

Call to Order (Attendance, Agenda, Ethics)
Subdivision Development Standards & Land Use Review
Pavilion Apartments ([PLN51232](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:00 PM. Design Review Board Members in attendance were Joseph Dunstan, Alan Grainger, Carl Yurdin, Jane Rein, Peter Perry and Jim McNett. Jason Wilkensen was absent and excused. Planning Commissioners Kim McCormick Osmond and Bill Chester were present. City staff present were Gary Christensen Planning Director, Christy Carr Senior Planner and Administrative Specialist Carla Lundgren who recorded and prepared minutes.

Approval of Minutes: September 17, 2018

Motion: I move to approve the September 17th minutes.

Rein/Perry: Motion passed unanimously.

Subdivision Development Standards & Land Use Review: Christy Carr, Senior Planner
(Discussion Only)

Pavilion Apartments ([PLN51232](#))

Consultation: Matthew Coates, Architect Coates Design

New/Old Business

Update Island Center Subarea Steering Planning Committee – Jane Rein, DRB Member
Discuss City Sign Ordinance – Jane Rein, DRB Member ****Moved to Nov 5th agenda****

Adjourn

The meeting adjourned at 5:07PM.

Approved by:


Alan Grainger, Chair


Carla Lundgren, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
OCTOBER 15, 2018

PLEASE PRINT

Join
ListServ
Yes/No

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
JANE PECH			
ALAN GRANGER	Chair DRB		
JOE DUNSTAN	DRB		
PETER PERRY	DRB		
CAVE YUBOW	DRB		
Kim Osmond	Planning Commission		
CHARLES SMITH	A Bc		
JIM McNETT	DRB		
CHRISTY CARR	STAFF		
BILL CHESTER	Planning Commission		
ERIC FREDRICKS	PAVILION		
MATTHEW CARTER	ARCHITECT		
John Eisenhauer	Facilities		



Department of Planning and Community Development

Memorandum

Date: October 8, 2018
To: Planning Commission
From: Christy Carr, AICP, Senior Planner
Subject: Subdivision Dimensional Standards – Summary of Planning Commission Input

This memo is provided to document Planning Commission input recorded by staff at the September 13 and 27 Planning Commission meetings so that a) Planning Commission members present can verify the input is correctly recorded and b) Planning Commission members not present can be aware of changes made.

Two tables are provided to reflect changes to the dimensional standards table. While all standards were discussed, some at length, these tables show the only changes that were agreed to by Planning Commission members at one or both meetings.

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 following changes to the dimensional standards table were made by the Planning Commission at the **September 27, 2018** Planning Commission meeting:

Standard	Shown on table	Changed to
Home sideyards	R-0.4 – 0 feet Attached (1600 sf or less)	R-0.4 -- N/A (not applicable) Results in no allowance for zero lot line (attached units) in the R-0.4 district. Note: This <u>reverses</u> the Planning Commission recommendation, subsequently adopted by City Council in February 2017 via Ordinance 2017-02 (see Exhibit B) in a set of updates to development regulations to make them consistent with the Comprehensive Plan, that changed the building to building setback <u>from 10 feet to 0 feet in all zoning districts</u> : Bldg. to <u>0 ft. 10 ft.</u> , or minimum required by bldg. the fire code, whichever is greater
Home to street	Home to street	Home to interior street Clarification only
Home to SR 305 ROW	Home to SR 305 ROW	Deleted
Home to arterial and ROW	Home to arterial and ROW	Home to residential street ROW Clarification only

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