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## AGENDA

- 6:30 PM      CALL TO ORDER  
Call to Order, Agenda Review, Conflict Disclosure
- 6:35 PM      REVIEW AND APPROVE MINUTES  
January 24, 2019
- 6:40 PM      PUBLIC COMMENT  
Accept public comment on off agenda items.
- 6:45 PM      ISLAND CENTER SUBAREA PLANNING PROCESS  
Briefing  
Jennifer Sutton, AICP, Senior Planner
- 7:00 PM      SUBDIVISION UPDATE  
Presentation  
Christy Carr, AICP, Senior Planner
- 7:10 PM      ORDINANCE 2019-03: SUBDIVISION UPDATE  
Public Hearing and Discussion
- 8:20 PM      NEW/OLD BUSINESS
- 8:30 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](mailto: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](mailto:jrasely@bainbridgewa.gov)**

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CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
REVIEW OF MINUTES – January 10, 2019  
PUBLIC COMMENT – Accept public comment on off agenda items  
CKCB MADISON SPR AND SSDP – Recommendation  
SUBDIVISION STANDARDS – Study Session  
NEW/OLD BUSINESS  
ADJOURN

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

Chair William Chester called the meeting to order at 7:00 PM. Commissioners in attendance were Kimberly McCormick Osmond, J. Mack Pearl, Jon Quitslund and Don Doman. Lisa Macchio was absent and excused. City Staff present were Planning Director Gary Christensen, Long Range Senior Planner Christy Carr, Planner Olivia Sontag and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

**REVIEW OF MINUTES – January 10, 2019**

**Motion: I move approval of the minutes for the January 10 meeting. Approval of the minutes as distributed.**

**Quitslund/Doman: Passed Unanimously**

**PUBLIC COMMENT – Accept public comment on off agenda items**

None.

**CKCB MADISON SPR, SSDP and SVAR – Recommendation**

Planner Olivia Sontag presented the project for review.

Public Comment

**Holden Wittington, Citizen** – Spoke about height limits and asked the Commissioners to be very responsible and look at the codes carefully. He also mentioned a Madrona tree at the south end of the property.

**Charles Schmid, Citizen** – Spoke against lowering the buffer from 65 feet to 25 feet and in favor of the waterfront trail.

**John Kist, Citizen** – Spoke against the height variance.

**Ed Aleks, Citizen** – Spoke against the height variance.

**Jonathan Davis, Citizen** – Spoke about the hardships the site had overall and in favor of the height variance.

**Motion: I move that we not support the shoreline variance as presented to us.**

**(Commissioner McCormick Osmond amended to add) The reasons that I think we would not support granting the height variance are because Decision Criteria 1 and 2 have not been met and potentially Decision Criteria 6 which is that the public interest will suffer no substantial detrimental effect.**

**Quitslund and McCormick Osmond/Pearl: Passed 3-2 (Chester, Doman)**

**Motion: We move to recommend approval of the project as reflected in the Staff Report subject to the amendments we have proposed for Conditions 3, 19, 27 and 44 and we further recommend that the height variance be denied based on a lack of, be denied because Decision Criteria 1, 2 and 6 have not been met.**

**McCormick Osmond/Quitslund: Passed Unanimously**

Planning Director Gary Christensen made a statement saying he would defer the decision on this project to a Staff member as he was a resident of the neighboring condominium.

#### **SUBDIVISION STANDARDS – Study Session**

Moved to the next meeting agenda.

#### **NEW/OLD BUSINESS**

Mr. Christensen provided a look at the future Planning Commission schedule and update on City Council actions.

#### **ADJOURN**

The meeting was adjourned at 9:10 PM.

