Bainbridge Island and are protected under all the provisions of this chapter. In the event that any of the designations shown on the maps or inventory lists conflict with the site-specific conditions, site-specific conditions shall control.

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D. Suspension – Revocation. In addition to other penalties provided for elsewhere, the Director may suspend or revoke a permit if it is found that the applicant or permittee has not complied with any or all of the conditions or limitations set forth in accordance with this chapter, has exceeded the scope of work set forth in the permit, or has failed to undertake the project in the manner set forth in the approved application.

E. Assessment relief. The City of Bainbridge Island, in imposing special assessments, shall take into account the easements or perpetual conservation restrictions in critical areas.

F. Other laws and regulations. No permit granted pursuant to this chapter shall remove an applicant's obligation to comply in all respects with the applicable provisions of any other federal, state, or local law or regulation.

G. Conflict.

1. General. When any provision of any other chapter of the BIMC conflicts with this chapter (or any existing regulations, easements, covenants, or deed restrictions), that which provides more protection to critical areas shall apply.
2. Shoreline Master Program. In case of conflict between the provisions of this chapter and the provisions of the Shoreline Master Program, Chapter 16.12 BIMC, the provisions of the Shoreline Master Program, Chapter 16.12 BIMC, shall prevail unless the Critical Areas Ordinance provides greater protection for critical areas. However, the classification or designation of any of the shoreline of Bainbridge Island shall not change from what it is under the Shoreline Master Program as a result of any provisions of the Critical Areas Ordinance.

H. Severability. If any clause, sentence, paragraph, section or part of this chapter or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any part thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

16.20.070 Review procedures

A. Permit required. Any proposal to alter any critical area and/or required buffer including, but not limited to, earthwork including grade and fill activity, alteration of site hydrology including water temperature and characteristics of water sources, removal or alteration of vegetation, and construction or siting of buildings, structures, facilities, utilities, hard surfaces and other related infrastructure, shall require a critical area permit unless it qualifies as an exempt activity, as provided in BIMC 16.20.XX.

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B. **Applications for critical** area permits, unless otherwise provided for in this chapter, shall be reviewed and approved, approved with conditions, or denied pursuant to the administrative review procedures in BIMC 2.16.030 unless a Reasonable Use Exception is requested. Critical area **permit applications** shall be reviewed based on the proposal's ability to comply with all of the following criteria:

1. The proposal minimizes the impact on critical areas in accordance with mitigation sequencing (BIMC 16.20.XX);
2. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;
3. The proposal is consistent with the general purposes of this chapter and the public interest;
4. Any alterations permitted to the critical area are mitigated in accordance with mitigation requirements in BIMC 16.20.XX and 16.20.XX;
5. The proposal protects the critical area functions and values consistent with best available science and results in no net loss of critical area functions and values;
6. The proposal addresses cumulative impacts of the action; and
7. The proposal is consistent with other applicable regulations and standards.

C. The city may condition the proposed activity as necessary to mitigate impacts to critical areas and to conform to the standards required by this chapter.

D. Except as provided for by this chapter, any project that cannot adequately mitigate its impacts to critical areas in the sequencing order of preferences in BIMC 16.20.XX shall be denied.

E. Application required. Any ~~Applications~~ for land use or development proposals within critical areas or their buffers requires submittal of the city's Master Land Use Application (P100) to the Department of Planning and Community Development in accordance with the requirements outlined in the city's Administrative Manual for Land Use Permits. The applicant shall not be granted any approval or permission to conduct development or land use in a critical area or its buffer prior to fulfilling the requirements of this chapter.

F. Support Information Requirements. A critical area permit application shall include the following:

1. A site plan drawn to scale identifying locations of critical areas and their buffers, location of proposed development, uses and activities, location and estimated quantity of

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earthwork and vegetation clearing and location and type of drainage features or infrastructure.

2. Any critical area report or study required by this chapter. Such reports or studies shall be prepared by qualified professionals in the area of concern as defined in BIMC 16.20.XX (Definitions), and in accordance with the requirements provided in BIMC 16.20.XX (Critical Areas Reports) as follows:

- a. Aquifer recharge study: Hydrogeologist;
- b. Geologically hazardous area study: Engineering geologist; geotechnical engineer, provided that:
 - i. An engineering geologist may provide a study, including interpretation, evaluation, analysis, and application of geological information and data and may predict potential or likely changes in types and rates of surficial geologic processes due to proposed changes to a location, provided it does not contain recommended methods for mitigating identified impacts, other than avoidance, structural impacts to, or suitability of civil works; and
 - ii. Engineering geologists may not provide engineering recommendations or design recommendations, but may contribute to a complete geotechnical report that is co-sealed by a geotechnical engineer.
- c. Stream buffer enhancement plan: Biologist with stream ecology expertise; fish or wildlife biologist; a civil engineer may provide studies for drainage, surface and subsurface hydrology, and water quality;
- d. Wetland buffer enhancement plan, wetland critical area report, wetland mitigation plan: Wetlands specialist.
- e. Habitat Management Plans: Wildlife biologist and/or fisheries biologist.
- f. The Director is authorized to retain experts at the applicant's expense and request review from other jurisdictional agencies to assist in the review of application materials; and

3. Any additional information determined as relevant by the Director.

G. Notice on Title

1. The owner of any property with field-verified presence of critical area or buffer on which a development proposal is submitted shall file for record with the Kitsap County auditor a notice approved by the Director in a form substantially as set forth in Subsection ~~B~~ 2 of this Section. Such notice shall provide notice in the public record of the presence of a

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critical area and buffer, the application of this chapter to the property, and that limitations on actions in or affecting such areas may exist. The applicant shall submit proof that the notice has been filed for record before the City shall approve any development proposal for such site. The notice shall run with the land and failure to provide such notice to any purchaser prior to transferring any interest in the property shall be in violation of this chapter.

2. Form of Notice.

Critical Areas
and/or
Critical Areas Buffer Notice

Legal Description: _____
Present owner: _____

NOTICE: This property contains critical areas or their buffers as defined by the City of Bainbridge Island Ordinance No. _____. The property _____ was the subject of a development proposal for

(type of permit) application # _____ filed on ____ (date) _____. Restrictions on use or alteration of the critical areas or their buffers may exist due to natural conditions of the property and resulting regulations. Review of such application has provided information on the location of critical areas or critical area buffers and restrictions on their use through setback areas. A copy of the plan showing such setback areas and other restrictions or required enhancements is attached hereto.

Signature of owner _____

STATE OF WASHINGTON)
COUNTY OF _____)

On this day personally appeared before me to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein stated.

Given under my hand and official seal this ____ day of _____, _____.
NOTARY PUBLIC in and for the state of Washington, residing at _____.

16.20.080 Reasonable use exceptions

A. Applicability and Intent. The purpose of the reasonable use exception (RUE) process is to allow reasonable use of property and explore alternatives to development that would be permitted in accordance with the underlying zoning designation and standards. An applicant may request an RUE pursuant to this Section when a site assessment review pursuant to BIMC 15.20 or a pre-application conference demonstrates that:

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1. The subject property is encumbered to such an extent by critical areas and/or critical area buffers that application of this chapter would deny all reasonable use of the subject property;
2. Reasonable use of the subject property cannot be achieved through Buffer Modification (BIMC 16.20.XX), or a Habitat Management Plan (BIMC 16.20.XX); and
3. Alternatives to development through an RUE are not available or acceptable.

B. During the pre-application process, the city may:

1. Determine whether the property qualifies for inclusion in any program that would eliminate the need for an RUE including, but not limited to, transfer or purchase of development rights, mitigation banking, and open space acquisition or other conservation mechanism. If the property qualifies for inclusion in one or more of such programs, the Director shall notify the applicant in writing of such qualification and of the applicable rules and regulations, and shall send an application form for inclusion in such program(s). If the property is included in one or more of such programs, an RUE application is not required. the application shall be further processed as amended or withdrawn, as appropriate; or
2. Determine to offer to purchase the development rights rather than grant an RUE, and the applicant, at his/her sole discretion, may agree to accept the offer to purchase said development rights rather than pursue an RUE.

C. RUE Request and Review Process. An application for an RUE shall include the City's Master Land Use Application, a critical area report or Habitat Management Plan, including mitigation plan, if necessary; and any other relevant information and reports that are necessary, as determined by the Director, to process and prepare the recommendation on the application, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act, Chapter 43.21C RCW (SEPA documents).

D. The Director shall prepare a recommendation to the Hearing Examiner based on review of the submitted information and reports, a site inspection, and the proposal's compliance with the criteria in Subsection (E), below.

E. Hearing Examiner Review. The hearing examiner shall review the RUE application and conduct a public hearing pursuant to the provisions of the BIMC 2.16.100. The Hearing Examiner shall approve, approve with conditions, or deny the request based on the proposal's compliance with all of the RUE review criteria in Subsection (F), below.

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F. Reasonable Use Review Criteria. Criteria for review and approval of reasonable use exceptions are as follows:

1. The application of this chapter would deny all reasonable use of the property;
2. There is no reasonable alternative to the proposal with less impact to the critical area or its required buffer;
3. The proposal minimizes the impact on critical areas in accordance with mitigation sequencing (BIMC [16.20.XX](#));
4. The proposed impact to the critical area is the minimum necessary to allow reasonable use of the property;
5. The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant, or of the applicant's predecessor, that occurred after February 20, 1992;
6. The proposed total lot coverage does not exceed 1,200 square feet for residential development;
7. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the property;
8. Any alterations permitted to the critical area are mitigated in accordance with mitigation requirements in BIMC [16.20.XX](#) and [16.20.XX](#);
9. The proposal protects the critical area functions and values consistent with the best available science and results in no net loss of critical area functions and values;
10. The proposal addresses cumulative impacts of the action; and
11. The proposal is consistent with other applicable regulations and standards.

G. Burden of Proof. The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application. The standard for the burden of proof shall be clear and convincing evidence.

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****Proposed section addressing all tree and vegetation activities.****

16.20.XX Trees and vegetation

Standards and review procedures for trees and vegetation within critical areas and their buffers are necessary to maintain or improve the functions and values of critical areas, implement the city's comprehensive plan, provide for reasonable maintenance or enhancement of views, and allow for appropriate vegetation maintenance and hazard tree removal. Tree or vegetation removal or cutting is prohibited within critical areas and their buffers unless allowed pursuant to BIMC 16.20.XX (A) through (D) or approved by the director only when no net loss to critical area functions and values can be demonstrated.

A. The following tree and vegetation activities do not require review or approval:

1. Pruning of trees and shrubs provided pruning operations remove no more living material than what is necessary to achieve pruning objectives such as manage risk or health, develop structure, provide clearance or maintain views. Pruning should follow ANSI A300 (Part 1 – 2017) Tree, Shrub and Other Woody Plant Management – Standard Practices (Pruning), as amended. The practice known as topping – the reduction of tree size by cutting live branches and leaders to stubs, without regard to long-term tree health or structural integrity – or other pruning actions detrimental to the health of the tree or shrub are prohibited. **Need thresholds for no review.**
2. The removal of the following vegetation with hand labor or hand-held equipment provided: (a) the area of work is under 2,500 square feet in area and on slopes less than 15 percent and (b) any area of bare ground is planted with native species within the first appropriate growing season:
 - a. Plants on the Washington State Noxious Weed Control Board list of noxious weeds;
 - b. English ivy (*Hedera helix*) from tree trunks or ground surface;
 - c. Himalayan blackberry (*Rubus discolor*, *R. procerus*);
 - d. Evergreen blackberry (*Rubus laciniatus*);
 - e. English/Portuguese laurel (*Prunus laurocerasus/lusitanica*)
 - f. English holly (*Ilex aquifolium*); and
 - g. Scotch broom (*Cytisus scoparius*).
3. The creation of a wildlife snag from a dead or hazardous tree.

B. Hazard trees.

1. Hazard tree removal not within erosion and landslide hazard areas and a landslide hazard area buffer at the top of slope shall follow the following standards and requires the following submittal requirements and city approval:

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- a. A report from an International Society of Arboriculture (ISA) Tree Risk Assessment Qualified (TRAQ) arborist that documents the hazard and provides a replanting plan for replacement trees;
 - b. All vegetation cut (tree stems, branches, etc.) shall be left within the critical area or buffer unless removal is warranted due to the potential for disease or pest transmittal to other healthy vegetation; **chipping?**
 - c. The land owner shall replace any trees that are removed with new trees at a minimum ratio of two replacement trees for each tree removed (2:1) within one year in accordance with an approved planting plan. Replacement trees may be planted at a different, nearby location if it can be determined that planting in the same location would create a new hazard or potentially damage the critical area. Replacement trees shall be species that are native and indigenous to the site and a minimum of one inch in diameter at (4-1/2 feet high) for deciduous trees and a minimum of six feet in height for evergreen trees as measured from the top of the root ball;
 - d. If a tree to be removed provides critical habitat, such as an eagle perch, a qualified wildlife biologist shall be consulted to determine timing and methods of removal that will minimize impacts; and
 - e. Hazard trees determined to pose an imminent threat or danger to public health or safety, to public or private property, or of serious environmental degradation may be removed or pruned by the land owner prior to receiving approval from the city; provided, that within 14 days following such action, the land owner shall submit a planting plan that demonstrates compliance with the provisions of this title.
2. Hazard tree removal within erosion and landslide hazard areas and their buffers shall follow the following standards and requires the following submittal requirements and city approval:
- a. The standards and review procedures in BIMC 16.20.XX; and
 - b. Removal of more than one hazard tree **(size?)** shall demonstrate compliance with development standards in BIMC 16.20.120.D(1) as documented by a geotechnical engineer licensed in the State of Washington.

C. Other vegetation alteration or removal.

1. The cutting of any species listed in BIMC 16.20.XX is allowed, provided:
 - a. No ground or root disturbance occurs as part of the cutting;
 - b. Trees or shrubs are less than 6 inches in diameter at 4-1/2 feet high; and
 - c. Cutting may only occur once every five years.
2. The removal of any species listed in BIMC 16.20.XX greater than 2,500 square feet in area shall:

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- a. Demonstrate compliance with development standards in BIMC 16.20.120.D(1) as documented by a geotechnical engineer licensed in the State of Washington if located within erosion and landslide hazard areas and their buffers; and
- b. Submit a replanting plan for city review and approval for any areas of bare ground.

D. Seasonal limitations. No vegetation removal is allowed in erosion and landslide hazard areas and their buffers between October 1 and April 1 unless (i) a waiver is granted by the director or (ii) it is required due to an emergency involving immediate danger to life or property.

E. Permit and review procedures

1. Any vegetation removal or alteration shall require a critical area permit unless it does not require city review and approval, as provided in BIMC 16.20.XX(A).
2. Applications for critical area permits for vegetation removal or alteration shall include:
 - a. City of Bainbridge Island Master Land Use Application (hyperlink);
 - b. Documentation in letter format by a geotechnical engineer licensed in the State of Washington if required pursuant to BIMC 16.20.XX(B)(2) or (C)(2);
 - c. A report from an International Society of Arboriculture (ISA) Tree Risk Assessment Qualified (TRAQ) arborist for removal of any hazard tree; and
 - d. A replanting plan if required pursuant to BIMC 16.20.XX(B).
3. The City may request technical review from qualified professionals or other agencies to ensure no net loss in critical area functions and values.

16.20.090 Aquifer recharge areas.

A. Applicability.

1. This section applies to:
 - a. Any development or re-development proposing activities with the potential to generate a pollutant identified by the U.S. EPA as a potential source of drinking water contamination (Appendix A – Washington State Critical Aquifer Recharge Area Guidance Document) or known to be deleterious to the environment or human health.
 - b. Any development or redevelopment exceeding regulated activity thresholds established under BIMC 15.20.040.
2. This section does not apply to areas located within the city's shoreline jurisdiction, which are regulated by the city's shoreline master program (BIMC 16.12).

