



PLANNING COMMISSION
SPECIAL MEETING AND PUBLIC HEARING
THURSDAY, SEPTEMBER 27, 2018
6:30 – 9:00 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

REVISED* AGENDA *REVISED

- 6:30 PM CALL TO ORDER
 Call to Order, Agenda Review, Conflict Disclosure
- 6:35 PM PUBLIC COMMENT ON OFF AGENDA ITEMS
- 6:45 PM SUBDIVISION DESIGN GUIDELINES AND STANDARDS
 Study Session
 Christy Carr, AICP, Long Range Senior Planner
- 8:15 PM ~~ORDINANCE 2018 30: Fee In Lieu Program for Affordable Housing~~
 Public Hearing – Cancelled due to lack of quorum
 Jennifer Sutton, AICP, Long Range Senior 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**



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: September 27, 2018
To: Planning Commission
From: Christy Carr, AICP, Senior Planner
Subject: Subdivision Dimensional Standards

The August 9, 2018 Planning Commission meeting will review proposed subdivision dimensional standards. Background material provided for your review includes:

- Subdivision Dimensional Standards (table)
- Subdivision drawings – diagrammatic examples showing dimensional standards
- Subdivision examples – examples of existing (past) subdivision layouts and potential future layout using proposed standards (intended to illustrate where dimensional standards apply)

The following changes to the dimensional standards table were made by the Planning Commission at the September 13, 2018 Planning Commission meeting:

Standard	Shown on table	Changed to
Natural space	R-0.4 – 25% R-1 – 25% R-2 – 25%	R-0.4 – 55% R-1 – 45% R-2 – 30%
Homesite	R-2 – 7,500	R-2 – 6,500
Home Site Separation	R-0.4 – none	R-0.4 – 25 feet Add footnote that homesite separation may be increased if applicant demonstrates a clear increase in conservation value.
Community space	R-0.4 – 5%	In R-0.4 zone, the applicant has option to provide 5% community space <u>or</u> add 5% to the required natural space.

The Planning Commission reviewed, but **made no changes to, standards for site area per home, home side yards, and home to street.** Discussion began, but did not finish, on standards for home to community space, trail.

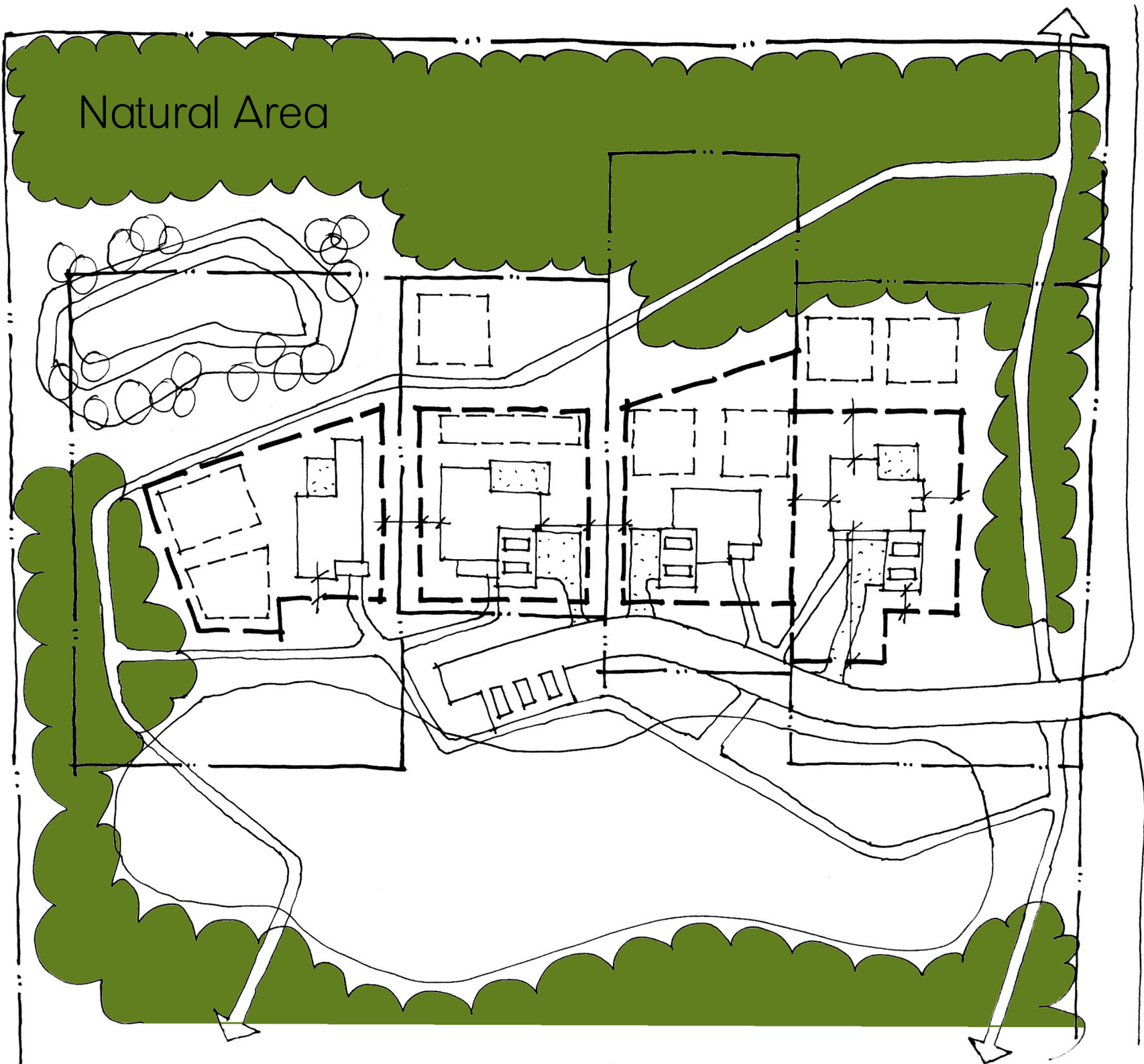
Revision to Table 18.12.020 - Dimensional Standards for Residential Zone Districts