Approved by:

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William Chester, Chair

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Jane Rasely, Administrative Specialist





## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

Date: February 13, 2019

To: Planning Commission

From: [Island Center Subarea Planning Steering Committee](#)  
Jennifer Sutton, AICP Senior City Planner

Subject: Island Center Subarea Planning: Existing Conditions Chapter, Comprehensive Plan Goals & DRAFT Island Center Subarea Planning Goals

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#### BACKGROUND

The Island Center Neighborhood Center is classified as a designated center in the [City of Bainbridge Island Comprehensive Plan](#), and there are specific goals and policies related to designated centers in the Plan, primarily in the *Introduction and Land Use, Economic, Housing & Transportation Elements*. The designated centers have land uses and conditions that are unique to the area and would benefit from a subarea planning process to address issues such as current land uses, future mix and location of uses and densities, transportation, utilities, public facilities, amenities and natural resources. The result of a subarea planning process is a subarea (or neighborhood) plan which will be incorporated in the Comprehensive Plan and implemented by the City in many ways- code changes, capital projects, interagency coordination, to name a few . The Subarea Planning Process is outlined in [Bainbridge Island Municipal Code \(BIMC\) Section 2.16.210](#).

The City Council appointed a [Steering Committee](#) in November 2017 as described in [BIMC Section 2.16.210.E](#) composed mostly of residents and business owners in or nearby Island Center to guide and oversee the subarea planning process. Liaisons from the City Council, Planning Commission, and Design Review Board have also been participating in the subarea planning process and steering committee meetings. Steering Committee Members and Liaisons are listed below:

|                      |                                             |
|----------------------|---------------------------------------------|
| Scott Anderson       | John Decker                                 |
| Maradel Gale (Chair) | Asaph Glosser                               |
| Donna Harui          | Sam Marshall                                |
| Michael Loverich     | Jane Rein (Design Review Board Liaison)     |
| Micah Strom          | Jon Quitslund (Planning Commission Liaison) |
| Mark Tiernan         | Sarah Blossom (City Council Liaison)        |

Information about the [Steering Committee](#) and the [Island Center Subarea Planning Process](#) itself is available on the City's [website](#). The City has hired MAKERS, an architecture, planning and urban design firm as the lead consulting team to assist with the [Island Center Subarea Planning Process](#).

The Steering Committee began meeting consistently in 2018, on the first and third Wednesdays of the month at 6:30 PM. Congregation Kol Shalom, a synagogue in the Island Center neighborhood, is hosting the meetings. The Steering Committee developed a DRAFT *Vision Statement* and DRAFT *List of Island Center Issues*, with origins in the DRAFT 2001 Island Center Plan.

Through this process, it has become clear that **transportation** is the issue of most concern for the greater Island Center Community. That is how the Steering Committee concluded that there should be two planning boundaries utilized during this process. An inner boundary, called the **Island Center Special Planning Area** is the same boundary used during the 2001 Island Center Subarea Planning effort. An outer boundary, called the Island Center Study Area, includes all properties whose residents likely utilize the Fletcher Bay Road/High School Road or Miller Bay Road/New Brooklyn Road intersections as part of their daily routing.

### REPORT TO THE PLANNING COMMISSION

[BIMC Section 2.16.210.G](#) outlines a process for developing the subarea plan. Following this section, in the fall, the steering committee completed the development of an existing conditions chapter and developed draft subarea planning goals, reviewing the relevant [City Comprehensive Plan goals and policies](#) as part of their discussion to develop subarea planning goals. [Subsection G.3](#) describes how alternatives for the future of the neighborhood center should be evaluated using both [citywide Comprehensive Plan goals and policies](#) and Island Center specific goals developed by the steering committee.

[BIMC Section 2.16.210.G.4](#) requires a report to the Planning Commission with the DRAFT *Existing Conditions Chapter* and DRAFT Island Center Subarea Planning Goals for the Commission's review and comment.

- DRAFT *Existing Conditions Chapter*
- [Comprehensive Plan Introduction](#)
- [Comprehensive Plan Goals and Policies related to Neighborhood Centers](#)
- DRAFT Island Center Subarea Planning Goals

### NEXT STEPS

Next steps for the Steering Committee working towards developing an Island Center Subarea Plan:

- Receive Planning Commission comments on DRAFT Island Center Subarea Planning Goals and DRAFT *Existing Conditions Chapter*
- Develop subarea planning alternatives for Island Center. The City is working to schedule a charette to develop alternatives in late February or early March.