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B. Classification. To support the city's Comprehensive Plan land use concept and maximize recharge opportunities, the entirety of Bainbridge Island outside of Designated Centers is classified as critical aquifer recharge area for the Island's aquifer system. The entirety of Bainbridge Island is the recharge area for the island aquifers. Certain uses must be carefully evaluated before being approved, and others must be prohibited, in order to protect the city's aquifers, due to the following:

1. Bainbridge Island is dependent upon its aquifers as the sole and essential source for drinking water. Critical recharge areas have the potential to affect potable water where an essential source of drinking water is vulnerable to contamination.
2. The island aquifers are vulnerable to pollution that has the potential to create a significant public health hazard. High vulnerability is indicative of land uses which produce contaminants that may degrade groundwater and low vulnerability is indicative of land uses which will not.
3. Susceptibility to pollution is a function of depth of groundwater, permeability of soils, soil types, presence of potential sources of contamination and any other relevant factors.
4. Soil types that transfer water to the aquifer are rated in terms of infiltration rate. Soil types with the high infiltration rates are associated with areas of high aquifer recharge. The rates and soil types are defined by the U.S. Department of Agriculture, Soil Conservation Service, in the Soil Survey of Kitsap County.
5. The island aquifers are vulnerable to a reduction in recharge from activities that reduce the infiltration rate on a site.

C. Permit review and procedures

1. Any development, use or activity shall require a critical area permit unless this section does not apply pursuant to BIMC 16.20.090.A.b, Applicability.
2. Critical area permits shall be reviewed pursuant to the criteria in BIMC 16.20.XX.
3. Applications for critical area permits for aquifer recharge areas shall include:

a. City of Bainbridge Island Master Land Use Application (hyperlink); and

b. Site Assessment meeting the requirements of BIMC 16.20.170, Critical area reports.

- i. All proposed new and redevelopment activities shall require a site assessment identifying all potential impacts of the proposed land use or activity to groundwater or surface water quality and quantity as described in 16.20.170.X. If the applicant has completed a Site Assessment Review (SAR) in accordance with Chapter 15.19 BIMC that includes those elements listed in 16.20.170.X, the SAR will suffice to fulfill this requirement. Additional in-depth site assessment elements as detailed in 16.20.170.X may be required upon review of the site assessment.
- ii. All site assessments must be prepared and stamped by a professional hydrogeologist licensed in Washington State in accordance with RCW 18.220

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- and WAC 308-15. Affected public water purveyors (Group A & B), affected Tribes, and the Kitsap Public Health District will be notified and invited to comment on all site assessments. The City will consider all recommendations submitted by these entities when considering permit conditions.
- iii. The City may require third-party independent review by a professional hydrogeologist of any required application materials; and

b.c. Aquifer recharge mitigation plan, meeting the requirements of BIMC 16.20.170, Critical area reports, if aquifer recharge impacts are identified in the site assessment.

D. Prohibited Activities and Uses. The following activities and uses are prohibited due to the probability or potential magnitude of their adverse effects on groundwater:

1. Landfills. Landfills, including hazardous or dangerous waste, municipal solid waste, special waste, wood waste, and inert and demolition waste landfills;
2. Underground Injection Wells. Class I, III, and IV wells and subclasses 5F01, 5D03, 5F04, 5W09, 5W10, 5W11, 5W31, 5X13, 5X14, 5X15, 5W20, 5X28, and 5N24 of Class V wells;
3. Chemical wood preservation and/or treatment facilities;
4. Storage, Processing, or Disposal of Radioactive Substances. Facilities that store (other than minor sources such as medicinal uses or industrial testing devices), process, or dispose of radioactive substances;
5. Hazardous liquid transmission pipelines;
6. Commercial mining and washing of metals, hard rock, sand, and gravel;
7. Hydrocarbon extraction, reprocessing, refinement, and storage;
8. Electroplating/metal finishing;
9. Facilities that treat, store, process, or dispose of hazardous waste; and
10. Other Prohibited Uses or Activities.
 - a. Activities that would significantly reduce the recharge to aquifers currently or potentially used as a potable water source; and
 - b. Activities that would significantly reduce the recharge to aquifers that are a source of significant baseflow to a stream.

E. Aquifer recharge areas impact mitigation

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1. No development, use or activity may exceed water or sediment quality standards or otherwise violate the anti-degradation requirements specified in WAC Chapters 173-200, 173-201A, and 173-204.
2. Critical area permit approvals shall include conditions designed to prevent significant degradation of groundwater and surface water quality and quantity, if the site assessment review determines it is necessary.

16.20.100 Fish and wildlife habitat conservation areas

A. Applicability. This section applies to all Fish and Wildlife Habitat Conservation Areas as classified in BIMC 16.20.130.XX except those located within the city's shoreline jurisdiction, which are regulated by the city's shoreline master program (BIMC 16.12).

B. Fish and Wildlife Habitat Conservation Areas include:

1. Streams. Within the city of Bainbridge Island streams shall include those areas which meet the definitions in BIMC 16.20.XX (Definitions). Streams shall be classified in accordance with the Washington Department of Natural Resources water typing system (WAC 222-16-030) hereby adopted in its entirety by reference and summarized as follows:
 - a. Type F: streams which contain fish habitat pursuant to BIMC 16.20.XX (Definitions);
 - b. Type Np: perennial non-fish habitat streams; and
 - c. Type Ns: seasonal non-fish habitat streams.
2. Habitats recognized by federal or state agencies for federal- and/or state-listed endangered, threatened, sensitive and candidate/monitored species which presence is documented in maps or databases available to City of Bainbridge Island.
3. Areas that contain habitats and species of local importance.
4. Biodiversity areas and corridors as defined in the 2008 Washington Department of Fish and Wildlife Priority Habitat and Species List, or as amended.
5. All areas within the city of Bainbridge Island meeting one or more of these criteria, regardless of any formal identification or mapping, are hereby designated critical areas and are subject to the provisions of this chapter and shall be managed consistent with the best available science, such as the Washington Department of Fish and Wildlife's most recent Management Recommendations for Priority Habitat and Species.

C. Mapping

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The location and extent of all mapped critical areas shown on the city of Bainbridge Island critical area maps are approximate and shall be used as a general guide only. The type, extent and boundaries shall be determined in the field by a qualified professional according to the requirements of this chapter. The critical area maps (provide hyperlink) are adopted as part of this chapter and are incorporated herein by this reference. Washington Department of Natural Resource (DNR) and Washington Department of Fish and Wildlife maps are not the only source of data. Any request to change the city's existing map shall be accompanied by a report from a qualified professional that includes a description of the critical area and a summary of how it meets the definitions in BIMC 16.20.XX. The inventory and cited resources are to be used as a guide for the city, project applicants, and/or property owners, and may be continuously updated as new or altered critical areas are identified

D. Permit and review procedures

1. Any development, use or activity within any fish and wildlife habitat conservation area shall require a critical area permit unless it qualifies as an exempt activity, as provided in BIMC [16.20.160.XX](#).
2. Critical area permits shall be reviewed pursuant to the criteria in BIMC 16.20.XX and any applicable state or federal management recommendations.
3. Applications for critical area permits for fish and wildlife habitat conservation areas shall include:
 - a. City of Bainbridge Island Master Land Use Application (hyperlink); and
 - b. Habitat Management Plan (HMP) prepared in accordance with BIMC 16.20.XX.
4. The City may request technical review of a HMP from other agencies to ensure consistency with state, federal or tribal management recommendations.

E. Development Standards – Streams

1. All designated streams require a buffer pursuant to Table X. Buffers shall remain as undisturbed native vegetation areas for the purpose of protecting the integrity, function, and value of stream resources. Any buffer modification proposed shall be through an approved Buffer Enhancement Plan. No uses or activities shall be allowed within the buffer unless allowed by this section. If the buffer has previously been disturbed, the director may require the disturbed buffer area be revegetated pursuant to an approved Buffer Enhancement Plan meeting the requirements of BIMC 16.20.160.XX. No refuse, including but not limited to household trash, yard waste and commercial/industrial refuse, shall be placed in the buffer.
2. The required minimum buffers listed in Table X are based on the assumption that the buffer is well vegetated with native species appropriate to the site. If the buffer does not

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consist of vegetation adequate to provide stream protection and buffer functions, the director may require that the buffer be planted to achieve such protection and function.

Table X. Stream Buffers

Stream Type	Buffer Width
F	200
Np	100
Ns (connected to F or Np)	75
Ns (not connected to F, Np)	50

3. Buffer distances shall be measured from the ordinary high water mark (OHWM) or from the top of each bank where the OHWM cannot be identified.
4. The buffer width shall be increased to include streamside wetlands which provide overflow storage for stormwater, feed water back to the stream during low flow, or provide shelter and food for fish. In braided channels, the ordinary high water mark or top of bank shall be defined so as to include the entire stream feature.
5. Streams in Ravines - Buffers. For streams in ravines outside the Mixed Use Town Center with ravine sides 10 feet or greater in height, the buffer width shall be the greater of:
 - a. The buffer width required for the stream type; or
 - b. A buffer width which extends 25 feet beyond the top of the ravine.
6. Increased buffer provisions. The director may increase buffer widths, up to 50 percent greater than the applicable buffer set in this chapter for critical areas with known locations of endangered, threatened, or state monitor or priority species for which a habitat management plan indicates a larger buffer is necessary to protect habitat values for such species. Such determination shall be based on site-specific and project-related conditions.
7. Structure or hard surface setback. A structure or hard surface setback line of fifteen feet is required from the edge of any stream buffer. Minor structural or impervious surface intrusions into the areas of the setback, such as but not limited to fire escapes, open/uncovered porches, landing places, outside walkways, outside stairways, retaining walls, fences and patios, may be permitted if the department determines upon review of an analysis of buffer functions submitted by the applicant, that such intrusions will not adversely impact the stream. The functional analysis shall include a functional methodology supported by best available science. The setback shall be identified on a site plan and filed as an attachment to the notice on title as required by Section 16.20.XX (Notice on Title).

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8. Buffer Modification. On each site, only one of the following modifications to buffer widths may be allowed provided the applicant demonstrates the need for modification through mitigation sequencing pursuant to BIMC 16.20.XX.
 - a. Buffer Width Averaging. The width of a required buffer may be averaged if the applicant can demonstrate that averaging can provide equal or greater functions and values as would be provided under the required buffer this will improve the protection of stream functions and all of the following conditions are met:
 - i. The total area of buffer after averaging is equal to the area required without averaging.
 - ii. Averaging cannot result in the any portion of the buffer being reduced more than 25 percent of its required width.
 - b. Buffer Width Reduction. The width of a required buffer may be reduced if the applicant can demonstrate that the reduction will provide equal or greater functions and values as would be provided under the required buffer this will improve the protection of stream functions and all of the following conditions are met:
 - i. The buffer may not be reduced more than 25 percent of its required width.
 - ii. Native vegetation on other portions of the site is retained in order to offset habitat loss from buffer reduction.
 - c. Any request for buffer modification outlined above (BIMC 16.20.160.XX-XX) shall be reviewed in conjunction with the underlying land use or construction permit. A critical area permit is not required. Requests for buffer averaging or buffer reduction shall include a buffer enhancement plan prepared by a qualified consultant that meets the requirements of BIMC 16.20.XX. Buffer enhancement plans shall be reviewed pursuant to the criteria in BIMC 16.20.XX.
 - d. The City may request technical review of a buffer enhancement plan from other agencies to ensure consistency with state, federal or tribal management recommendations.
 - e. Any other buffer modification, other than non-compensatory enhancement, requires a Reasonable Use Exception pursuant to BIMC 16.20.XX.

E. Development Standards – Other Fish and Wildlife Habitat Conservation Areas

1. All uses and activities within known fish and wildlife habitat conservation areas require submittal and approval of a Habitat Management Plan (HMP) as specified in BIMC 16.20.XX, Critical area reports. The HMP shall consider measures to retain and protect the fish and wildlife habitat and shall consider the effects of land use intensity, buffers, setbacks, impervious surfaces, erosion control and retention of existing native vegetation.

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2. In the case of bald eagles, the HMP shall comply with the federal Bald and Golden Eagle Protection Act (16 USC 668) to avoid impacting eagles and their habitat.

F. Development standards for specific development, uses and activities. The following development, uses and activities may be allowed within fish and wildlife habitat conservation areas and their buffers. Any proposal for the following development, uses and activities requires a critical area permit pursuant to BIMC 16.20.XX and shall comply with the standards of this section and other applicable state, federal and local regulations. The Director may waive the requirement for a HMP when project impacts are demonstrated to be de minimis through mitigation sequencing pursuant to BIMC 16.20.XX.

1. Stream Crossings. Any private or public road or driveway expansion or construction proposed to cross streams classified within this chapter, shall comply with the following minimum development standards. All other state and local regulations regarding water crossing structures shall apply, and the use of the *Water Crossing Design Guidelines* (WDFW, 2013), or as amended, is encouraged.
 - a. Bridges or bottomless culverts shall be required for all Type F streams. Other alternatives may be allowed upon submittal of a Habitat Management Plan which demonstrates that other alternatives would not result in significant impacts to the fish and wildlife conservation area, and as determined through the Hydraulic Project Approval (HPA) process administered by the Washington Department of Fish and Wildlife. The plan must demonstrate that fish habitat will not be reduced in area or function.
 - b. Crossings shall not occur in fish-bearing streams unless no other feasible crossing site exists. For new development proposals, if existing crossings are determined to adversely impact salmon spawning or passage areas, new or upgraded crossings shall be located as determined necessary through coordination with Washington Department of Fish and Wildlife;
 - c. Bridge piers or abutments shall not be placed in either the floodway or between the ordinary high water marks unless no other feasible alternative placement exists;
 - d. Crossings shall not diminish flood carrying capacity;
 - e. Crossings shall serve multiple properties whenever possible;
 - f. Where there is no reasonable alternative to providing a conventional culvert, the culvert shall be the minimum length necessary to accommodate the permitted activity.
2. Stream Relocations. Stream relocations may be allowed only for the purpose of flood protection and/or fisheries restoration and only when consistent with a Washington Department of Fish and Wildlife Hydraulic Project Approval (HPA) process and the following minimum performance standards:

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- a. The channel, bank, and buffer areas are replanted with native or equivalent vegetation that replicates a natural, undisturbed riparian condition;
 - b. For those waters designated as Frequently Flooded Areas pursuant to BIMC 15.16, a professional engineer licensed in the State of Washington shall provide information demonstrating that the equivalent base flood storage volume and function will be maintained; and
 - c. Relocated stream channels shall be designed to meet or exceed the functions and values of the stream to be relocated.
3. Pesticides, Fertilizers and Herbicides. No pesticides, herbicides or fertilizers may be used in fish and wildlife conservation area or their buffers, except those approved by the U.S. Environmental Protection Agency (EPA) and approved under a Washington Department of Ecology Water Quality Modification Permit for use in fish and wildlife conservation area environments and applied by a licensed applicator in accordance with the safe application practices on the label.
4. Land Divisions and Land Use Permits. All land divisions and land uses proposed on a site that includes Fish and Wildlife Habitat Conservation Areas shall comply with the following procedures and development standards:
 - a. The open water area of lakes, streams, and tidal lands shall not be permitted for use in calculating minimum lot area.
 - b. Land division approvals shall be conditioned so that all required buffers are designated as an easement or covenant encumbering the buffer. Such easement or covenant shall be recorded together with the land division and represented on the final plat, short plat or binding site plan.
 - c. In order to avoid the creation of non-conforming lots, each new lot shall contain at least one building site that meets the requirements of this chapter, including buffer requirements for fish and wildlife habitat conservation areas. Each lot must also have access and a sewage disposal system location that are suitable for development which do not adversely impact the Fish and Wildlife Conservation Area.
 - d. After preliminary approval and prior to final land division approval, the Director may require that the common boundary between a required buffer and the adjacent lands be identified using permanent signs. In lieu of signs, alternative methods of buffer identification may be approved when such methods are determined by the Director to provide adequate protection to the aquatic buffer.
5. Agricultural Restrictions. New agricultural activities and new structures accessory to agriculture use are prohibited in fish and wildlife habitat conservation areas and their buffers. Existing, ongoing agricultural shall utilize best management practices so as to not

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result in a net loss of the functions and values of wetlands. Existing, ongoing agriculture shall avoid impacts to streams by either:

- a. Implementation of a farm resource conservation and management plan agreed upon by the Kitsap Conservation District and agriculture operator to protect and enhance water quality; or
 - b. Installation of fencing no closer to the stream than the outer edge of its required buffer.
6. Trails and Trail-Related Facilities. Construction of public and private trails and trail-related facilities, such as benches, interpretive centers, and viewing platforms, may be allowed in fish and wildlife conservation area or their buffers if there are no reasonable alternatives for meeting trail planning objectives and it is demonstrated through a Habitat Management Plan that the proposal will not result in a net loss of wetland functions and the following standards are met.
- a. Trails and related facilities shall be placed on existing road grades, utility corridors, or any other previously disturbed areas if present at the site and consistent with trail planning objectives.
 - b. Trails and related facilities shall be planned to minimize removal of trees, shrubs, snags and important wildlife habitat and disturbance to soil and existing hydrological characteristics;
 - c. Viewing platforms, interpretive centers, benches and access to them, shall be designed and located to minimize disturbance of wildlife habitat and/or critical characteristics of the affected conservation area. Viewing platforms shall be limited to one hundred (100) square feet in size, unless demonstrated that a larger structure will not result in a net loss of fish and wildlife habitat functions;
 - d. Trail planning shall utilize mitigation sequencing in BIMC 16.20.XX to first avoid siting trail and trail-related facilities within fish and wildlife habitat conservation areas and their required buffers.
7. Utilities. Placement of utilities within designated fish and wildlife conservation area may be allowed pursuant to the following standards:
- a. Construction of utilities may be permitted in fish and wildlife conservation area or their buffers, only when no practicable or reasonable alternative location is available and the utility meets the requirements for installation, replacement of vegetation and maintenance outlined below.
 - b. Sewer or on-site Sewage Utility. Construction of sewer lines or on-site sewage systems may be permitted in fish and wildlife conservation area or their buffers when the applicant demonstrates it is necessary to meet state and/or local health code requirements; there are no other practicable alternatives available; and construction meets the requirement of this section. Joint use of the sewer utility may be allowed.