revised 7-6-18

Zone		R 0.4	R 1	R 2	R 2.9	R 3.5	R 4.3	R 5	R 8	R 14	NC 6	MUTC 6
Site Area per Home	minimum	100,000 sf	40,000 sf	20,000 sf	15,000 sf	12,500 sf	10,000 sf	8,500 sf	5,400 sf	3,100 sf	8,500 sf	See FAR table
Natural Space	minimum - percent of site	25%	25%	25%	25%	25%	20%	15%	10%	5%	15%	5%
Community Space 1	minimum - percent of site	5%	7.5%	10%	15%	15%	15%	15%	15%	10%	15%	10%
Homesite	maximum	10,000 sf	7,500 sf	7,500sf	5,500 sf	4,500 sf	3,500 sf	3,500 sf	3,000 sf	2,250 sf	3,500 sf	2,250 sf
Home Site Separation 2	maximum		25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Home Sideyards 3,6	Net Bldg sf: attached, min/combined min/combined 1,600sf or less 1,601sf or more	0 ft, 5/10 ft 15/50 ft	0 ft, 5/10 ft 15/25 ft	0 ft, 5/10 ft 10/20 ft	0 ft, 5/10 ft 10/20 ft	0 ft, 5/10 ft 10/20 ft	0 ft, 5/10 ft 5/15 ft	0 ft, 3/10 ft 5/15 ft	0 ft, 3/10 ft 5/10 ft	0 ft, 3/10 ft 5/10 ft	0 ft, 3/10 ft	0 ft, 3/10 ft
Home to Street 4	minimum	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Home to Community Space, Trail	minimum	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft	5 ft	5 ft	5 ft	10 ft	5 ft
Home to Exterior Plat Boundary Line 6	Net Bldg sf: 1,600sf or less 1,601sf or more	25 ft 25 ft	15 ft 25 ft	15 ft 25 ft	10 ft 25 ft	10 ft 25 ft	5 ft 10 ft	5 ft 10 ft	5 ft 10 ft	5 ft 10 ft	5 ft	5 ft
Building to SR 305 ROW	minimum	75 ft	75 ft	75 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Home to Arterial and ROW	minimum	25 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Garage to Alley 5	minimum	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Shared Garage Sideyard	minimum	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Shared Garage Size	maximum length	60 ft all zones										
Home Size 6	maximum								1,600 sf	1,600 sf	1,600 sf	1,600 sf
Building Height		Height requirements for standard lots apply										

FOOTNOTES:
1 Not required for 3 lots or less
2 May be modified by staff based on merits of design.
3 Attached not allowed if home size exceeds 1600sf
4 Setbacks do not replace lesser requirements within MUTC
5 Applies to garage only.
6 1,600sf maximum home size in Designated Centers