# BAINBRIDGE

## ISLAND CENTER SUBAREA PLAN

**DRAFT** EXISTING CONDITIONS SUMMARY

DECEMBER 2018



COVER IMAGE TBD

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# INTRODUCTION

This Island Center Subarea Plan (IC Subarea Plan) is called for by the Bainbridge Island Comprehensive Plan's Land Use Policy 4.2 (LU 4.2) which specifies a "multi-year work program to undertake subarea planning for the designated centers", including Island Center. The subarea planning process is further outlined in Bainbridge Island Municipal Code (BIMC) Section 2.16.210.

A previous Island Center subarea planning process took place between 2000 and 2002. A draft Island Subarea Plan was developed, but not adopted by City Council.

This 2018 Island Center Subarea Plan will help residents and businesses direct how their area should achieve Comprehensive Plan goals, while addressing this Designated Center's unique constraints and opportunities. Comprehensive Plan goals include focusing urban development in Designated Centers and offering housing and small scale, commercial and service activity outside of Winslow, and reducing traffic congestion by providing an alternative to shopping in Winslow. In addition, pedestrian-oriented development is encouraged in these areas.

The Washington Growth Management Act (GMA) requires that comprehensive planning efforts ensure sufficient land capacity and urban services to accommodate the next 20 years of growth. Data shows that the City of Bainbridge Island (the Island) has capacity to accommodate anticipated population and employment growth from 2016 through the year 2036:

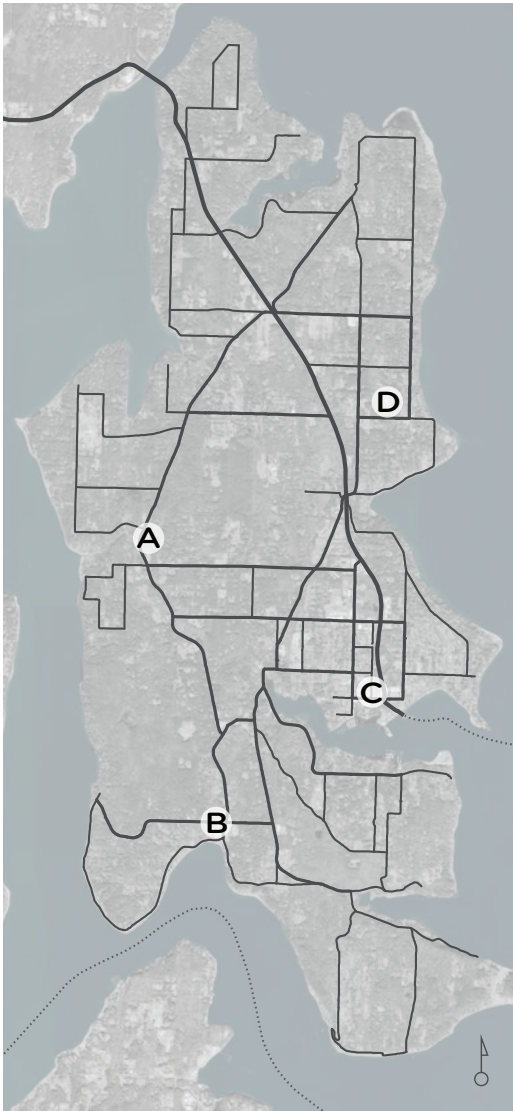
- Population Capacity Under Existing Zoning 6,814
- 2010-2036 Allocated Population Growth 5,635
- Net 20-Year Population Capacity (+ or -) +1,179

Additionally, the GMA requires that new growth be supported by adequate infrastructure to the level of service specified in the comprehensive plan.