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- c. New utilities shall not be allowed in fish and wildlife conservation area with known locations of federal or state listed endangered, threatened or sensitive species, heron rookeries or nesting sites of raptors which are listed as state candidates except in those circumstances where an approved Habitat Management Plan indicates that the utility will not significantly impact the conservation area;
 - d. New Utility Construction. Utility construction and maintenance shall protect the environment of fish and wildlife conservation area and their buffers.
 - i. New utilities shall be aligned whenever possible to avoid cutting or root damage to trees greater than 12 inches in diameter at breast height (four and one-half feet) measured on the uphill side.
 - ii. Any area of disturbance shall be revegetated with appropriate native or equivalent vegetation at not less than pre-construction vegetation densities or greater, immediately upon completion of construction or as soon thereafter as possible due to seasonal growing constraints. The utility or landowner responsible for installation shall ensure that such vegetation survives.
 - iii. Any additional access for maintenance shall be provided wherever possible at specific points rather than by parallel roads. If parallel roads are necessary, they shall be of a minimum width but no greater than 15 feet; and shall be contiguous to the location of the utility corridor on the side away from the conservation area.
 - e. Utility maintenance shall include the following measures to protect the environment of regulated Fish and Wildlife Habitat Conservation Areas.
 - i. Utility towers shall not be sandblasted or spray-painted. Lead-based paint is prohibited.
 - ii. Pesticides, fertilizers and herbicides: No pesticides or fertilizers may be used in Fish and Wildlife Conservation Areas or their buffers, except those applied by a licensed applicator in accordance with the safe application practices on the label.
8. Bank Stabilization.
- a. A stream channel and bank may be stabilized when naturally occurring earth movement threatens existing structures (defined as requiring a building permit pursuant to the applicable building code), public improvements, unique natural resources, public health, safety or welfare, or the only feasible access to property, and, in the case of streams, when such stabilization results in maintenance of fish and wildlife habitat, flood control, and improved water quality.
 - b. Where bank stabilization is determined to be necessary, bioengineering or other non-structural methods should be the first option for protection. Structural methods, or hard stabilization, may only be utilized where it can be demonstrated that an existing primary residential structure cannot be safely maintained without such measures, and that the resulting hard stabilization is the minimum length necessary to provide a stable building area for the structure. The Director may require that bank stabilization

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be designed by a professional engineer licensed in the State of Washington with demonstrated expertise in hydraulic actions of shorelines. Bank stabilization projects may also require a City of Bainbridge Island clearing or grading permit and Hydraulic Project Approval from the Washington Department of Fish and Wildlife.

- c. Nonstructural streambank protective techniques are preferred to bulkheads or other types of streambank armoring. Nonstructural techniques include but are not limited to vegetation plantings and bioengineering.
- 9. Fencing and Signs. Prior to approval or issuance of permits for land divisions or other new development, the director may require that the common boundary between a required buffer and the adjacent lands be identified using fencing or permanent signs. In lieu of fencing or signs, alternative methods of buffer identification may be approved when such methods are determined by the director to provide adequate protection ~~to~~ for the buffer.
- 10. Forest Practice, Class IV General and Conversion Option Harvest Plans (COHPs). All timber harvesting and associated development activity, such as construction of roads, shall comply with the provisions of this chapter, and the Stormwater Management standards in Chapters 15.20 and 15.21 BIMC, including the maintenance of buffers, where required.
- 11. Road/Street Repair and Construction. Any private or public road or street expansion or construction which may be allowed in a Fish and Wildlife Habitat Conservation Area or its buffer shall comply with the following minimum development standards:
 - a. No other reasonable or practicable alternative exists and the road or street crossing serves multiple properties whenever possible;
 - b. Expansion or construction of any private or public road shall only be allowed when adverse impacts can be avoided;
 - c. Public and private roads should provide for other purposes, such as utility crossings, pedestrian or bicycle easements, viewing points, etc.; and
 - d. The road or street construction is the minimum necessary, as required by the Department of Public Works, and shall comply with the Department of Public Works' guidelines to provide public safety and mitigated stormwater impacts.
 - e. Construction time limits shall be determined in consultation with Washington Department of Fish and Wildlife in order to ensure habitat protection.

16.20.110 Frequently flooded areas.

A. Designation and mapping. Frequently flooded areas include all areas of special flood hazard as mapped within the city, and other areas that could be threatened by flooding. The city uses Chapter 15.16, Flood Damage Prevention, adopted herein by reference, which provides the basis for establishing areas of special flood hazard.

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B. Development in frequently flooded areas shall be subject to the provisions in Chapter 15.16, Flood Damage Prevention. Areas within the city's shoreline jurisdiction are regulated by the city's shoreline master program (Chapter 16.12).

16.20.120 Geologically hazardous areas.

A. Applicability.

1. This chapter applies to all geologically hazardous areas classified pursuant to BIMC 16.20.120.B except as specified in subsection (2) of this section.
2. This section does not apply to geologically hazardous areas located within the city's shoreline jurisdiction, which are regulated by the city's shoreline master program (BIMC 16.12).

B. Classification.

1. Geologically hazardous areas include erosion hazard areas, landslide hazard areas, and seismic hazard areas. Zone of influence areas are not considered geologically hazardous areas.
2. Geologically hazardous areas shall be classified based upon landslide history and the presence of unstable soils, steepness of slopes, erosion potential, and seismic hazards. Areas in this category are a potential threat to public health, safety, and welfare when construction is allowed. While some potential risk due to construction can be reduced through structural engineering design, construction in these areas should be avoided when the potential risk cannot be reduced to a level comparable to the risk if the site were initially stable prior to construction. Classification and rating shall be based upon the risk to the environment and to development in geologically hazardous areas.

C. Permit and review procedures.

1. Any development, use or activity within any geologically hazardous area or a landslide hazard area setback shall require a critical area permit unless it qualifies as an exempt activity, as provided in BIMC [16.20.130.XX](#).
2. Critical area permits shall be reviewed pursuant to the criteria in BIMC 16.20.XX.
3. Applications for critical area permits for geologically hazardous areas shall include:
 - a. City of Bainbridge Island Master Land Use Application ([hyperlink](#)); and
 - b. Indemnification. An indemnification or hold harmless agreement shall be required for all projects in geologically hazardous areas, except erosion hazard areas and tsunami hazard areas, and landslide hazard area buffers. The form of the agreement

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shall be approved by the City and executed prior to the commencement of construction or site alteration.

- c. Notice. A notice of intent to construct on a landslide hazard area or reduce the minimum buffer in a landslide hazard area shall be given pursuant to BIMC 2.16.085.C.2. The notice of intent shall be issued within 14 days of a completed application pursuant to BIMC 2.16.055. The notice shall include a 21-day comment period and no permits or approval of reduced buffers shall be issued before the end of the comment period.
- d. Geological Hazards Assessment. A geological hazards assessment is required for all projects in geologically hazardous areas and landslide hazard area setbacks in accordance with BIMC 16.20.170, Critical area reports. To protect public health, safety and welfare, the director may require third party review of any geological hazards assessment or geotechnical report in cases where there may be potential for substantial damage to life, property or the environment should the proposed engineering solution fail. When a third party review is required, costs incurred for a qualified third party geotechnical engineer to perform the review shall be borne by the applicant.

D. Development Standards.

- 1. General. The applicant shall meet the following standards for all activities permitted in any geologically hazardous areas or associated landslide hazard area buffers:
 - a. The proposed activity shall not create a net increase in geological instability, either on- or off-site, which is defined as follows:
 - i. The subject parcel shall not be less stable after the planned development than before; and
 - ii. The adjacent parcels shall not have greater risk or be less stable after the planned development than before.
 - b. The proposed activity shall not increase the risk of life safety due to geological hazards above professionally acceptable levels.
 - c. The proposed activity shall not increase the risk due to geological hazards above professionally acceptable levels for:
 - i. Property loss of any habitable structures or their necessary supporting infrastructure on-site or;
 - ii. Risk to any off-site structures or property of any kind; and
 - d. Proposed buildings shall be constructed using appropriate engineering methods that respond to the geologic characteristics specific to the site in order to achieve the highest standard of safety feasible.
 - e. The proposed activity shall not further degrade the values and functions of the associated critical areas.

2. Design and Location.

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- a. All development proposals shall be designed to avoid impacts to geologically hazardous areas. The development shall be designed to minimize the footprint of building in other disturbed areas, minimize removal of vegetation, minimize topographic change, and retain open space to the maximum extent practicable;
 - b. Development design shall utilize clustering, under-structure parking, multi-level construction, and tiered foundations to the extent feasible to minimize impervious lot coverage, slope disturbance, and changes to the natural topography;
 - c. Access shall be in the least sensitive part of the site, and common access drives and utility corridors are required to the extent feasible;
 - d. Roads, walkways and parking areas shall be designed to parallel the natural contours to the extent feasible;
 - e. Cut and fill slopes shall be prepared and maintained to control against erosion and instability;
 - f. Drainage and stormwater designs in zones of influence shall incorporate elements of low impact design, to the extent feasible, and shall be designed in such a manner that stormwater outlet discharges do not create additional impacts; and
3. Landslide Hazard Areas. The following requirements shall apply to any land or vegetation modification or construction within a landslide hazard area and/or its buffer as described herein:
- a. Landslide hazard areas on slopes forty (40) percent or greater shall only be altered as allowed by the development standards listed in 16.20.120.XX.
 - b. Buffer Requirement.
 - i. A buffer equal to the height of the slope or fifty (50) feet, whichever is greater, shall be established from all edges of a landslide hazard area.
 - ii. Where no reasonable alternative exists, reduction to the buffer may be allowed as follows:
 - A. A critical areas report, pursuant to BIMC 16.20.170 and any other related section of BIMC 16.20, demonstrates to the Director that the buffer reduction will not reduce the level of protection to the proposed development, adjacent properties, and other associated critical areas as required by BIMC 16.20.120.XX.
 - B. For slopes forty (40) percent or greater the buffer may in no case be less than ten (10) feet.
 - iii. For slopes forty (40) percent or greater with a vertical elevation change of up to twenty (20) feet, no buffer is required if compliance with development standards in BIMC 16.20.120.D(1) and (2) is documented by a geotechnical engineer licensed in the State of Washington.

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- c. Increased Buffer. The buffer may be increased beyond that specified in subsection (a) above if the Director determines a larger buffer is necessary to prevent risk of damage to proposed development, adjacent development, and uses and the associated critical areas;
 - d. Setback Requirement. All building and structures shall have a minimum setback of (15) feet from the outer edge of any buffer around a landslide hazard areas to allow for construction activity; and
 - e. The proposed development shall not decrease the factor of safety for landslide occurrences below the limits of 1.5 for static conditions and 1.0 for dynamic conditions. Analysis of dynamic conditions shall be based on the minimum horizontal acceleration for the probabilistic maximum considered earthquake as established by the currently adopted version of the International Building Code.
 - f. Zone of Influence Areas. The applicant shall have the surface and storm water management plan for the project reviewed by a geotechnical engineer to determine if there is any potentially adverse impacts to the landslide hazardous area. If the geotechnical engineer or the City Engineer determines that there are potential adverse impacts, the applicant shall provide a geotechnical analysis containing information specified by the City Engineer which analyzes the potential impacts to the geological hazard from the proposed development in the zone of influence and meets the standards of this section. The report shall contain recommendations to avoid adverse impacts to the geologically hazardous area. Concentrated discharge of stormwater shall only be allowed where specially recommended in the report and authorized by the City Engineer.
- 4. Erosion hazard areas.
 - 5. Liquefaction areas.
 - 6. Seismic hazard areas.

E. Development standards for specific development, uses and activities. The following development, uses and activities may be allowed in geologically hazardous areas or landslide hazard area buffers and setbacks. Any proposal for the following development, uses and activities requires a critical area permit pursuant to BIMC 16.20.130.X and shall demonstrate compliance with development standards in BIMC 16.20.120.D(1) and (2) as documented by a geotechnical engineer licensed in the State of Washington.

- 1. Alteration to an existing legally constructed structure that does not expand the footprint or increase the square footage and is determined by the City Engineer as having a minimal potential for increasing landslide hazard;
- 2. Surface Water Management: Slopes or landslide hazard area setbacks may be used for approved surface water conveyance if no other reasonable alternative route is available. Installation techniques shall minimize disturbance to the slope and vegetation.

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3. The construction of approved public or private trails; provided, they are constructed of materials that will not contribute to surface water runoff;
4. The construction of public or private utilities or streets; provided, it has been demonstrated that such alterations will not increase landslide or erosion risks through required analysis pursuant to 16.20.150(D)(1) and the City determines that no other feasible alternative exists; and
5. Critical facilities as defined in BIMC 16.20.180.x are restricted from geologically hazardous areas unless no other location of the proposed use is feasible.

16.20.130 Wetlands.

A. Applicability

1. This chapter applies to:
 - a. All wetlands designated pursuant to BIMC 16.20.130.B except as specified in subsection (2) of this section.
 - b. All wetland buffers as shown in the tables in BIMC 16.20.130.XX.
2. This section does not apply to wetlands located within the city's shoreline jurisdiction, which are regulated by the city's shoreline master program (BIMC 16.12).

B. Identification and designation.

1. Identification of wetlands and delineation of their boundaries pursuant to this chapter shall be done in accordance with the federal wetland delineation manual and applicable regional supplements (as updated), as required by WAC 173-22-035. All areas within the city meeting the wetland designation criteria, regardless of any formal delineation, are hereby designated as wetlands and are subject to provisions of this chapter unless specified in BIMC 16.20.XX.
2. A wetland delineation must be conducted by a qualified professional, in accordance with BIMC 16.20.XX.
3. The wetland boundary shall be marked in the field and surveyed by a licensed surveyor. The surveyed wetlands shall be sized and mapped on a scaled site plan. The director may require the wetland delineation to be verified in the field by the Army Corps of Engineers or the Washington State Department of Ecology when there is uncertainty in the wetland boundary or there was unauthorized wetland disturbance. The requirement for a licensed surveyor to survey the wetland boundaries may be waived in limited circumstances, such as when there is no access to the wetland property or there is no proposed impact to the wetland and wetland buffer, with authorization from the director.

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4. Wetland delineations shall be valid for five years from the date of the delineation.