Natural Area



Natural Area

Community Space



Natural Area

Stormwater

Community Space



Natural Area

Stormwater

Home Sites

Community Space











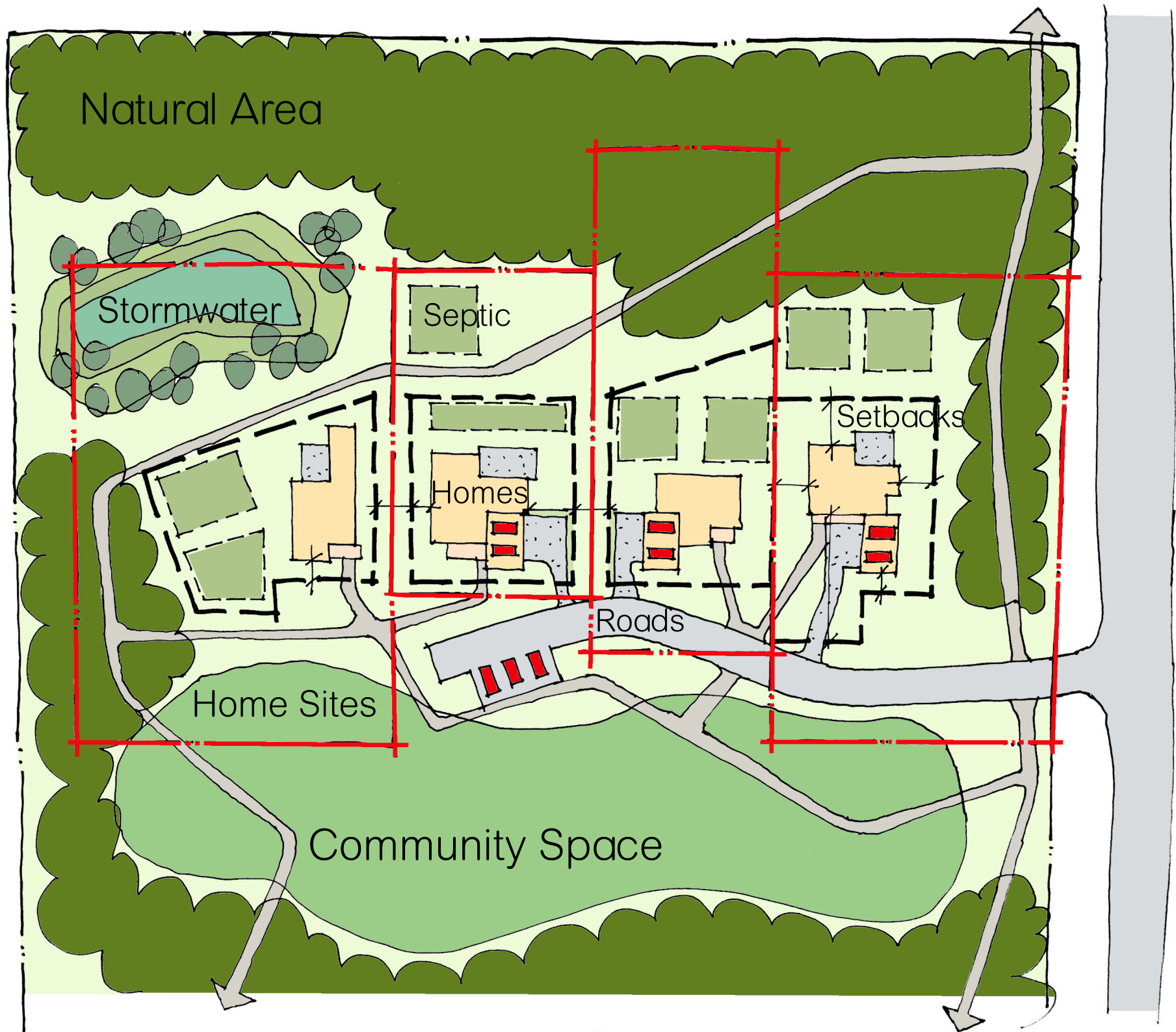
Home Sites

Homes

Roads

Setbacks







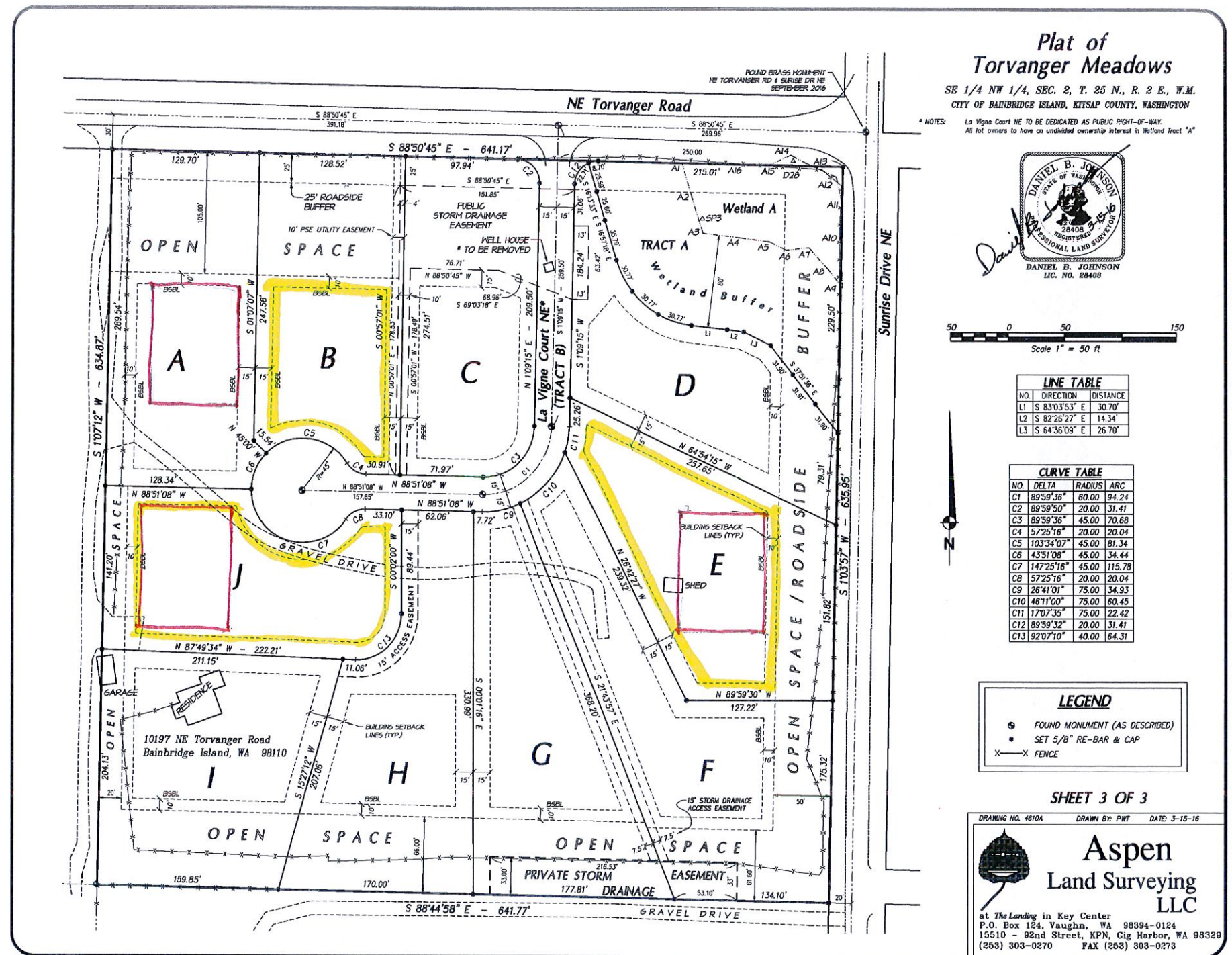
• LOT SIZES 31720 - 42495 SF

• 25% OPEN SPACE

• R-1

•  BUILDING AREA (HOMESITE) DEFINED BY SETBACKS

•  7500 SF HOMESITE



- LOT SIZES RANGE 14,348 - 19,676 SF
- 37% OPEN SPACE
- R-2
- ONLY BOLD TREES RETAINED
- BUILDING AREA (HOMESITE) DEFINED BY SETBACKS
- 7500 SF HOMESITE

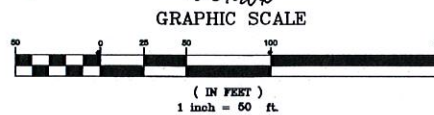
Situate in
SE.1/4 NW.1/4 SEC. 27,
TWP. 25N., RG. 2E., W.M.
City of Bainbridge Island,
Kitsap County, Washington

TREE LEGEND

- * = Trees to be retained
- * = Trees to be removed

All trees within Open Space
Tract A to be retained.

Refer to Tree Inventory and
Assessment by Tree Solutions
Inc. for detailed inventory.