Therefore, the Comprehensive Plan specifies that any localized increase in density over current zoning should further one or more of these public purposes:

- Shift density from critical areas or farmland to Winslow or other designated centers.
- Increase the range and supply of housing types and affordable housing.
- Contribute to public infrastructure or public amenities in excess of what is needed to mitigate the impacts of an individual project's development.
- Reduce greenhouse gas emissions.
- Plan for the effects of climate change to avoid or ameliorate the impacts.





A Island Center      C Winslow  
B Lynwood Center      D Rolling Bay

Figure 1. Winslow and Neighborhood Centers on Bainbridge Island

## DESIGNATED CENTERS

The following Designated Centers are identified as places where urban development could occur.

- Winslow
- Industrial Centers: Day Road and Sportsman Triangle
- Neighborhood Centers: Island Center, Rolling Bay, Lynwood Center

Policy LU 5.11 Commercial and residential density within designated centers may be increased through the use of:

- Affordable housing.
- Transferable development rights (TDRs).
- Contributions to public infrastructure and public amenities in excess of what is required to mitigate the impacts of development.
- Transfer of residential density within the Winslow Mixed Use Town Center (MUTC) and the High School Road Districts or within neighborhood centers.
- Preservation of on-site of historic structures eligible for inclusion on a local, state or federal register of historic places.
- Locating ferry-related parking under building.

## NEIGHBORHOOD CENTERS

Neighborhood Centers are identified as places to offer housing and small scale, commercial and service activity outside of Winslow. The neighborhood centers are expected to help reduce traffic congestion by providing commercial and other services to facilities as an alternative to traveling to Winslow. In addition, the Comprehensive Plan encourages pedestrian-oriented development in these areas.

# EXISTING CONDITIONS

## ISLAND CENTER PLANNING AREAS

Island Center is classified as one of three Neighborhood Centers (NCs) in the 2016 update of the City of Bainbridge Island (the City) Comprehensive Plan (Comprehensive Plan). Collectively, Winslow, the Neighborhood Centers, and the two Industrial Centers of Day Road and Sportsman Triangle, constitute Bainbridge Island's Designated Centers.

A neighborhood center is expected to help reduce traffic congestion by providing an alternative to shopping in Winslow. In addition, the Comprehensive Plan encourages pedestrian-oriented development in these areas.

The map on the facing shows the boundaries of the IC Special Planning Area and the larger IC General Study Area.

### IC GENERAL STUDY AREA (OUTER BOUNDARY)

The general study area extends beyond the subarea planning zone to provide important geographic context for discussions related to population, transportation and mobility, natural resources, city services, etc. The outer boundary also encompasses all except the southern tip of the Fletcher Bay watershed. Changes in zoning or substantial infrastructure improvements are not anticipated in the area outside the subarea planning zone except to provide services or mitigate impacts for actions within the inner boundary.

### IC SPECIAL PLANNING AREA (INNER BOUNDARY)

The special planning area is the smaller, inner boundary that has been identified by the Steering Committee as a place to consider housing and small scale, commercial and service activity outside of Winslow. It is centered on the intersection of Miller and New Brooklyn Roads and includes a gas station, auto repair shops, Bainbridge Rental, Sawatdy Thai Cuisine, and Bainbridge Gardens, among others.

## POPULATION

According to the U.S. Census, Bainbridge Island had a population of 23,025 in 2010. The City estimates the population of the larger IC General Study Area at approximately 2,500 persons. This number is derived from a combination of GIS and existing zoning data; it assumes 2.5 persons per household (PPH) for Single Family Residences (SFR) and 1.8 PPH for Multifamily (MF) and Auxiliary Dwelling Units (ADU).