C. Wetland Categories. Wetlands shall be rated according to the Washington State Wetland Rating System for Western Washington – 2014 Update (Ecology Publication No. 14-06-029, October 2014), as revised. The wetland categories determined by the rating are as follows:

1. Category I wetlands are:
 - a. Relatively undisturbed estuarine wetlands larger than one acre;
 - b. Wetlands that are, or may be in the future, identified by scientists of the Washington Natural Heritage Program/Department of Natural Resources as wetlands of high conservation value;
 - c. Bogs;
 - d. Mature forested wetlands larger than one acre;
 - e. Wetlands in coastal lagoons; and
 - f. Wetlands that perform many functions well and score 23 points or more in the wetland rating. These wetlands are those that represent a unique or rare wetland type, are more sensitive to disturbance than most wetlands, or are relatively undisturbed and contain ecological attributes that are impossible to replace within one human lifetime.
2. Category II wetlands are:
 - a. Bogs between one-tenth acre (4,356 square feet) and one-fourth acre (10,890 square feet) in size;
 - b. Wetlands with a moderately high level of functions and score 20 to 22 points in the wetland rating.
 - c. Estuarine wetlands smaller than one acre or disturbed estuarine wetlands larger than one acre.
3. Category III wetlands are:
 - a. Bogs less than one-tenth acre (4,356 square feet) in size;
 - b. Wetlands with a moderate level of functions and score between 16 to 19 points in the wetland rating.
4. Category IV wetlands are:
 - a. Wetlands with a low level of functions, scoring less than 16 points in the wetland rating.
5. Date of Wetland Rating. The wetland rating categories in this section shall be applied to wetland studies including but not limited to delineations, on or after the date of adoption

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of the ordinance codified in this chapter. The wetland rating shall be valid for five years unless the state rating system changes or the wetland and/or the wetland buffer have been altered since the rating.

6. Illegal modifications. Wetland rating categories shall not change due to illegal modifications.

D. Mapping

The location and extent of all mapped critical areas shown on the city of Bainbridge Island critical area maps are approximate and shall be used as a general guide only. The type, extent and boundaries shall be determined in the field by a qualified professional according to the requirements of this chapter. The critical area maps (provide hyperlink) are adopted as part of this chapter and are incorporated herein by this reference. In addition, the National Wetlands Inventory and Soil Maps produced by the U.S. Department of Agriculture, National Resources Conservation Service may be useful in helping to identify potential wetland areas. The inventory and cited resources are to be used as a guide for the city, project applicants, and property owners, and may be continuously updated as new or altered critical areas are identified.

E. Protection of Wetlands

1. Any action taken pursuant to this chapter shall result in equivalent or greater functions and values of the wetlands and wetland buffers associated with the proposed action, as determined by the best available science. All actions and developments shall be designed and constructed in accordance with mitigation sequencing as described in BIMC 16.20.XX and WAC 197-11-768.
2. Applicants must first demonstrate an inability to avoid or reduce impacts, before compensation of impacts will be allowed. No activity or use shall be allowed that results in a net loss of the functions or values of critical areas.
3. Permanent protection of critical areas that are part of an approved mitigation plan or buffer enhancement plan shall be achieved through a Notice to Title recorded at the Kitsap County Auditor's Office, or similar means of protection in perpetuity.

F. Permit and review procedures

1. Any development, use or activity within any wetland and/or its required buffer shall require a critical area permit unless it qualifies as an exempt activity, as provided in BIMC [16.20.130.XX](#).
2. Critical area permits shall be reviewed pursuant to the criteria in BIMC 16.20.XX.
3. Applications for critical area permits for wetlands shall include:

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- a. City of Bainbridge Island Master Land Use Application (hyperlink); and
- b. Wetland critical areas report prepared in accordance with BIMC 16.20.XX if wetland or buffers occur within or adjacent to the project site; and
- c. Wetland mitigation report, prepared in accordance with BIMC 16.20.XX, if wetland and buffer impacts are anticipated; or
- d. Buffer enhancement plan, prepared in accordance with BIMC 16.20.XX, if only buffer modification is requested.

G. Prohibited activities

1. The following development, uses and activities are prohibited in all wetlands:
 - a. Draining, excavation, placement of fill material and flooding not associated with an exempt or regulated use
 - b. Forest Practices – Class IV General or Conversion Option Harvest Plan
 - c. New or expanded agriculture
 - d. On-site sewage facility
2. The following development, uses and activities are prohibited in Category I and II wetlands:
 - a. Fish hatchery
 - b. Golf course
 - c. Mineral extraction
 - d. Public facility
 - e. Public communications tower
 - f. New public road/street
 - g. New private access road or driveway
 - h. Stormwater retention/detention facility
 - i. Primary utility

H. Development standards for specific development, uses and activities. The following development, uses and activities may be allowed within wetlands and their required buffers. Any proposal for the following development, uses and activities requires a critical area permit pursuant to BIMC 16.20.130.X and shall comply with the standards of this section and other applicable state, federal and local regulations.

1. Agricultural restrictions. New agricultural activities and new structures accessory to agriculture use are prohibited in wetlands and their buffers. Existing, ongoing agricultural activities shall utilize best management practices so as to not result in a net loss of the functions and values of wetlands. Existing, ongoing agriculture uses other than those occurring in grazed wet meadows shall avoid impacts to wetlands by either:

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- a. Implementation of a farm resource conservation and management plan agreed upon by the Kitsap Conservation District and agriculture operator to protect and enhance water quality; or
 - b. Installation of fencing no closer to the wetland than the outer edge of its required buffer.
3. Road/street repair and construction: Any private or public road or street repair, maintenance, expansion or construction may be allowed within a wetland or its required buffer only when all of the following **conditions are met**:
 - a. No other reasonable or practicable alternative exists and the road or street crossing serves multiple properties whenever possible;
 - b. Publicly owned or maintained road or street crossings should provide for other purposes, such as utility crossings, pedestrian or bicycle easements, viewing points, etc.; and
 - c. The road or street repair and construction are the minimum necessary to provide safe roads and streets.
 - d. Mitigation shall be performed in accordance with specific project mitigation plan requirements.
4. Land Divisions and Land Use Permits. All land divisions and land uses proposed on a site that includes regulated wetlands, shall comply with the procedures and standards listed below. When a parcel contains a wetland, City policy shall always be to primarily protect the functions and values of the wetland, while recognizing the value of the development rights provided to the property by its zoning.
 - a. Density Calculation.
 - i. The actual density that will allowed to be built upon a parcel containing a wetland shall ultimately be determined during the site specific review of the parcel's planned development.
 - i. In determining the actual density of a parcel based on a specific site plan, the site plan shall locate all buildings outside of any wetland and its required buffers;
 - ii. The number of development rights allowed for any residentially-zoned parcel shall be its size in square feet divided by the number of square feet per home that is required by its zoning;
 - iii. If the land can be subdivided such that all setbacks, buffers, and other zoning requirements can be observed, and no zoning variances are requested, the density from the wetland, except the area with permanent open water, can be transferred within the property;
 - iv. To the extent that the number of allowable development rights cannot be used on-site, they may be sold, traded, or transferred by the property owner through the transfer of development rights program pursuant to Chapter 18.37 BIMC;

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- v. Property owners may voluntarily extinguish development rights that are provided by the underlying zoning, but the city shall not extinguish any of these rights outside the aforementioned transactions.
 - b. Land division approvals shall be conditioned to require that wetlands and wetland buffers be designated as an easement or covenant encumbering the wetland and wetland buffer. Such easement or covenant shall be recorded together with the land division and represented on the final plat or binding site plan, and title.
 - c. In order to implement the goals and policies of this chapter, to accommodate innovation, creativity, and design flexibility, and to achieve a level of environmental protection that would not be possible by typical lot-by-lot development, the use of the clustered development or similar innovative site planning is strongly encouraged for projects with regulated wetlands on the site.
5. Surface Water Management. Surface water structures or discharges from stormwater facilities may be allowed within wetlands and their required buffers only when the applicant has an approved Site Assessment Review (SAR) pursuant to the requirements of BIMC 15.20 and the proposal meets criteria in Appendix I-D, Guidelines for Wetlands when Managing Stormwater, from Washington State Department of Ecology's 2012 Stormwater Management Manual for Western Washington, as amended in 2014.
6. Trails and Trail-Related Facilities. Construction of public and private trails and trail-related facilities, such as benches and viewing platforms, may be allowed in wetlands or wetland buffers only when the following standards are met:
- a. Trails and related facilities shall be placed on existing road grades, utility corridors, or any other previously disturbed areas if present at the site and consistent with trail planning objectives.
 - b. Trails and related facilities shall be planned to minimize removal of trees, soil disturbance, and existing hydrological characteristics, shrubs, snags, and important wildlife habitat.
 - c. Viewing platforms and benches, and access to them, shall be designed and located to minimize disturbance of wildlife habitat and/or critical characteristics of the affected wetland. Viewing platforms shall be limited to one hundred (100) square feet in size, unless demonstrated through a wetland critical areas report and mitigation plan that a larger structure will not result in a net loss of wetland functions.
 - d. Trail planning shall utilize mitigation sequencing in BIMC 16.20.XX to first avoid siting trail and trail-related facilities within wetlands and their required buffers. Trails and trail-related facilities may be allowed within wetlands or wetland buffers if there are no reasonable alternatives for meeting trail planning objectives and it is demonstrated through a wetland critical areas report and mitigation plan that the proposal will not result in a net loss of wetland functions.

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- e. Trails shall be limited to non-motorized. Trail width shall not exceed five feet unless there is a demonstrated need, subject to review and approval by the Director. Trails shall be constructed with pervious materials unless otherwise approved by the Director.
7. Utilities. Installation of utilities within wetlands or their required buffers may be allowed when the following standards are met:
- a. Construction of new utilities outside the road right-of-way or an existing utility corridor may be permitted in wetlands or wetland buffers, only when no reasonable alternative location is available and the utility meets the requirements for installation, replacement of vegetation and maintenance outlined below, and as required in the filing and approval of applicable permits and special reports required by this chapter.
 - b. Sewer or On-site Sewage Utility. Construction of sewer lines or on-site sewage systems may be permitted in wetland buffers only when:
 - i. The applicant demonstrates it is necessary to meet state and/or local health code minimum design standards (not requiring a variance for either horizontal setback or vertical separation); and/or
 - ii. There are no other practicable or reasonable alternatives available and construction meets all other applicable requirements of this section. Joint use of the sewer utility corridor by other utilities may be allowed.
 - d. New utilities shall not be allowed when the wetland or buffer has known locations of federal or state listed endangered, threatened, monitored or sensitive species, heron rookeries or nesting sites of raptors which are listed as species of concern, except in those circumstances where an approved Habitat Management Plan indicates that the utility corridor will not significantly impact the wetland or wetland buffer;
 - e. New utility construction and maintenance shall protect the wetland and buffer environment by utilizing the following methods:
 - i. New utilities shall be aligned to avoid tree removal to the greatest extent practicable.
 - ii. Any area of disturbance resulting from installation of a utility shall be revegetated with appropriate native or equivalent vegetation at preconstruction densities or greater, immediately upon completion of construction, or as soon thereafter as possible, if due to seasonal growing constraints. The utility or landowner responsible for installation shall ensure that such vegetation survives.
 - iii. Any access for maintenance shall be provided as much as possible at specific points, rather than by parallel roads. If parallel roads are necessary, they shall be of a minimum width but no greater than 15 feet; and shall be contiguous to the location of the utility corridor on the side away from the wetland. Mitigation will be required for any additional access through restoration of vegetation in disturbed areas.

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- iv. The Director may require other additional mitigation measures.
- f. Utility maintenance shall include the following measures to protect the wetland and buffer environment:
 - i. Painting of utility equipment such as power towers shall not be sprayed or sandblasted. Lead-based paints are prohibited.
 - ii. No pesticides, herbicides or fertilizers may be used in wetland areas or their buffers except those approved by the U.S. Environmental Protection Agency (EPA) and Washington Department of Ecology and applied by a licensed applicator in accordance with the safe application practices on the label.
- 8. Parks. Development of public park and recreation facilities may be allowed; provided, that no alteration of wetlands or wetland buffers is allowed except as allowed in BIMC 16.20.XX (Exemptions) and BIMC 16.20.160.XX (Development standards for specific development, uses and activities). For example, enhancement of wetlands and development of trails may be allowed in wetlands and wetland buffers subject to BIMC 16.20.160.F (Permit and review procedures).

I. Wetland Buffers

- 1. Buffers shall remain as undisturbed native vegetation areas for the purpose of protecting the integrity, function, and value of wetland resources. Any buffer modification proposed shall be through an approved Buffer Enhancement Plan meeting the requirements of BIMC 16.20.XX. No uses or activities shall be allowed within the buffer unless allowed by this section. If the buffer has previously been disturbed, the director may require the disturbed buffer area be revegetated pursuant to an approved Buffer Enhancement Plan meeting the requirements of BIMC 16.20.XX. No refuse, including but not limited to household trash, yard waste and commercial/industrial refuse, shall be placed in the buffer.
- 2. All regulated wetlands shall be surrounded by a buffer, based upon *Appendix 8-C, Section 8C.2.3 of Wetlands in Washington State – Volume 2: Guidance for Protecting and Managing Wetlands* (Ecology Publication #05-06-008), as amended. Standard buffer widths are shown in Tables 1 through 4. If a wetland meets more than one of the criteria listed in each table, the buffer needed to protect the wetland is the widest one.
- 3. Standard buffer widths are based on impact of land use, which is categorized as follows:
 - a. High impact land use includes commercial development, industrial development, institutional development, residential (all residential zoning classifications other than R-0.4, R-1 and R-2) development, new agriculture (high-intensity such as dairies, nurseries, greenhouses, raising and harvesting crops requiring annual tilling, raising

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- and maintaining animals), forestry activities, and high-intensity recreation such as golf courses and ballfields.
- b. Moderate impact land use includes residential development (R.0-4, R-1 and R-2 residential zoning classifications), new agriculture (moderate-intensity such as orchard and hay fields), paved trails, and building construction of temporary logging roads.
 - c. Low impact land use includes low-intensity open space such as passive recreation, natural resources preservation, and unpaved trails.
4. The required minimum buffers listed in Tables 1 through 4 are based on the assumption that the buffer is well vegetated with native species appropriate to the site. If the buffer does not consist of vegetation adequate to provide wetland protection and buffer functions, the director may require that the buffer be planted to achieve such protection and function.