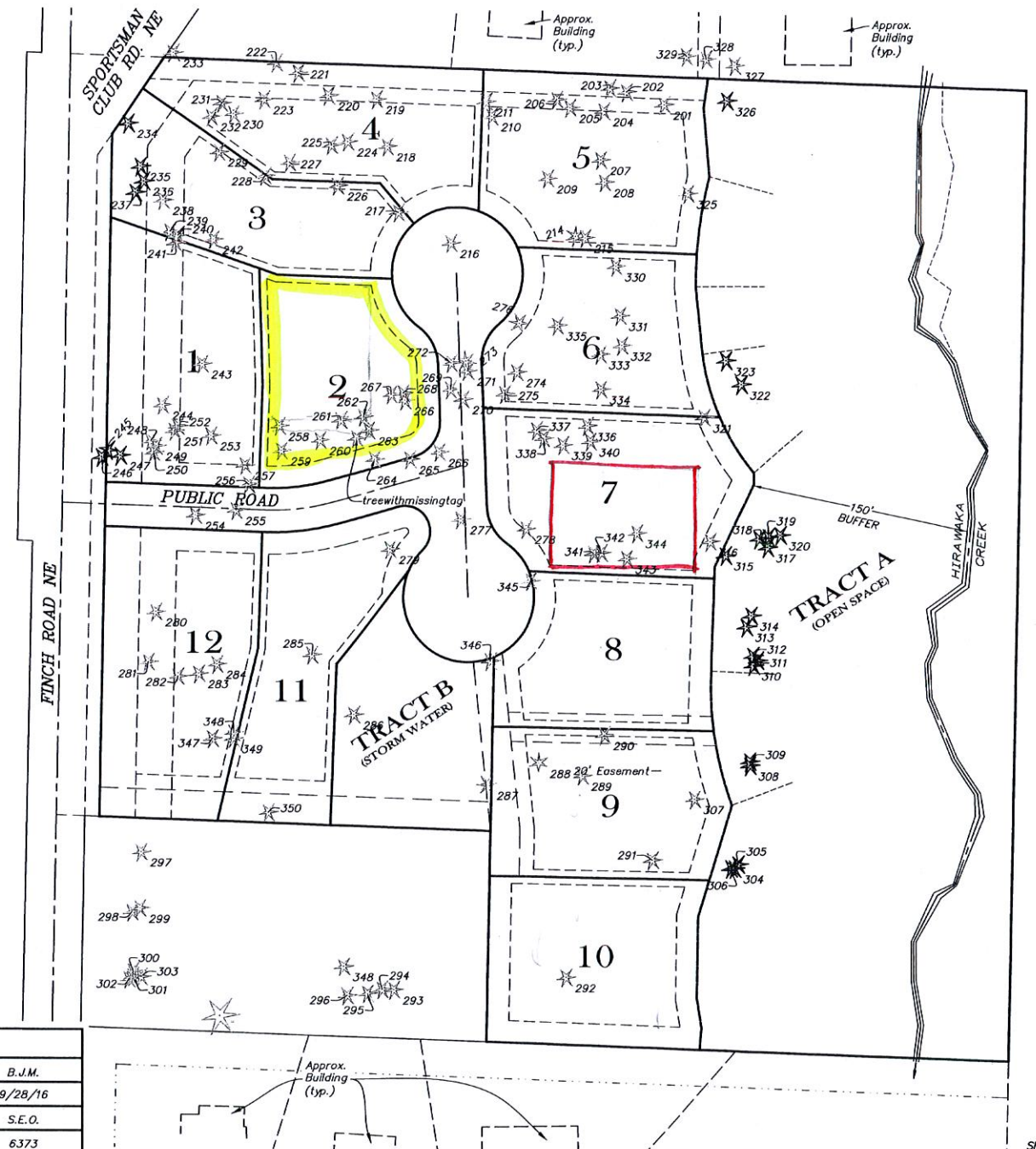
TREE RETENTION PLAN



AES
CONSULTANTS, INC.
P.O. BOX 830 • SILVERDALE, WA 98383 • (360)692-8400

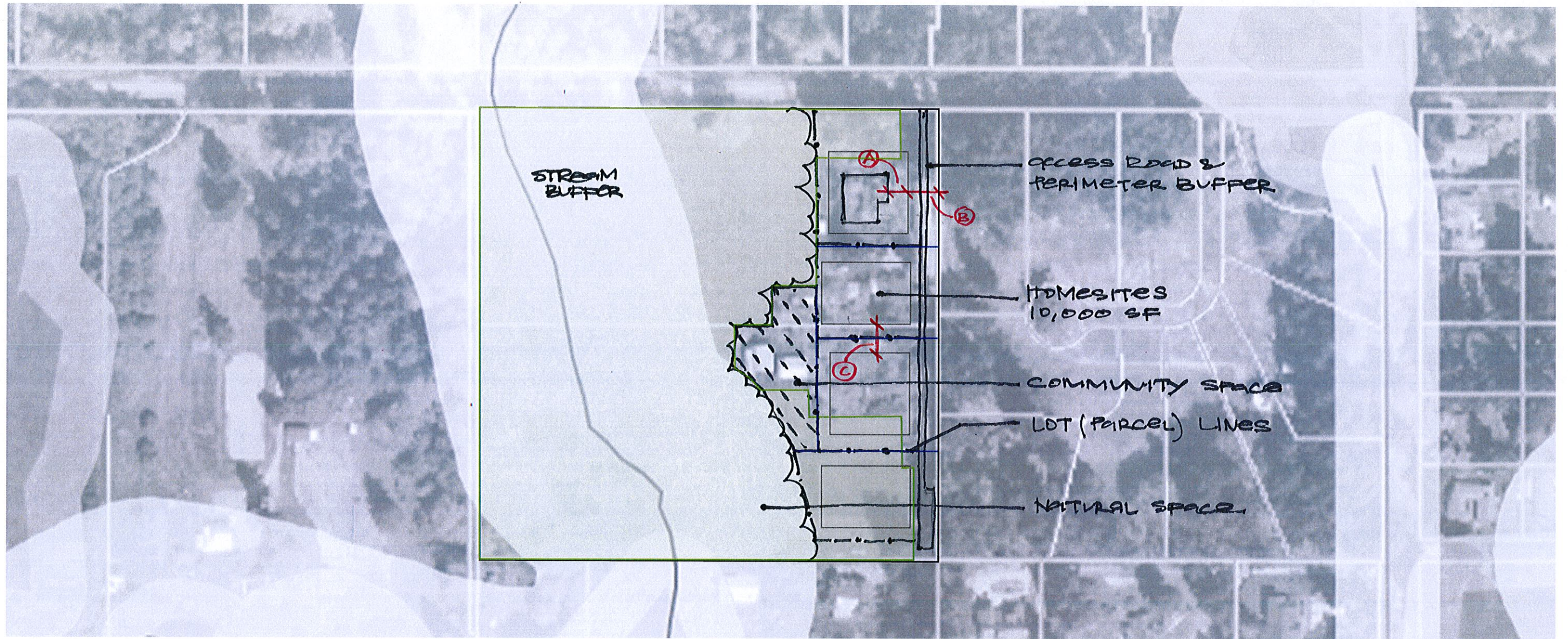
Drawn By: B.J.M.
Date: 9/28/16
Checked By: S.E.O.
Job No. 6373

Preliminary Plat of The Reserve at Winslow

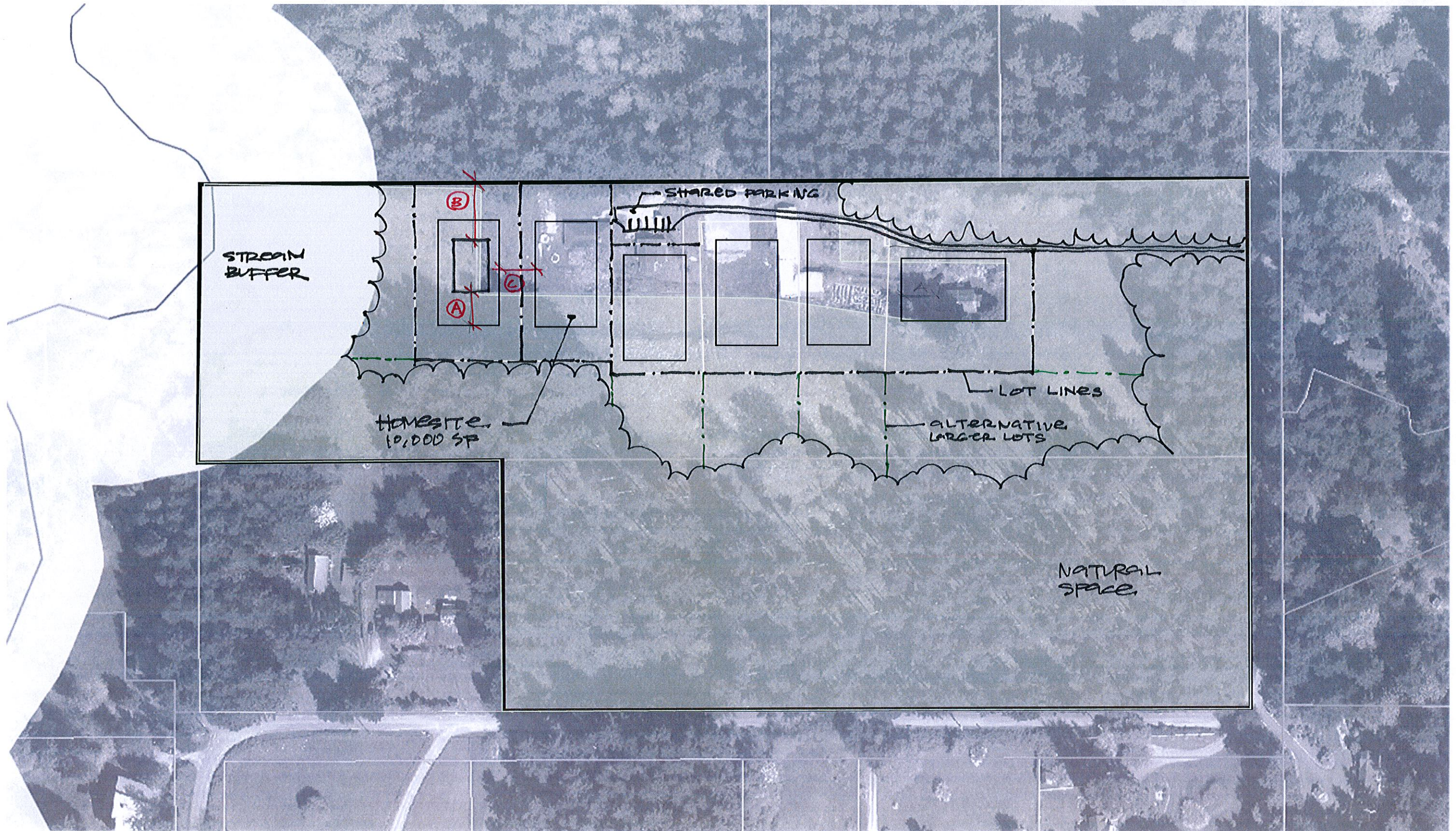


CONSERVATION SUBDIVISION
10 ACRES / 4 LOTS

1



- (A) STRUCTURE TO HOMESITE
- (B) STRUCTURE TO EXTERIOR BOUNDARY
- (C) HOMESITE SEPARATION



- (A) STRUCTURE TO HOMESITE
- (B) STRUCTURE TO EXTERIOR BOUNDARY
- (C) HOMESITE SEPARATION



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: September 13, 2018
To: Public Hearing
From: Jennifer Sutton, AICP
Senior City Planner
Subject: Study Session on Ordinance 2018-30 Establishing a Fee-in-lieu Option for Certain Lots with Affordable Housing Restrictions

BACKGROUND

[BIMC Chapter 18.21 Affordable Housing](#) provides for an optional program for the construction of affordable housing in new single-family and multifamily residential developments, under which bonus density is granted in exchange for the development of affordable dwelling units or affordable residential building lots.