Table 1: Category I Wetlands - Buffers

Wetland Characteristics	Impact of Land Use	Buffer Width	Other Protection
Natural Heritage Wetlands	Low Moderate High	125 ft 190 ft 250 ft	No additional discharge of surface water. No septic systems within 300 ft. Restore degraded parts of the buffer
Bogs	Low Moderate High	125 ft 190 ft 250 ft	No additional surface discharges. Restore degraded parts of the buffer.
Forested	Low Moderate High	125 ft 190 ft 250 ft	If forested wetland scores high for habitat, maintain connectivity to other natural areas.
Estuarine	Low Moderate High	100 ft 150 ft 200 ft	N/A
Wetlands in Coastal Lagoon	Low Moderate High	100 ft 150 ft 200 ft	N/A
High level of function for habitat (score for habitat is 8-9 pts.)	Low Moderate High	150 ft 225 ft 300 ft	Maintain connectivity to other natural areas. Restore degraded parts of the buffer.
Moderate level of function for habitat (score for habitat is 5-7pts.)	Low Moderate High	75 ft 110 ft 150 ft	N/A

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Wetland Characteristics	Impact of Land Use	Buffer Width	Other Protection
High level of function for water quality improvement and low for habitat (score for water quality pts.; habitat less than 5 pts.)	Low Moderate High	50 ft 75 ft 100 ft	No additional discharges of untreated runoff.
Not meeting any of the above criteria.	Low Moderate High	50 ft 75 ft 100 ft	N/A

Table 2: Category II Wetlands - Buffers

Wetland Characteristics	Impact of Land Use	Buffer Width	Other Protection
High level of function for habitat (score for habitat is - 9 pts.)	Low Moderate High	150 ft 225 ft 300 ft	Maintain connectivity to other natural areas.
Moderate level of function for habitat (score for habitat is 5-7pts.)	Low Moderate High	75 ft 110 ft 150 ft	N/A
Estuarine	Low Moderate High	75 ft 110 ft 115 ft	N/A
Not meeting any of the above criteria	Low Moderate High	50 ft 75 ft 100 ft	N/A

Table 3: Category III Wetlands - Buffers

Wetland Characteristics	Impact of Land Use	Buffer Width	Other Protection
Moderate level of function for habitat (score for habitat is 5-7pts.)	Low Moderate High	75 ft 110 ft 150 ft	N/A
Not meeting above criterion	Low Moderate High	40 ft 60 ft 80 ft	N/A

Table 4: Category IV Wetlands - Buffers

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Wetland Characteristics	Impact of Land Use	Buffer Width	Other Protection
All	Low Moderate High	25 ft 40 ft 50 ft	N/A

5. Buffer Measurement. All buffers shall be measured on a horizontal plane from the delineated wetland edge as marked in the field a qualified professional.
6. Fencing and Signs. This section applies to those wetlands and their buffers that are within 200 feet of regulated development activities.
 - a. Wetland buffers shall be temporarily fenced or otherwise suitably marked between the area where the construction activity occurs and the buffer. Fences shall be made of a durable protective barrier and shall be highly visible. Silt fences and plastic construction fences may be used to prevent encroachment on wetlands or their buffers by construction. Temporary fencing shall be removed after the site work has been completed and the site is fully stabilized per city approval.
 - b. The Director may require that permanent signs and/or fencing be placed on the common boundary between a wetland buffer and the adjacent land. Such signs will identify the wetland buffer. The Director may approve an alternate method of wetland and buffer identification, if it provides adequate protection to the wetland and buffer.
7. Structure or hard surface setback. A structure or hard surface setback line of fifteen feet is required from the edge of any wetland buffer. Minor structural or impervious surface intrusions into the areas of the setback, such as but not limited to fire escapes, open/uncovered porches, landing places, outside walkways, outside stairways, retaining walls, fences and patios, may be permitted if the department determines upon review of an analysis of buffer functions submitted by the applicant, that such intrusions will not adversely impact the wetland. The functional analysis shall include a functional methodology supported by best available science. The setback shall be identified on a site plan and filed as an attachment to the notice on title as required by Section 16.20.XX (Notice on Title).
8. Buffer Modification. On each site, only one of the following modifications to buffer widths may be allowed provided the applicant demonstrates the need for modification through mitigation sequencing pursuant to BIMC 16.20.XX.
 - a. Buffer Width Averaging. The width of a required buffer may be averaged if the applicant can demonstrate that averaging can provide equal or greater functions and values as would be provided under the required buffer and all of the following conditions are met:

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- i. The total area of buffer after averaging is equal to the area required without averaging.
 - ii. Averaging cannot result in the any portion of the buffer being reduced more than 25 percent of its required width.
- b. Buffer Width Reduction. The width of a required buffer may be reduced if the applicant can demonstrate that the reduction will provide equal or greater functions and values as would be provided under the required buffer this will improve the protection of wetland functions and all of the following conditions are met:
 - i. The buffer may not be reduced more than 25 percent of its required width.
 - ii. Native vegetation on other portions of the site is retained in order to offset habitat loss from buffer reduction.
- c. The required buffer widths for proposed land uses with high-intensity impacts to wetlands may be reduced to those required for moderate-intensity impacts under the following conditions:
 - i. For wetlands that score moderate or high for habitat (5 points or more for the habitat function), the width of the buffer may be reduced if both of the following criteria are met:
 - ii. A relatively undisturbed, vegetated corridor at least 100-feet wide is provided if the wetland contains any priority habitats as defined by the Washington Department of Fish and Wildlife. “Relatively undisturbed” and “vegetated corridor” are defined in the Western Washington Wetland Rating System. The corridor must be protected for the entire distance between the wetland and the priority habitat by some type of legal protection, such as a Notice to Title.
 - iii. Measures to minimize the impacts of different land uses on wetlands, such as the examples in Table 5, are applied.
 - iv. For wetlands that score less than 5 points for habitat, the buffer width may be reduced to that required for moderate land use impacts by applying measures to minimize the impacts of different land uses on wetlands, such as the examples in Table 5.
- d. Any request for buffer modification outlined above (BIMC 16.20.160.XX-XX) shall be reviewed in conjunction with the underlying land use or construction permit. A critical area permit is not required. Requests for buffer averaging or buffer reduction shall include a Buffer Enhancement Plan prepared by a qualified professional that meets the requirements of BIMC 16.20.XX. Buffer enhancement plans shall be reviewed pursuant to the criteria in BIMC 16.20.XX.
- e. Any other buffer modification resulting in a reduced buffer area, other than non-compensatory enhancement, requires a Reasonable Use Exception pursuant to BIMC 16.20.XX.

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- f. Required buffer widths for land divisions shall be determined using the **density** based on the size of the area outside all wetlands and their required buffers in square feet divided by the minimum lot size allowed in BIMC 17.12, Subdivision design standards.

Table 5: Examples of measures to minimize impacts to wetlands from different types of activities.

Examples of Disturbance	Examples of Measures to Minimize Impacts	Activities that Cause the Disturbance
Lights	• Direct lights away from wetland.	Parking lots, warehouses, manufacturing, residential
Noise	• Locate activity that generates noise away from wetland. • If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source. • For activities that generate relatively continuous, potentially disruptive noise, such as heavy industry or manufacturing, establish an additional 10-foot heavily vegetated buffer strip immediately adjacent to the outer wetland buffer.	Manufacturing, residential
Toxic runoff*	• Route all new runoff away from wetland. • Establish covenants limiting use of pesticides within 150 feet of wetland. • Apply integrated pest management.	Parking lots, roads, manufacturing, residential areas, application of agricultural pesticides, landscaping
Stormwater runoff	• Retrofit stormwater detention and treatment for roads and existing adjacent development. • Prevent channelized flow from lawns that directly enters the buffer. • Use Low Impact Development techniques consistent with BIMC 15.20.	Parking lots, roads, manufacturing, residential areas, landscaping

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Change in water regime	Infiltrate or treat, detain, and disperse new runoff into buffer.	Impermeable surfaces, lawns, tilling
Pets and human disturbance	• Plant buffer with dense, impenetrable native vegetation appropriate for region. • Install low impact fencing at buffer perimeter. • Place wetland and its buffer in separate open space tract or protect with conservation easement.	Residential areas
Dust	Utilize best management practices to control dust.	Tilled fields
* These examples are not necessarily adequate to meet the rules for minimizing toxic runoff if threatened or endangered species are present at the site.		

J. Wetland mitigation requirements.

1. Mitigation sequencing. All development, uses and activities proposed to impact wetlands shall be mitigated according to this section and the mitigation sequencing steps outlined in BIMC 16.20.010.XX. The applicant shall demonstrate to the satisfaction of the director that each step of mitigation sequencing has been adequately addressed prior to approval of impacts to wetlands.
2. Compensatory mitigation shall be required for development, uses or activities that result in the loss of wetland acreage or in the reduction of wetland functions or values.
3. Mitigation report. Where mitigation is required under the sequencing in subsection (1), a mitigation plan is a required component of a critical areas report meeting the requirements in BIMC 16.20.XX, Critical area reports.
4. Wetland replacement.
 - a. The ratios shown in Table X shall be used to determine the required amount of wetland mitigation. The first number specifies the amount of wetland area to be restored, rehabilitated, created or enhanced, and the second number specifies the amount of wetland area lost. The director may decrease these ratios when there are findings of special studies coordinated with agencies with expertise which demonstrate that no net loss of wetland function or value is attained under the decreased ratio.
 - b. Mitigation requirements may also be determined using the credit/debit tool described in Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Western Washington: Final Report (Ecology Publication #10-06-011, March 2012), or as revised) consistent with Table X.

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Table X: Replacement Ratios for Wetlands

Category and Type	Re-establishment or Creation	Rehabilitation	1:1 Re-establishment or Creation (R/C) or and Enhancement (E)	Enhancement Only
I – Mature Forested	6:1	12:1	1:1 R/C and 10:1 E	24:1
I – Highly functioning	4:1	8:1	1:1 R/C and 6:1 E	16:1
I - Bog	Not possible	6:1 of a Bog	Case by Case	Case by Case
I - Estuarine	Case by Case	6:1 - Estuarine	Case by Case	Case by Case
II - Estuarine	Case by Case	4:1 - Estuarine	Case by Case	Case by Case
II - Others	3:1	8:1	1:1 R/C and 4:1 E	12:1
III	2:1	4:1	1:1 R/C and 2:1 E	8:1
IV	1.5:1	3:1	1:1 R/C and 2:1 E	6:1

5. Approaches to compensatory mitigation.

- a. Compensatory mitigation may occur at the site of the allowed impacts or at an off-site location. Considerations for determining whether off-site mitigation is preferable include, but are not limited to one or more of the following:
 - i. On-site conditions do not favor mitigation success due to soil conditions, hydrology or adverse impacts of adjacent land uses;
 - ii. On-site conditions are isolated from other aquatic or riparian habitats;
 - iii. An off-site location is beneficial to larger ecosystem or watershed functions;
 - iv. An off-site location has greater likelihood of success or will provide greater functional benefits;
 - v. The proposal for an off-site location uses a watershed approach consistent with Selecting Wetland Mitigation Sites Using a Watershed Approach (Western Washington) (Ecology Publication #09-06-32, December 2009).
- b. Off-site compensatory mitigation may include the use of a wetland mitigation bank or an in-lieu fee program, if such instruments are available within the city limits.

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- c. Advanced mitigation. Compensatory mitigation in advance of proposed impacts may be allowed on a case-by-case basis for projects with pre-identified impacts consistent with Interagency Regulatory Guide: Advance Permittee-Responsible Mitigation (Ecology Publication #12-06-015, December 2012).
- 5. Monitoring requirements. The city shall require monitoring reports on an annual basis for a minimum of five years and up to ten years, or until the director determines the mitigation project has met the performance standards specified in the wetland mitigation plan. The wetland mitigation plan shall provide specific performance standards for monitoring the mitigation project. Performance standards shall be project-specific and use best available science to aid the director in evaluating whether or not the project has achieved success.

16.20.140 The Winslow Ravine – Special Rules in Mixed Use Town Center.

A portion of the “Winslow Ravine” which contains a ravine, a Type F stream, and several wetlands, is located in the Mixed Use Town Center (MUTC) zoning designation. In order to accommodate more dense development within the MUTC, and recognizing the significant distance from the top of the ravine to the stream and its adjacent wetlands, in lieu of the buffer and setback rules provided for streams (BIMC 16.20.100) and wetlands (BIMC 16.20.130), an applicant may select the prescriptive option or the mitigated option with respect to the Winslow Ravine within the MUTC as described below:

A. “Option A” - Prescriptive Standards.

CATEGORIES	BUFFER WIDTH STANDARD	MINIMUM STRUCT AND HARD SURFA SETBACK	OTHER DEVELOPMENT STANDARDS
Streams and wetlands associated with the Winslow Ravine within the MUTC	50 feet beyond the Winslow Ravine.	15 feet beyond the buffer	No development, uses or activities allowed within the buffer. No refuse including but not limited to household trash, yard waste and commercial/industrial refuse, shall be placed in the buffer.

B. “Option B” - Mitigated Standards. The applicant shall demonstrate by submittal of necessary studies and proposed mitigation, that measures can and will be taken to ensure that the functions and values provided by the buffers prescribed under “Option A” are retained or improved.

CATEGORIES	BUFFER WIDTH STANDARD	MINIMUM STRUCT AND HARD SURFA SETBACK	OTHER DEVELOPMENT STANDARDS

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			No development, uses or activities allowed within the buffer. If the buffer has previously been disturbed, the disturbed buffer area shall be revegetated pursuant to an approved Buffer Enhancement Plan meeting the requirements of BIMC 16.20.XX.
Streams and wetlands associated with the Winslow Ravine within the MUT	25 feet beyond the Winslow Ravine.	15 feet beyond the buffer	refuse, including but not limited to household trash, yard waste and commercial/industrial refuse, shall be placed in the buffer.

16.20.150 Performance and maintenance surety.

A. Performance Surety. The Director shall decide when a performance surety is required of an applicant, and the acceptable form of such surety. The amount and the conditions of the surety shall be consistent with the purposes of this chapter; provided, that the minimum amount of the surety, when required, shall be 125% of the estimated cost of performance. A performance surety shall not be required when the actual cost of performance, as documented in a form acceptable to the Director, is less than \$1,000. The Director shall release the surety upon determining that:

1. All activities, including any required compensatory mitigation, have been completed in compliance with the terms and conditions of the permit and the requirements of this chapter;
2. A maintenance surety has been posted by the applicant, where deemed appropriate by the Director.
3. Until such written release of the surety, the principal or surety cannot be terminated or canceled.

B. Maintenance Surety. When a maintenance surety is required, the holder of a development permit issued pursuant to this chapter shall post a surety for an amount and in a form acceptable to the Director, with conditions sufficient to guarantee that maintenance of structures, improvements, and mitigation required by the permit or by this chapter perform satisfactorily for a minimum of two years after they have been completed. The Director shall release the maintenance surety upon determining that performance standards established for evaluating the effectiveness and success of the structures, improvements, and/or compensatory mitigation have been satisfactorily met for the required period. For compensation projects, the performance standards shall be those contained in the mitigation plan developed and approved during the review process. The maintenance surety applicable to a compensation project shall not be

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released until the Director determines that performance standards established for evaluating the effect and success of the project have been met.

C. Deposit Instruments. The deposit instrument for the performance or warranty deposit shall be cash, a non-revocable letter of credit, an assignment of funds, bond or other readily accessible source of funds approved by the Director. The deposit instruments shall be on a form acceptable to the Director. Any issuer of a deposit instrument shall pay invoices presented by the City pursuant to this chapter within 45 days. A bond will be accepted only for amounts over \$1,000.00 or when State Law requires a bond. Interest on deposited funds will accrue to the benefit of the depositor, except that any interest earned on a cash deposit will be retained by the City for account administration.

D. Default on deposit.

1. If the work covered by the deposit is not completed within the time specified in the notice given under this chapter, the City shall obtain the proceeds of the deposit and do the work covered by the deposit. The City may either have its employees or a contractor do the work.
2. If, at any time, the Director determines that actions or inactions associated with permit work have created an emergency situation endangering public health, safety, or welfare, creating a potential liability for the City, or such an emergency precludes the notification of applicants as provided in this chapter while still minimizing or avoiding the effects of the emergency, the City may use the deposit to cover costs incurred by the City to correct the emergency situation. The City may either have employees of the City or a contractor do the work. If the City uses the deposit as provided by this section, the applicant shall be notified in writing within four working days of the commencement of emergency work. The notice must state the work that was completed and the nature or timing of the emergency that necessitated the use of the deposit without prior notification.
3. The permittee is responsible for all costs incurred by the City in doing the work covered by the deposit. The City shall release or refund any proceeds of a deposit remaining after subtracting all costs incurred. The permittee shall reimburse the City for any amount expended by the City that exceeds the deposit.
4. If the City uses any of the deposit it shall, within 30 days, provide the owner of the permit an itemized statement of all proceeds and funds used.

16.20.160 Compliance and enforcement.

A. It is a violation of this chapter for any person to fail to comply with the requirements of this chapter. It is further a violation of this chapter for any person to:

1. Initiate or maintain, or cause to be initiated or maintained, the use, construction, placement, alteration, or demolition of any structure, land, or property within the city

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without first obtaining permits or authorizations required by this chapter, or in a manner that violates the terms or conditions of such permits or authorizations;

2. Misrepresent any material fact in any application, plans or other information submitted to obtain permits or authorizations under this chapter; or
3. Remove or deface any sign, notice, complaint, or order required by or posted in accordance with this chapter.

B. When a critical area or its buffer has been altered in violation of this chapter, all ongoing development work shall stop and the critical area shall be restored. The City shall have the authority to issue a stop work order to cease all ongoing development work, and order restoration, rehabilitation, or replacement measures at the owner's or other responsible party's expense to compensate for violation of provisions of this chapter.

C. Restoration plan required. All development work shall remain stopped until a restoration plan is prepared and approved by the Director. Such a plan shall be prepared by a qualified professional using the best available science and shall describe how the actions proposed meet the minimum requirements described in Subsection (D) below. The Director shall, at the violator's expense, seek expert advice in determining the adequacy of the plan. Inadequate plans shall be returned to the applicant or violator for revision and resubmittal.