At least one developer has taken advantage of the optional program to obtain bonus density in exchange for creating affordable residential building lots as part of its development. However, several affordable residential building lots created pursuant to the optional program have remained unsold for want of an income-qualified buyer. For context, in 2017 the City consulted with Housing Resources Bainbridge ("HRB") to estimate that an unimproved residential building lot would need to be sold for approximately \$89,000 to be affordable to a moderate income four-person household. The City has heard from HRB and the development community that obtaining a construction loan is more difficult than obtaining a mortgage for a home that is built.

One potential solution would be for the City to amend the optional program to provide for a fee-in-lieu in which affordable residential building lots may be sold at market price if the owner makes a financial contribution to the City's Housing Trust Fund. [BIMC Chapter 3.38](#) provides for the City of Bainbridge Island Housing Trust Fund, which may accept funds or revenues to support the development and preservation of affordable housing on Bainbridge Island. The City Council may direct specific funding or revenues to the City of Bainbridge Island Housing Trust Fund. In addition, a goal of the Housing Element of the City's Comprehensive Plan is for the City to increase support for the Housing Trust Fund and explore new sources of funding for the development and preservation of affordable housing.

If approved, Ordinance No. 2018-30 would provide for a fee-in-lieu in which affordable residential building lots created under the city's voluntary affordable housing program prior to June 1, 2008 may be sold at market price if the owner makes a financial contribution to the City's Housing Trust Fund. The calculation of the financial contribution is described in the ordinance, new BIMC Section 18.21.040.

The City Council discussed this topic at the August 14 Council meeting, and after their discussion, referred Ordinance No. 2018-30 to the Planning Commission for its review, a public hearing, and its recommendation.

Note: Per prior City Council direction, staff is studying the adoption of an inclusionary zoning program. Such a program could contain mandatory and/or voluntary affordable housing requirements that could amend or replace the voluntary program currently contained in BMC Chapter 18.21.

Adopting an inclusionary zoning program and support for the City's *Housing Trust Fund* are both recommendations from the [Affordable Housing Task Force, described in its final report](#), which can be viewed on the [City's website](#).

PLANNING COMMISSION REVIEW OF ORDINANCE 2018-30

The Planning Commission should be prepared to discuss this ordinance and ask staff clarifying questions. The Planning Commission will hold a public hearing on the ordinance on September 27.

ORDINANCE NO. 2018-30

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to the City's voluntary affordable housing program; adding a new section to Chapter 18.21 BIMC to provide for an optional fee-in-lieu for certain lots with affordable housing restrictions; addressing the development of certain unimproved lots; and granting interpretative authority.

WHEREAS, former Chapter 18.90 BIMC contained an optional program for the construction of affordable housing in new single-family and multifamily residential developments; and

WHEREAS, on November 9, 2011, the City Council adopted Ordinance No. 2011-02, repealing Chapter 18.90 BIMC and replacing it with a Chapter 18.21 BIMC that provides for substantially the same optional program for the construction of affordable housing in new single-family and multifamily residential developments; and

WHEREAS, at least one developer has taken advantage of the optional program to obtain bonus density in exchange for creating affordable residential building lots as part of its development; and

WHEREAS, several affordable residential building lots created pursuant to the optional program have remained unsold for want of an income-qualified buyer; and

WHEREAS, Chapter 3.38 BIMC provides for the City of Bainbridge Island Housing Trust Fund, which may accept funds or revenues to support the development and preservation of affordable housing on Bainbridge Island; and

WHEREAS, the City Council may direct specific funding or revenues to the City of Bainbridge Island Housing Trust Fund; and

WHEREAS, a goal of the Housing Element of the City's Comprehensive Plan is for the City to increase support for the Housing Trust Fund and explore new sources of funding for the development and preservation of affordable housing.

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

Section 1. Section 18.21.020.F of the Bainbridge Island Municipal Code is amended to read as follows:

Unimproved Lots to Be Sold. ~~In subdivisions w~~Where the applicant intends to sell the individual unimproved lots created as a result of the provisions of this chapter, it is the responsibility of the applicant to arrange for the affordable units to be built.

Section 2. A new section is added to chapter 18.21 of the Bainbridge Island Municipal Code to read as follows:

18.21.040 Optional Fee-In-Lieu.

A. The owner of an affordable residential building lot constructed or created as a result of the provisions of this chapter, as now or previously codified, as part of a land use application approved on or before June 1, 2008, may make a financial contribution, as described in this section, to the city's housing trust fund instead of complying with the requirements of BIMC 18.21.020, as now or previously codified, to obtain or maintain the bonus density allowed under this chapter, as now or previously codified.