D. Minimum performance standard for restoration.

1. For alterations to critical aquifer recharge areas, frequently flooded areas, wetlands, and habitat conservation areas, the following minimum performance standards shall be met for the restoration of a critical area; provided, that if the violator can demonstrate that greater functional and habitat values can be obtained, these standards may be modified:
 - a. The historic structural and functional values shall be restored, including water quality and habitat functions;
 - b. The historic soil types and configuration shall be replicated;
 - c. The critical area and buffers shall be replanted with native vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities. The historic functions and values should be replicated at the location of the alteration; and
 - d. Information demonstrating compliance with the requirements in Section BIMC 16.20.110 shall be submitted to the Director.
2. For alterations to flood and geological hazard areas, the following minimum performance standards shall be met for the restoration of a critical area; provided, that if the violator can demonstrate that greater safety can be obtained, these standards may be modified:
 - a. The hazard shall be reduced to a level equal to, or less than, the pre-development hazard;

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- b. Any risk of personal injury resulting from the alteration shall be eliminated or minimized; and
- c. The hazard area and buffers shall be replanted with native vegetation sufficient to minimize the hazard.

3. All restoration plans shall include a detailed estimate of the cost for implementation of the restoration plan.

E. Site investigations. The Director is authorized to make site inspections and take such actions as are necessary to enforce this chapter. The Director shall present proper credentials and make a reasonable effort to contact any property owner before entering onto private property.

F. Penalties. Any development carried out contrary to the provisions of this chapter shall constitute a public nuisance and may be enjoined as provided by the statutes of the State of Washington. Enforcement of this chapter and the imposition of penalties for violations of this chapter shall be as provided for in Chapter 1.26 BIMC; provided, that in addition to the civil penalties provided for in BIMC 1.26.090, an additional penalty shall be imposed on any person, party, firm, corporation, property owner, or other legal entity who fails to complete a required restoration plan or who conducts any willful disturbance (including cutting vegetation) of a critical area or its associated buffer in violation of this chapter. For such violations, the additional penalty shall be in the amount equal to 200% of the cost of restoration as approved under a restoration plan pursuant to Subsections (C) and (D) above. Any person, party, firm, corporation, or other legal entity who knowingly and willfully refuses to complete a required restoration pursuant to Subsections (C) and (D) above shall be guilty of a misdemeanor punishable by not more than 30 days in jail and/or not more than a \$1,000 fine.

16.20.170 Critical area reports.

A. Aquifer recharge areas site assessment.

1. The site assessment shall include:

- a. A site map drawn to scale which indicates the location of known or geologically representative wells (abandoned and active), springs, and surface water features within 1,000 feet of the project property boundary;
- b. A description of the site-specific hydrogeological characteristics. At a minimum, this will include a description of the lithology, depth and static water level of known underlying aquifer(s), and depiction of groundwater flow direction and patterns on the site map;
- c. A description of the proposed land use and activities specifically detailing water consumption; an inventory of all chemical use, storage, transportation, production (including process wastewater), and disposal; and any potential pollutant identified by the U.S. EPA as a potential source of drinking water contamination (Appendix A of the

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Washington State Critical Aquifer Recharge Area Guidance Document) or known to be deleterious to the environment or human health; and
d. A general discussion of surface and groundwater quality and quantity in the area and the identification of the potential adverse quality and quantity impacts to groundwater and surface water features within 1,000 feet of the project.

2. In-depth Site Assessment Elements. The required elements of the in-depth site assessment for a given development or re-development will be based on the initial site assessment review by the City, the Kitsap Public Health District, affected Tribes, and affected public water purveyors.

One or more of the elements listed below may be required based upon the proposed project activity, complexity of underlying hydrogeological conditions, and the perceived potential to adversely impact groundwater or surface water quality or quantity. One or more of these elements may also be required if the applicant chooses to demonstrate that mitigation measures are not necessary to protect the quantity or quality of groundwater or surface water or that the project does not pose a risk of detriment to groundwater or surface water. Additional in-depth site assessment elements include:

- a. Lithologic characteristics and stratigraphic relationships of the affected aquifer(s) and overlying geologic units and soil types including thickness, horizontal and vertical extent, permeability, and infiltration rates of surface soils.
- b. Delineation of identified structural features such as faults, fractures, and fissures.
- c. Aquifer characteristics including determination of recharge and discharge areas, transmissivity, storage coefficient, hydraulic conductivity, porosity, and estimate of groundwater flow direction, velocity and patterns for the affected aquifer(s).
- d. Estimate of precipitation and evapotranspiration rates for the project area.
- e. Preparation of appropriate hydrogeological cross sections depicting underlying lithology and stratigraphy, aquifer(s), and potential or probable contaminant pathway to both surface and groundwater from a chemical release.
- f. Determination of background or existing groundwater quality underlying the project area and water quality of surface water bodies.
- g. Contaminant fate and transport including probable migration pathways and travel time of potential contaminant release(s) from the site through the unsaturated zone to the aquifer(s) and through the aquifer(s), and how the contaminant(s) may be attenuated within the unsaturated zone and the aquifer(s) with consideration to advection, dispersion, and diffusion of contaminants in the groundwater.
- h. Delineation of areas potentially affected by contaminant migration on the ground surface and/or through potentially affected aquifer(s).
- i. Determination of the degree of continuity between groundwater and nearby surface water including potential impacts to baseflow in streams from proposed groundwater withdrawals, and potential impacts to surface water quality from site runoff or contaminated groundwater discharge.
- j. Assessment of the potential for pumping-induced seawater intrusion.

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k. Nitrate Loading Assessment. For projects that have the potential to adversely impact groundwater quality by nitrate loading, the applicant shall test existing wells and/or required test wells for nitrate as nitrogen and calculate the current and projected future groundwater nitrate concentrations at full project build-out, at appropriate point(s) of compliance, as determined by project characteristics, and in a methodology approved by the City. If the calculated nitrate loading in the intended water supply equals or exceeds 5 milligrams per liter nitrate as nitrogen, the applicant shall develop a mitigation plan with the point(s) of compliance determined based on project characteristics.

l. Multiple-stage (or phased) development must consider impacts of the total build-out of the project to allow for an assessment of the cumulative impacts of the entire development on critical aquifer recharge areas.

B. Aquifer Recharge Mitigation Plan.

For proposals requiring aquifer recharge area impact mitigations, the applicant shall develop for approval by the City a mitigation plan for the proposed development. Affected public water purveyors (Group A & B), affected Tribes, and the Kitsap Public Health District will be notified and invited to comment on all mitigation plans. The City will consider all recommendations submitted by these entities when developing appropriate permit conditions.

The City may, based on performance criteria and monitoring results, require additional amendments to the plan. The City reserves the right to submit mitigation plans for a third-party review at the applicant's expense and to reject any proposed land use or activity that poses significant risk to groundwater or surface water quality or quantity that cannot be satisfactorily mitigated.

1. The mitigation plan shall contain the project's permit conditions and, as applicable:

- a. A description of the mitigation measures to be taken, how they will be implemented, and performance criteria.
- b. A groundwater and surface water monitoring program to measure potential impacts to the development to underlying aquifer(s) and surface water. The monitoring plan will describe monitoring, maintenance, and reporting requirements.
- c. A contingency plan describing spill response and corrective actions to be taken if a release of a pollutant occurs or monitoring results indicate that mitigation measures are not effectively protecting groundwater and surface water resources and human health. The City shall have the authority to impose additional required corrective actions where such measures are necessary to protect groundwater and surface water resources or human health. Where appropriate contingencies are not feasible and result in an activity posing unacceptable risk to groundwater or surface water resources or human health, the City shall deny the proposal.

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- d. Multiple-stage (or phased) development must consider mitigation for each phase of development as well as the total build-out of the project to allow for an assessment of the cumulative impacts of the entire development on critical aquifer recharge areas.
- e. Conditions that would arise that warrant ceasing the project operation altogether.
- f. Wellhead Protection Mitigation. Where a wellhead protection plan addressing the project area exists, the City shall use the recommendations contained in the wellhead protection plan as a basis for formulating required mitigation measures. In the absence of such a mitigation plan, the City shall contact the owner of the public water system (Group A and B) impacted by the proposed project and jointly develop mitigation measures, a summary of which shall be signed by the applicant and recorded with the applicant's property title.

g. Nitrate Loading Mitigation.

- i. General Requirements. If a calculated nitrate loading concentration for a project at the designated point(s) of compliance per BIMC 16.20 170.X is equal to or greater than 5 milligrams per liter nitrate as nitrogen, then the applicant shall be required to place a notification on the documents of title for the property affected. A monitoring plan shall be developed to monitor the nitrate level and include a contingency plan to be implemented if the nitrate level exceeds 10 milligrams per liter nitrate as nitrogen.
- ii. Land Divisions. If the calculated nitrate loading concentration for a land division at the designated point(s) of compliance per BIMC 16.20 170.X is equal to or greater than 5 milligrams per liter nitrate as nitrogen, then the applicant shall:
- (A) Develop a mitigation plan to minimize the nitrate loading rate; and
- (B) Develop a contingency plan to be implemented if the nitrate concentration exceeds 10 milligrams per liter nitrate as nitrogen; and
- (C) Submit the contingency plan with the final plat application. The contingency plan must be approved by the City, and then recorded with the Kitsap County Auditor as part of the final plat. Conditions of the contingency plan shall be listed on the face of the plat.
- iii. Mitigation of nitrate in groundwater from on-site septic systems may include decreasing the density of septic system drainfields.

2. Recording of Mitigation Plan Summaries.

- a. General Requirements. The City may require that the applicant record a City-approved summary of the mitigation plan on the property title. A copy of the recorded summary shall be provided to the City in hard copy and electronic format. If a property owner can demonstrate, to the satisfaction of the City, that mitigation measures are no longer necessary, the City shall approve the addition of language on the title for the property nullifying the mitigation requirements.

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b. Land Divisions. The mitigation plan must be approved by the City, and then recorded with the Kitsap County Auditor as part of the final plat. Conditions of the mitigation plan shall be listed on the face of the plat.

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C. Habitat management plan.

2.1. General. A Habitat Management Plan shall comply with the requirements of this Section, and shall clearly demonstrate that greater protection of the functions and values of critical areas can be achieved through the HMP than could be achieved through providing the prescribed habitat buffers. The Director shall prepare performance standards and monitoring guidelines for Habitat Management Plans, including a program for City oversight of such plans. Once the standards and guidelines are in place, an applicant may propose to implement an HMP as a means to protect habitat buffers associated with wetlands and/or fish and wildlife conservation areas.

3.2. Intent. HMPs are primarily intended as a means to restore or improve buffers that have been degraded by past activity, and should preserve, and not reduce, existing high quality habitat buffers. While not primarily intended as a means to reduce buffers, the HMP may propose a reduction of the habitat buffer width where it is shown that the HMP will comply with the other requirements of this Section. An HMP shall not reduce the prescribed water quality buffer width as listed in BIMC 16.20.130 and 16.20.160 under any circumstance.

4.3. Effect of buffers. An HMP shall provide habitat functions and values that are greater than would be provided by the prescribed habitat buffers. When habitat buffers are a component of an HMP, they shall be at least the minimum size necessary to accomplish the objectives of the HMP. The HMP may propose, but the City shall not require, a habitat buffer containing a greater area than is required by the prescribed habitat buffer.

5.4. Impact mitigation - general. The HMP shall encompass an area large enough to provide mitigation for buffer reduction below the standard required buffers, and shall identify how the development impacts resulting from the proposed project will be mitigated. The developer of the plan shall use the best available science in all facets of the analyses. The Washington Department of Fish and Wildlife Priority Habitat and Species Management Recommendations, dated May 1991, and/or bald eagle protection rules outlined in WAC 232-12-292, as now or hereafter amended, may serve as guidance for this report. For Habitat Management Plans addressing wetland buffers, Method for Assessing Wetland Functions, Ecology Publication #99-116 shall be used for guidance in determining function equivalency.

6.5. HMP review. All Habitat Management Plans shall be submitted to the Washington State Department of Fish and Wildlife habitat biologist and to the Suquamish

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Tribe for review and comment. Within that same time frame, the City's Environmental Technical Advisory Committee shall be asked to review the HMP and provide comments.

7.6. Map. The Habitat Management Plan shall contain a map prepared at an easily readable scale, showing:

- a. The location of the proposed development site;
- b. Property boundaries;
- c. The relationship of the site to surrounding topographic, water features, and cultural features;
- d. Proposed building locations and arrangements;
- e. A legend which includes a complete legal description, acreage of the parcel, scale, north arrow, and date of map revision.

8.7. Report. The Habitat Management Plan shall also contain a report which contains:

- a. A description of the nature and intensity of the proposed development;
- b. An analysis of the effect of the proposed development, activity or land use change upon the wildlife species and habitat identified for protection. If the Habitat Management Plan is addressing wetland habitat, the analysis shall compare an assessment of wildlife habitat suitability of the wetland applying standard buffers with an assessment of habitat suitability as proposed using *Method for Assessing Wetland Functions, Washington State Department of Ecology* (if available for the specific Hydrogeomorphic classification); and
- c. A plan which identifies how the applicant proposes to mitigate any adverse impacts to wildlife habitats created by the proposed development. For wetland or other habitats protected by this chapter, the application shall show, using the appropriate function assessment methodology, that habitat functions and values are greater after the development than would occur had the prescribed buffers been provided (see Mitigation Plan requirements, Section 16.20.110).
- d. All review comments received from a habitat biologist from the Washington State Department of Fish and Wildlife (WDFW) and the Suquamish Tribe. If the HMP recommends mitigation involving federally listed threatened or endangered species, migratory waterfowl or wetlands, the U.S. Fish and Wildlife Service shall receive a copy of the draft HMP.
- e. For properties subject to the provisions of the City's Shoreline Master Program, Chapter 16.12 BIMC, a site specific analysis of the project's impact on shoreline fish and wildlife habitat, as currently required by the SMMP, utilizing the provisions for environmentally sensitive areas as provided in Exhibit A.
- f. The HMP shall specifically address, as appropriate, the following:
- g. Enhancement of existing degraded buffer area and replanting of the disturbed buffer area with native or equivalent vegetation;
- h. The use of alternative on-site wastewater systems in order to minimize site clearing;
- i. Infiltration of stormwater where soils permit;

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- j. Retention of existing native or equivalent vegetation on other portions of the site in order to offset habitat loss from buffer reduction; and
- k. The need for fencing and signage along the buffer edge.

~~9.8.~~ Mitigation measures. Possible mitigation measures to be included in the report, or required by the Director, could include, but are not limited to:

- a. Establishment of buffer zones;
- b. Preservation of critically important plants and trees;
- c. Limitation of access to habitat areas;
- d. Seasonal restriction of construction activities;
- e. Establishing phased development requirements; and
- f. Monitoring plan for a period necessary to establish that performance standards have been met. Generally this will be for a period of seven to ten years.

~~10.9.~~ HMP adequacy. The HMP shall demonstrate to the satisfaction of the Director that the habitat functions and values are improved by implementation of the HMP. If there is a disagreement between the Director and the applicant as to the adequacy of the HMP, the issue of plan adequacy shall be resolved by consulting with the Washington Department of Fish and Wildlife for HMPs relating to streams or the Washington Department of Ecology for HMPs relating to wetlands. If the State agencies are not available in a timely manner, the applicant may choose to have the City refer the HMPs to a third party consultant at the expense of the applicant. After consultation with such State departments or third party consultant, the Director shall make a final decision on the adequacy of the HMP.

~~11.10.~~ Timing. An HMP must be developed and approved either prior to preliminary plat approval or issuance of the building permit, as applicable, and must be implemented before the City grants either final plat approval or an occupancy permit, as applicable.

~~12.11.~~ Performance Surety. The Director may require that the applicant provide a performance surety to ensure conformance with mitigation requirements of the habitat management plan pursuant to BIMC 16.20.180.

D. Buffer Enhancement Plan

As part of a buffer modification request, the applicant shall submit a buffer enhancement plan that assesses the functions and values of the buffer and the effects of the proposed modification on those functions and values.

The buffer enhancement plan shall be prepared in accordance with the applicable requirements of BIMC 16.20.170.XX, Wetland mitigation plans.

E. Geological Hazards Assessment.

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1. A geological hazards assessment shall contain the following site- and proposal-related information at a minimum:
 - a. Site and Construction Plans. The report shall include a copy of the site plans for the proposal showing:
 - i. The type and extent of geologic hazard areas, any other Critical Areas, and buffers on, adjacent to, or within a zone or distance of potential significant influence as determined by a professional engineer/ geologist;
 - ii. Proposed development, including the location of existing and proposed structures, fill, storage of materials, and drainage facilities, with dimensions indicating distances to the floodplain, if available;
 - iii. The topography, as determined by a professional engineer or geologist, of the project area and all hazard areas addressed in the report; and
 - iv. Clearing limits.
 - b. Assessment of Geological Characteristics. The report shall include an assessment of the geologic characteristics of the soils, sediments, and/or rock of the project area and potentially affected adjacent properties, and a review of the site history regarding landslides, erosion, and prior grading. Soils analysis shall be accomplished in accordance with accepted classification systems in use in the region. The assessment shall include, but not be limited to:
 - i. A description of the surface and subsurface geology, hydrology, soils, and vegetation found in the project area and in all hazard areas addressed in the report;
 - ii. A detailed overview of the field investigations, published data, and references; data and conclusions from past assessments of the site; and site specific measurements, test, investigations, or studies that support the identification of geologically hazardous areas; and
 - iii. A description of the vulnerability of the site to seismic and other geologic events.
 - a. Analysis of Proposal. The report shall contain a hazards analysis including a detailed description of the project, its relationship to the geologic hazard(s), and its potential impact upon the hazard area, the subject property, and affected adjacent properties.
 - b. Minimum Buffer and Building Setback. The report shall make a recommendation for the minimum no-disturbance buffer and minimum building setback from any geologic hazard based upon the geotechnical analysis. Where the recommended buffers are less than the standard buffers set forth in section 16.20.150(E) of BIMC, the rationale and basis for the reduced buffer shall be clearly articulated and demonstrate that the protection standard set forth in that section has been met.

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2. Landslide Hazard and Erosion Hazard Areas. In addition to the basic geologic hazards assessment, an assessment for an erosion hazard or landslide hazard area shall include the following information at a minimum:
 - a. Erosion Control. An erosion control plan prepared by a civil engineer shall be submitted to the City prior to the issuance of a clearing or grading permit.
 - b. The applicant shall provide a geotechnical analysis containing the following information:
 - v. Site Plan. The Critical Area report shall include a copy of the site plan for the proposal showing:
 - A. The height of slope, slope gradient, and cross-section of the project area;
 - B. The location of springs, seeps, or other surface expressions of ground water on or a zone or distance of potential significant influence as determined by a professional engineer/ geologist; and
 - C. The location and description of surface water run-off features.
 - i. Hazards Analysis. The hazards analysis component of the Critical Areas report shall specifically include:
 - i. A description of the extent and type of vegetative cover;
 - ii. A description of subsurface conditions based on data from site-specific explorations;
 - iii. Descriptions of surface and ground water conditions, public and private sewage disposal systems, fills and excavations, and all structural improvements;
 - iv. An estimate of slope stability and the effect construction and placement of structures will have on the slope over the estimated life of the structure;
 - b. An estimate of the bluff retreat rate that recognizes and reflects potential catastrophic events such as seismic activity or a one hundred-year storm event;
 - i. Consideration of the run-out hazard of landslide debris and/or the impacts of landslide run-out on down slope properties;
 - ii. A study of slope stability including an analysis of proposed cuts, fills, and other site grading;
 - iii. Recommendations for building siting limitations; and
 - iv. An analysis of proposed surface and subsurface drainage, and the vulnerability of the site to erosion.
3. Geotechnical Engineering Report. The technical information for a project within a landslide hazard area shall include a geotechnical engineering report prepared by a licensed engineer that presents engineering recommendations for the following:
 - i. Parameters for design of site improvements including appropriate foundations and retaining structures. These should include allowable load and resistance

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- capacities for bearing and lateral loads, installation considerations, and estimates of settlement performance;
 - ii. Recommendations for drainage and subdrainage improvements;
 - iii. Earthwork recommendations including clearing and site preparation criteria, fill placement and compaction criteria, temporary and permanent slope inclinations and protection, and temporary excavation support, if necessary; and
 - iv. Mitigation of adverse site conditions including slope stabilization measures for seismically unstable soils, surface water management, location and methods of erosion control, a vegetation management and/or replanting plan, and/or other means for maintaining long-term soil stability if appropriate.
4. Seismic Hazards Areas. In addition basic geologic hazards assessment, an assessment for a seismic hazard area shall also meet the following requirements:
- a. Fault Hazard. The applicant shall provide a geologic/geotechnical analysis containing information specified by the City Engineer that documents the presence or absence of any surface deformation on the site in areas mapped by the City. If deformation is located, the applicant shall provide a geotechnical analysis containing information specified by the City Engineer, which concludes that the development proposal as mitigated meets the standards of this section.
 - b. Liquefaction Hazard. The applicant shall provide a geotechnical analysis containing information specified by the City Engineer that meets the standards of this section (as mitigated).
 - c. Seismic Landslide Hazard. The applicant shall provide the same analysis and plan as required for landslide hazard areas, pursuant to BIMC 16.20.150(D)(1)(h)(1).
5. Tsunami Hazards. The City shall provide applicants for development in low lying shoreline areas and other areas where flood elevation is controlled by tide level with information on tsunami hazards.

F. Wetland critical areas report.

A wetland critical areas report shall include, but not necessarily be limited to, the following:

1. A site plan showing the following:

- a. Surveyed wetland boundaries based upon a delineation by a wetland specialist or wetland boundaries recorded using a differential global positioning system, based upon a delineation by a wetland specialist.
- b. Location of required buffers pursuant to BIMC 16.20.130.XX or as proposed through buffer modification pursuant to BIMC 16.20.130.XX.
- c. Site boundary property lines and roads;
- d. Internal property lines, rights-of-way and easements;

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- e. Existing physical conditions of the site, including buildings, fences and other structures, existing hard surfaces, utilities, etc.
- f. Contours at the smallest readily available intervals;
- g. Hydrologic mapping showing patterns of surface water movement and known subsurface water movement into, through, and out of the site;
- h. Location of all test holes and vegetation sample sites, numbered to correspond with flagging in the field and field data sheets; and
- i. An aerial photograph with overlays displaying the site boundaries and wetland delineation.

2. A report including the following:

- a. Vicinity map
- b. Location information (parcel number and address)
- c. General site conditions including topography, size and surface area of all wetlands identified and water bodies within one-quarter mile of the site
- d. Analysis of functional values of existing wetlands
- e. Summary of proposed development, use or activities and potential impacts to wetlands
- a. f. Copies of rating forms and maps from the Wetland Rating System for Western Washington – Revised (2014) or as amended.
- f. Required buffers pursuant to BIMC 16.20.130.XX.
- g. Complete U.S. Army Corps of Engineers wetland determination data forms
- j. National Wetland Inventory map
- k. Wetland mitigation plan, if compensatory mitigation is required.

G. Wetland mitigation plan.

- 1. Compensatory mitigation plans shall be consistent with Wetland Mitigation in Washington State – Part 2: Developing Mitigation Plans – Version 1 (Ecology Publication #06-06-011b, March 2006), as revised, and, if applicable, Selecting Wetland Mitigation Sites Using a Watershed Approach (Western Washington)(Ecology Publication 09-06-032, December 2009) and meet the following standards:
 - a. All critical area restoration, creation and/or enhancement projects required pursuant to this chapter either as a permit condition or as a result of an enforcement action shall follow a mitigation plan prepared by an expert approved by the Director. The applicant or violator shall receive written approval of the mitigation plan by the Director prior to commencement. Compensatory mitigation is not required for allowed activities which utilize best management practices to protect the functions and values of regulated critical areas.
 - b. Purpose of Mitigation Plan. The mitigation plan shall provide information on land acquisition, construction, maintenance and monitoring of the replaced critical area. The mitigation plan shall recreate as nearly as possible the original critical area in terms of its acreage, function, geographic location and setting.

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- c. Mitigation Plan Submittal Requirements. A complete mitigation plan shall consist of plot plans, a written report, and performance bonds, as required below. The plot plans and written report shall be prepared by qualified professionals approved by the Director.
- 1. Plot Plan Requirements. The following information shall be submitted on one or more plot plans (as determined by the Director):
 - a. A legal description and a survey (boundary and topography) prepared by a licensed surveyor of the proposed development site, compensation site, and location of existing critical area(s) on each. This shall include wetland delineation and existing wetland acreage.
 - b. Scaled plot plan(s) indicating:
 - i. Proposed construction;
 - a. Zoning setback and critical area buffer requirements;
 - b. Construction phasing and sequence of construction;
 - c. Site cross-sections, percent slope, existing and finished grade elevations;
 - d. Soil and substrate conditions;
 - e. Grading and excavation plan, including erosion and sediment control plans needed for construction and long-term survival; substrate stockpiling locations and techniques, and source controls needed for critical area construction and maintenance;
 - f. Landscape plans indicating species, types, quantities, locations, size, spacing or density of planting; planting season or timing; planting instructions, watering schedule and nutrient requirements; source of plant materials or seeds; and, where appropriate, measures to protect plants from destruction or predation; and
 - g. Water control structures and water-level maintenance practices needed to achieve the necessary hydrocycle/hydroperiod characteristics, etc.
- 3. Written Report Requirements. A written report shall accompany the plot plan(s) and shall provide the additional information required below. In addition, the report should be used as needed to clarify or explain elements of the plot plan(s).
 - a. Baseline Information.
 - i. Wetland delineation and existing wetland acreage;
 - a. Vegetative, faunal and hydrologic characteristics;
 - b. Soil and substrate conditions;
 - c. Relationship within watershed and to existing streams, wetlands, ponds, or saltwater;
 - d. Existing and proposed adjacent site conditions; and
 - e. Existing and proposed ownership.

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- b. Environmental Goals and Objectives. The report shall contain a description of the environmental goals and objectives to be met by the compensation plan. The goals and objectives shall be related to the functions and values of the original critical area or, if out-of-kind wetland mitigation, the type of wetland to be emulated. This analysis shall include, but is not limited to the following:
- c. Site selection criteria;
 - ii. Identification of compensation goals;
 - iii. Identification of functions and values;
 - iv. Dates for beginning and completion of the project and compensation plan;
 - v. A complete description of the relationship between and among structures and functions sought;
 - vi. Review of available literature and/or known like-projects to date in restoring or creating the type of critical area proposed;
 - vii. Likelihood of success of the proposed compensation project at duplicating the original critical area. This shall be based on experiences of comparable projects identified in the literature review or existing projects, if any; and
 - viii. Likelihood of the ability of the created or restored critical area to provide the functions and values of the original critical area. This shall be based on such factors as surface water and groundwater supply and flow patterns; dynamics of the ecosystem; sediment or pollutant influx and/or erosion, periodic flooding and drought, etc.; presence of invasive flora or fauna; potential human or animal disturbance; and previous comparable projects, if any.
- d. Performance Standards. Specific criteria shall be provided for evaluating whether or not the goals and objectives of the project are met and for beginning remedial action or contingency measures. Such criteria may include water quality standards, survival rates of planted vegetation, species abundance, and diversity targets, habitat diversity indices, or other ecological, geological or hydrological criteria.
- e. Detailed Specifications. Written specifications and descriptions of compensation techniques shall be provided. These shall include, but not be limited to, items in Subsection C.2 of this Section.
- f. Monitoring Program. A program outlining the approach for monitoring construction of the compensation project and for assessing a completed project shall be provided. Monitoring may include, but is not limited to:
 - ii. Establishing vegetation plots to track changes in plant species composition and density over time;
 - iii. Using photo stations to evaluate vegetation community response;
 - iv. Sampling surface and subsurface waters to determine pollutant loading, and changes from the natural variability of background conditions (pH, nutrients, heavy metals);
 - v. Measuring base flow rates and storm water runoff to model and evaluate water quality predictions, if appropriate;
 - vi. Measuring sedimentation rates, if applicable; and
 - vii. Sampling fish and wildlife populations to determine habitat utilization, species abundance and diversity.

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- c. A protocol shall be included outlining how the monitoring data will be evaluated by agencies that are tracking the progress of the compensation project. A monitoring report shall be submitted annually, at a minimum, documenting milestones, successes, problems, and contingency actions of the compensation project. The compensation project shall be monitored for a period necessary to establish that performance standards have been met, but not for a period less than seven years.
 - d. Contingency Plan. Identification of potential courses of action, and any corrective measures to be taken when monitoring or evaluation indicates project performance standards are not being met.
 - C. Performance and Maintenance Surety and Demonstration of Competence. A demonstration of financial resources, administrative, supervisory, and technical competence and scientific expertise to successfully execute the compensation project shall be provided. A compensation project manager shall be named and the qualifications of each team member involved in preparing the mitigation plan and implementing and supervising the project shall be provided, including educational background and areas of expertise, training and experience with comparable projects. In addition, a surety ensuring fulfillment of the compensation project, monitoring program, and any contingency measure shall be posted pursuant to BIMC 16.20.180.
4. City Consultation. The City may consult with and solicit comments from any federal, state, regional, or local agency, including tribes, having any special expertise with respect to any environmental impact prior to approving a mitigation proposal which includes critical areas compensation. The compensation project proponents should provide sufficient information on plan design and implementation in order for such agencies to comment on the overall adequacy of the mitigation proposal.
5. Permit Conditions. Any compensation project prepared pursuant to this section and approved by the Director shall become part of the application for the permit.

16.20.180 Definitions.

- A. For the purposes of this chapter, the following definitions shall apply:
- 1. “Adverse impact” means a condition that creates, imposes, aggravates, or leads to inadequate, unsafe, or unhealthy conditions on a site.
 - 2. “Agricultural activities” means the normal actions associated with the production of crops such as plowing, cultivating, minor drainage, and harvesting; and/or raising or keeping of livestock, including operation and maintenance, and repair of farm and stock ponds, drainage ditches, irrigation systems, and normal operation, maintenance, and repair of existing serviceable agricultural structures, facilities, or improved areas.