B. The amount of such financial contribution to the city's housing trust fund shall be set by the City Manager, subject to the following restrictions:

1. The amount must be at least 60% of the fair market value of the affordable residential building lot at the time of sale. A certified appraiser shall determine the affordable residential building lot's fair market value. The appraisal will assume that sale of the lot will not be restricted to only income-qualified individuals. The owner will pay for the appraisal by a certified appraiser acceptable to the city.
2. The amount must be deposited into the city's housing trust fund within 14 days of the closing of the sale of the affordable residential building lot.
3. In circumstances where development of the the affordable residential building lot is restricted by conditions on the face of a plat or short plat, the owner must initiate and pay for a plat amendment to remove or modify such conditions. Approval of such a plat amendment must be obtained before the lot may be sold to an individual who is not income-qualified, and such approval will be conditioned upon a financial contribution to the city's housing trust fund under this section.
4. Prior to initiating a plat amendment, the owner must demonstrate that they attempted, in good faith, to locate an income-qualified buyer interested in purchasing the affordable residential building lot and were unsuccessful.

Section 3. Interpretive Authority. The City of Bainbridge Island Director of Planning and Community Development, or designee, is hereby authorized to issue official interpretations arising under or otherwise necessitated by this ordinance.

Section 4. This ordinance shall take effect and be in force five (5) days from its passage, approval, and publication as required by law.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2018.

APPROVED BY THE MAYOR this ____ day of _____, 2018.

/s/
Kol Medina, Mayor

ATTEST/AUTHENTICATE:

/s/
Christine Brown, City Clerk

FILED WITH THE CITY CLERK:	2018
PASSED BY THE CITY COUNCIL:	2018
PUBLISHED:	2018
EFFECTIVE DATE:	2018
ORDINANCE NUMBER:	2018-30



CITY OF BAINBRIDGE ISLAND

2018 MEDIAN INCOME LIMITS BY HOUSEHOLD SIZE

BREMERTON-SILVERDALE MSA (HUD)

Maximum Income Limits by Category (BIMC 18.21.020)	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low Income: ≤ 30% of Median Household Income	\$17,400	\$19,850	\$22,350	\$24,800	\$26,800	\$30,800	\$32,750	\$32,750
Very Low Income: 31% - 50% of Median Household Income	\$28,950	\$33,050	\$37,200	\$41,300	\$44,650	\$47,950	\$51,250	\$54,550
Low Income: 51% - 80% of Median Household Income	\$46,300	\$52,900	\$59,500	\$66,100	\$71,400	\$76,700	\$82,000	\$87,300
Moderate Income: 81% - 95% of Median Household Income	\$54,929	\$62,776	\$70,623	\$78,470	\$84,748	\$91,025	\$97,303	\$103,580
Middle Income: 96%% - 120% of Median Household Income	\$69,384	\$79,296	\$89,208	\$99,120	\$107,050	\$114,979	\$122,909	\$130,838
100% of Median Household Income	\$57,820	\$66,080	\$74,340	\$82,600	\$89,208	\$95,816	\$102,424	\$109,032

Jennifer Sutton

From: Gary Christensen
Sent: Tuesday, August 14, 2018 9:51 AM
To: Jennifer Sutton
Subject: FW: Ordinance No. 2018-30

fyi

Gary R. Christensen, AICP
Director, Planning and Community Development

From: Council
Sent: Monday, August 13, 2018 4:24 PM
To: Doug Schulze <dschulze@bainbridgewa.gov>; Morgan Smith <msmith@bainbridgewa.gov>; Gary Christensen <gchristensen@bainbridgewa.gov>
Subject: FW: Ordinance No. 2018-30

From: Phedra Elliott <phedra@housingresourcesbi.org>
Sent: Monday, August 13, 2018 3:36 PM
To: Council <council@bainbridgewa.gov>
Subject: Ordinance No. 2018-30

Dear Council –

HRB is pleased to hear that council will be considering Ordinance No. 2018-30, Establishing a Fee-In-Lieu Option for Certain Lots with Affordable

Housing Restrictions. In the past, I have spoken with a developer who is impacted by this situation regarding lots in the Southern Cross development.

In this situation, these lots were originally intended to be sold to low/moderate income buyers as part of the voluntary affordable housing program. The housing and construction market have changed dramatically since the time these lots were restricted and it is now very difficult to impossible for a low/moderate income family to build an affordable home in this location on this land.

HRB supports council adopting the fee in lieu with regard to the voluntary affordable housing program that would provide funds to be deposited into COBI's Affordable Housing Trust fund to benefit an affordable housing project in the broader community. The current situation is at a stalemate and is benefitting no one.

HRB, along with members of the Affordable Housing Task Force, is looking forward to the completion of the consultant study of inclusionary zoning and council's consideration of that for future projects on Bainbridge Island. We view inclusionary zoning as one of many long term solutions to address affordability on Bainbridge Island.

Thank you.

Phedra Elliott
Executive Director

Housing Resources Bainbridge (HRB)
730 Erickson Ave NE Suite 100
PO Box 11391
Bainbridge Island, WA 98110

206-842-1909, ext 16 office 206-842-1120 fax
www.housingresourcesbi.org

*My regular work schedule is Monday – Thursday, 9am-5pm. HRB office is closed on Fridays.

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