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3. “Alteration” means a human-induced action that changes the existing conditions of a critical area or its buffer and results in the modification of the existing topography, stability, vegetation, hydrology, wildlife or wildlife habitat.
4. “Alteration, structure” means a change, modification or adjustment.
5. “Anadromous fish” means fish whose life cycle includes time spent in both salt and fresh water.
6. “Applicant” means a person, corporation, or organization that files an application for a land use or development permit with the city and that is either the owner of the land on which that proposed activity would be located, or the authorized agent of such a person.
7. “Bank stabilization” means modification used for the purpose of preventing erosion, protecting channels, and retaining uplands.
8. “Biodiversity areas and corridors” means areas of habitat that are relatively important to various species of native fish and wildlife.
 - a. Biodiversity areas.
 - i. The area has been identified as biologically diverse through a scientifically based assessment conducted over a landscape scale (e.g., ecoregion, county- or city-wide, watershed, etc.). Examples include but are not limited to WDFW Local Habitat Assessments, Pierce County Biodiversity Network, and Spokane County’s Wildlife Corridors and Landscape Linkages; or
 - ii. The area is within a city or an urban growth area (UGA) and contains valuable fish or wildlife habitat and is mostly comprised of native vegetation. Relative to other vegetated areas in the same city or UGA, the mapped area is vertically diverse (e.g., multiple canopy layers, snags, or downed wood), horizontally diverse (e.g., contains a mosaic of native habitats), or supports a diverse community of species as identified by a qualified professional who has a degree in biology or closely related field and professional experience related to the habitats or species occurring in the biodiversity area. These areas may have more limited wildlife functions than other priority habitat areas due to the general nature and constraints of these sites in that they are often isolated or surrounded by highly urbanized lands.
 - b. Corridors. Corridors are areas of relatively undisturbed and unbroken tracts of vegetation that connect fish and wildlife habitat conservation areas, priority habitats, areas identified as biologically diverse, or valuable habitats within the city.
9. “Best available science” (BAS) means scientifically valid information derived in accordance with WAC 365-195-9050 through 925, or as amended, that is used to develop and implement critical areas policies or regulations.
10. “Best management practices” (BMPs) means conservation practices or systems of practices and management measures that:
 - a. Control soil loss and protect water quality from degradation caused by nutrients, animal waste, toxins, and sediment;
 - b. Minimize adverse impacts to surface water and groundwater flow, and to the chemical, physical, and biological characteristics of critical areas;

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- c. Protect trees, vegetation and soils designated to be retained during and following site construction and use native plant species appropriate to the site for re-vegetation of disturbed areas; and
 - d. Provide standards for proper use of chemical herbicides within critical areas.
 - e. BMPs are defined by the United States Department of Agriculture, the State of Washington Department of Agriculture, the Washington State Department of Ecology, Washington State Department of Health, Kitsap Conservation District, and other professional organizations.
11. “Bog” means a low-nutrient, acidic wetland with organic soils and characteristic bog plants, as described in Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication #14-06-29, October 2014).
 12. “Buffer” means a designated area contiguous to a wetland or stream intended to protect the wetland or stream and be an integral part of the wetland or stream ecosystem.
 13. “Critical aquifer recharge area” means areas with a critical recharging affect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.
 14. “Critical areas” means aquifer recharge areas, fish and wildlife habitat-conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands.
 15. “Critical facilities” means facilities that are essential to the health and welfare of the community, including services that protect life and property. Such facilities include, but are not limited to, hospitals, emergency clinics, police and fire stations, emergency vehicle and equipment storage facilities, emergency operations centers, aviation control centers, and utility facilities such as sewage treatment plants and electric transmission substations.
 16. “Critical habitat” means a habitat identified by US Fish and Wildlife Service or the National Marine Fisheries Service as habitat necessary for survival of endangered or threatened species.
 17. Cutting, vegetation” means the removal of the main trunk or stem of a small tree for the purposes of controlling aggressive or weedy species.
 18. Development” means any action that would require review land use review or other approval from the city or other local, state or federal jurisdiction. Development includes, but is not limited to: land division; construction, reconstruction, structural alteration, relocation, or enlargement of any structure; clearing or grading; and changes to surface or ground waters.
 19. “Director” means the director of the city’s Planning and Community Development Department or his/her designee.
 20. “Educational or scientific activities” means controlled and/or supervised scientific activities or educational activities that are associated with an educational or scientific program that result in no adverse impacts to critical areas or their buffers.
 21. “Engineering geologist” means a practicing engineering geologist who has at least four years of professional employment as an engineering geologist with experience in landslide evaluation, and a Washington State specialty license in engineering geology as specified in Chapter 18.220 RCW.

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22. "Erosion hazard area" means those areas containing soils which, according to the United States Department of Agriculture Natural Resource Conservation Service Soil Survey Program, may experience significant erosion. Erosion hazard areas also include coastal erosion-prone areas and channel migration areas.
23. "Existing development" means a development that was lawfully constructed, approved or established prior to the effective date of the ordinance codified in this chapter.
24. "Fish" means species of the vertebrate taxonomic groups *Cephalospidomorphi* and *Osteichthyes*.
25. "Fish and wildlife habitat conservation areas" means
 1. areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness.
 2. "Habitats of local importance" designated as fish and wildlife habitat conservation areas include those areas found to be locally important by counties and cities.
 3. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company
26. "Fish habitat" means habitat which is used by any fish at any life stage at any time of the year, including potential habitat likely to be used by fish which could be recovered by restoration or management and includes off-channel habitat.
27. "Fisheries biologist" means a person with experience and training in fisheries who is able to submit substantially correct reports on fish population surveys, stream surveys and other related data analyses of fisheries resources. "Substantially correct" means that technical or scientific errors, if any, are minor and do not delay or affect the site plan review process. Qualifications of a fisheries biologist include:
 1. Either:
 - i. Certification by the American Fisheries Society, or;
 - ii. Bachelor of Science degree in fisheries or the biological sciences from an accredited institution and five years of professional fisheries experience; and
 2. The prior successful completion of at least three habitat management plans.
28. "Frequently flooded areas" means lands subject to at least a one percent or greater chance of flooding in any given year, or within areas subject to flooding due to high ground water. These areas include, but are not limited to, streams, lakes, coastal areas, wetlands and areas where high ground water forms ponds on the ground surface. (See Chapter 15.16 BIMC, Flood Damage Prevention.)
29. "Functions and values" means the natural processes and beneficial roles performed or provided by critical areas including, but not limited to, water quality protection and enhancement, providing fish and wildlife habitat, supporting terrestrial and aquatic food chains, providing flood storage, conveyance and attenuation, groundwater recharge and

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- discharge, erosion control, wave attenuation, protecting aesthetic value, and providing recreational and educational opportunities. These roles are not listed in order of priority.
30. “Geologically hazardous areas” means areas susceptible to significant erosion, sliding, or other geological events. They pose a threat to the health and safety of citizens when used as sites for incompatible commercial, residential or industrial development. Geologically hazardous areas include erosion hazard areas, landslide hazard areas, and seismic hazard areas.
 31. “Geotechnical engineer” means a practicing geotechnical/civil engineer who has a valid Washington engineering license and a valid certificate of registration in civil engineering, at least four years of professional employment as a geotechnical engineer with experience in landslide evaluation, and appropriate training and experience as specified in Chapter 18.43 RCW.
 32. “Habitat Management Plan” (HMP) means a report prepared by a professional wildlife biologist or fisheries biologist which discusses and evaluates critical fish and wildlife habitat functions and identifies and evaluates measures necessary to maintain, enhance and improve terrestrial and/or aquatic habitat on a proposed development site.
 33. “Habitat of local importance” means a seasonal range or habitat element with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain their population and reproduce over the long-term. These might include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. These might also include habitats that are of limited availability or areas of high vulnerability to alteration, such as cliffs and wetlands.
 34. “Hazard tree” means a tree that has significant structural defects that are likely to lead to failure and possibly cause injury or damage as identified in a report from an International Society of Arboriculture (ISA) Tree Risk Assessment Qualified (TRAQ) arborist. In the case of steep slopes, a hazard tree can also be a tree that is a hazard to stability of the slope, as determined by a geotechnical engineer.
 35. “Hazardous substances” means any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the characteristics or criteria of hazardous waste as specified in RCW 70.105.010. (Also see BIMC 18.06.450 through 18.06.510).
 36. “Hydric soil” means soil which is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.
 37. “Hydrogeologist” means a practicing hydrogeologist who has at least four years of professional employment as a hydrogeologist with experience in the specific subject area in which they are providing a report, and a Washington specialty license in hydrogeology as specified in RCW Chapter 18.220.
 38. “Hydrophyte or hydrophytic vegetation” means plant life growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content.
 39. “Invasive/exotic species” means opportunistic plant species (either native or nonnative) that colonize disturbed ecosystems and come to dominate the plant community in ways that are seen by us as reducing the values provided by the previous plant community.

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40. “Land disturbing activity” means any activity that results in a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to, clearing, grading, filling and excavation. Compaction that is associated with stabilization of structures and road construction shall also be considered a land disturbing activity. Vegetation maintenance practices are not considered land disturbing activity. Stormwater facility maintenance is not considered land disturbing activity if conducted according to established standards and procedures.
41. “Land divisions” means any division of land subject to the city’s subdivision design standards (BIMC Chapter 17.12).
42. “Landslide hazard areas” means areas which are at risk of mass movement due to a combination of geologic, topographic, and hydrologic factors. Landslide hazard areas include the following:
 - a. Areas characterized by slopes greater than 15 percent having springs or groundwater seepage and having impermeable soils (typically silt and clay) overlain or frequently interbedded with permeable granular soils (predominantly sand and gravel);
 - b. Any area potentially unstable due to rapid stream incision or stream bank erosion;
 - c. Any area located on an alluvial fan, debris flow deposit, or in a debris flowpath, presently or potentially subject to impacts or inundation by debris flows or deposition of stream-transported sediments;
 - d. Any area with a slope of 40 percent or greater and with a vertical relief of 10 or more feet except areas composed of competent consolidated rock;
 - e. Any area designated or mapped as class U, UOS, or URS by the Department of Ecology Coastal Zone Atlas and/or mapped as a landslide or scarp on the USGS Surface Geology Map of Bainbridge Island (Haugerud, 2001).
43. “Landslide hazard area buffer” means an area contiguous to a landslide hazard area sufficient in depth to meet the development standards set forth in BIMC 16.20.xx as determined by a geological hazards assessment prepared in accordance with BIMC 16.20.XX, Critical area reports.
44. “Liquefaction” means a process in which a water-saturated soil, upon shaking, suddenly loses strength and behaves as a fluid.
45. “Low impact development (LID)” means a stormwater and land use management strategy that strives to mimic predisturbance 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.
46. “Low impact development best management practices (LID BMPs)” mean distributed stormwater management practices, integrated into a project design, that emphasize predisturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to: bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water reuse.
47. “Native or equivalent vegetation” means species which are indigenous to the Puget Sound lowlands ecoregion; or a species that is equivalent in providing the same site-

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specific functional arrays as would the native species. Functional arrays may include forage, floodwater restraint, hiding habitat, or other physical or biologic roles in the ecosystem, that singly or in combinations correspond to those of the native species. As with natives, the role of an equivalent species may vary depending on the site and its surrounding ecosystem. Invasive/exotic species shall not be considered equivalent species.

48. "Normal maintenance" means those usual acts to prevent a decline, lapse or cessation from a lawfully established condition. Normal maintenance does *not* include:
 - a. Use of fertilizer or pesticide application in wetlands, fish and wildlife habitat conservation areas, or their buffers;
 - b. Re-digging ditches in wetlands or their buffers to expand the depth or width beyond the original ditch dimensions;
 - c. Re-digging existing drainage ditches to drain wetlands on lands not classified as existing and ongoing agriculture under BIMC 16.20.XX (Exemptions).
49. "Normal repair" means activities to restore a structure or use to a state comparable to original condition, including but not limited to size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction.
50. "Ordinary high water mark" means the mark on the shores of all waters, which will be found by examining the beds and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation; provided, that in any area where the ordinary high-water mark cannot be found, the ordinary high-water mark adjoining freshwater shall be the line of mean high-water.
51. "Pruning" means the selective removal of plant parts to achieve defined objectives.
52. "Pruning amount" means the quantity of plant parts removed at one pruning, expressed in terms of a number of branches or other parts removed, and/or percentage of the crown or buds removed on an entire tree or specific branches.
53. "Ravine" means a V-shaped landform generally having little to no floodplain and normally containing steep slopes, which is deeper than 10 vertical feet as measured from the centerline of the ravine to the top of the slope. Ravines are typically created by the wearing action of streams. The top of the slope is determined where there is a significant change in the slope to generally less than a 15 percent slope.
54. "Reasonable alternative" means an activity that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation.
55. "Reasonable use exception (RUE)" is a means of relief that is available for a property that is encumbered to such an extent by critical areas and/or critical area buffers that application of this chapter would deny all reasonable use of the subject property, as further defined by the decision criteria of BIMC 16.20.080-G, and reasonable use of a property cannot be achieved through any other means.
56. "Redevelopment" means, on a site that is already substantially developed (i.e., has 35 percent or more of existing impervious surface coverage), the creation or addition of impervious surfaces; the expansion of a building footprint or addition or replacement of a

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structure; construction, installation or expansion of a building or other structure; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities.

57. "Removal, vegetation" means to eliminate the presence or hazard of unwanted vegetation.
58. "Seismic hazard areas" means areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, debris flows, or tsunamis. The following areas are considered seismic hazard areas:
- a. Seismic Landslide Hazard Areas - Slopes which are stable in non-earthquake periods, but fail and slide during ground shaking;
 - b. Liquefaction Hazard Areas - Areas of cohesionless, loose or soft, saturated soils of low density in association with a shallow groundwater table that are subject to settlement and/or liquefaction from ground shaking, or;
 - c. Fault Hazard Areas - Areas of known surface rupture or significant surface deformation as a result of an active fault movement, including 50 feet on either side.
59. "Site" means the entire lot, series of lots, or parcels on which a development is located or proposed to be located, including all contiguous undeveloped lots or parcels under common ownership.
60. "Species of local importance" means those species that are of local concern due to their population status or their sensitivity to habitat alteration."
61. "Streams" means those areas in the City of Bainbridge Island where the surface water flows are sufficient to produce a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes but is not limited to bedrock channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. This definition is not meant to include irrigation ditches, canals, storm or surface water runoff devices, or other artificial watercourses unless they are used by fish or used to convey streams naturally occurring prior to construction.
62. "Stream Types" means a streams classification system based on fish usage and perennial or seasonal water regime as found in WAC 222-16-030 and meeting the standards listed below.
- a. "Type F Stream" means a stream that has fish habitat. If fish usage has not been determined, water having the following characteristics are presumed to have fish use: Stream segments having a defined channel of 2 feet or greater within the bankfull and having a gradient greater than 16 percent and less than or equal to 20 percent, and having greater than 50 acres in contributing basin size based on hydrographic boundaries. Determination of fish usage shall use the methodology found in Washington Department of Natural Resource's Forest Practice Board Manual, Section 13, including the use of the default physical criteria upstream of manmade barriers to fish passage.
 - b. "Type Np" means all segments of natural waters within the bankfull width of defined channels that are perennial nonfish habitat streams. Perennial streams are waters that do not go dry any time of a year of normal rainfall. However, for the purpose of water

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- typing, Type Np Waters include the intermittent dry portions of the perennial channel below the uppermost point of perennial flow.
- c. "Type Ns" means all segments of natural waters within the bankfull width of the defined channels that are not Type S, F, or Np Waters. These are seasonal, nonfish habitat streams in which surface flow is not present for at least some portion of a year of normal rainfall and are not located downstream from any stream reach that is a Type Np Water. Ns Waters must be physically connected by an above-ground channel system to marine waters, Type F, or Np Waters.
63. "Wetland" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include, but are not limited to, swamps, estuaries, marshes, bogs, ponds less than twenty acres, including their submerged aquatic beds and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, stormwater facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands include those legally established artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands.
64. "Wetland boundary" means the boundary or outer edge of a wetland as delineated in accordance with the federal wetland delineation manual and applicable regional supplements (as updated), as required by WAC 173-22-035.
65. "Wetland category" means category as defined in Washington State Wetland Rating System for Western Washington – 2014 Update (Ecology Publication No. 14-06-029, October 2014), or as revised and adopted by the department.
66. "Wetlands specialist" means a person with experience and training in wetland issues who is able to submit substantially correct reports on wetland delineations, classifications, functional assessments and mitigation plans. "Substantially correct" means that errors, if any, are minor and do not delay or affect the site plan review process. Qualifications of a wetlands specialist include:
- a. Either:
- i. Certification as a Professional Wetland Scientist (PWS) or Wetland Professional in Training (WPIT) through the Society of Wetland Scientists, or;
- ii. Bachelor of science degree in the biological sciences from an accredited institution and five years of professional field experience; and
- b. The prior successful completion of at least three wetland reports.
67. "Wildlife biologist" means a person with experience and training in the principles of wildlife management and with practical knowledge in the habits, distribution and environmental management of wildlife. Qualifications include:
- a. Either:
- iii. Certification as a professional wildlife biologist through The Wildlife Society, or;

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- iv. Bachelor of science or bachelor of arts degree in wildlife management, wildlife biology, ecology, zoology, or a related field, from an accredited institution and five years of professional field experience; and
 - b. The prior successful completion of at least three habitat managements plans.
68. “Wildlife habitat” means a seasonal range or habitat element with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long-term. These include areas of relative density or species richness, breeding habitat, winter range, and movement corridors. These also include habitats of limited availability or high vulnerability to alteration, such as cliffs, streams and wetlands.
69. “Zone of Influence” means an area, usually upslope from a geologically hazardous area, where changes in land use and hydrology can affect the stability of the geologically hazardous area. The zone of influence is defined as 300 feet upslope from slopes greater than 40 percent, and 200 feet upslope from slopes greater than 15 percent but less than 40 percent that are determined to be geologically hazardous areas.

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