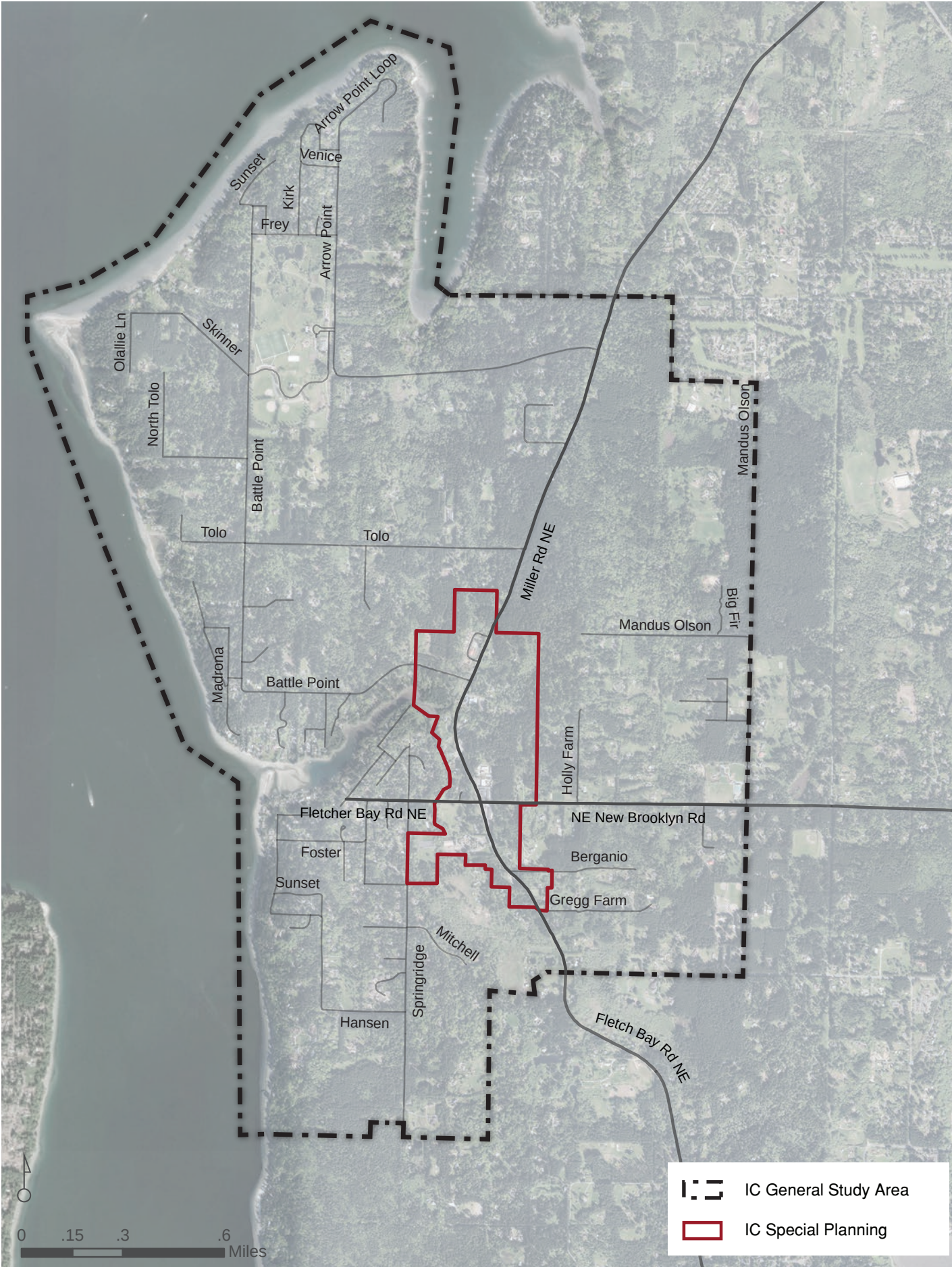


Figure 2. Island Center planning boundaries



## LAND USE & ZONING

### TAX STATUS AND CONSERVATION EASEMENTS

The City provided data identifying parcels in the General and Special Planning areas with special tax status. GIS data included assessor property class codes in the following categories:

Agriculture: 810, 820 & 830

Forestland & Timberland: 880, 920, 950

Conservation lands: 940 (wetlands, streams)

Undeveloped: 910

In addition, parcels that are owned by the Bainbridge Island Land Trust (BILT) or parcels with BILT easements are shown in Figure 3.



Figure 3. Existing wooded character and topography on Miller Road.

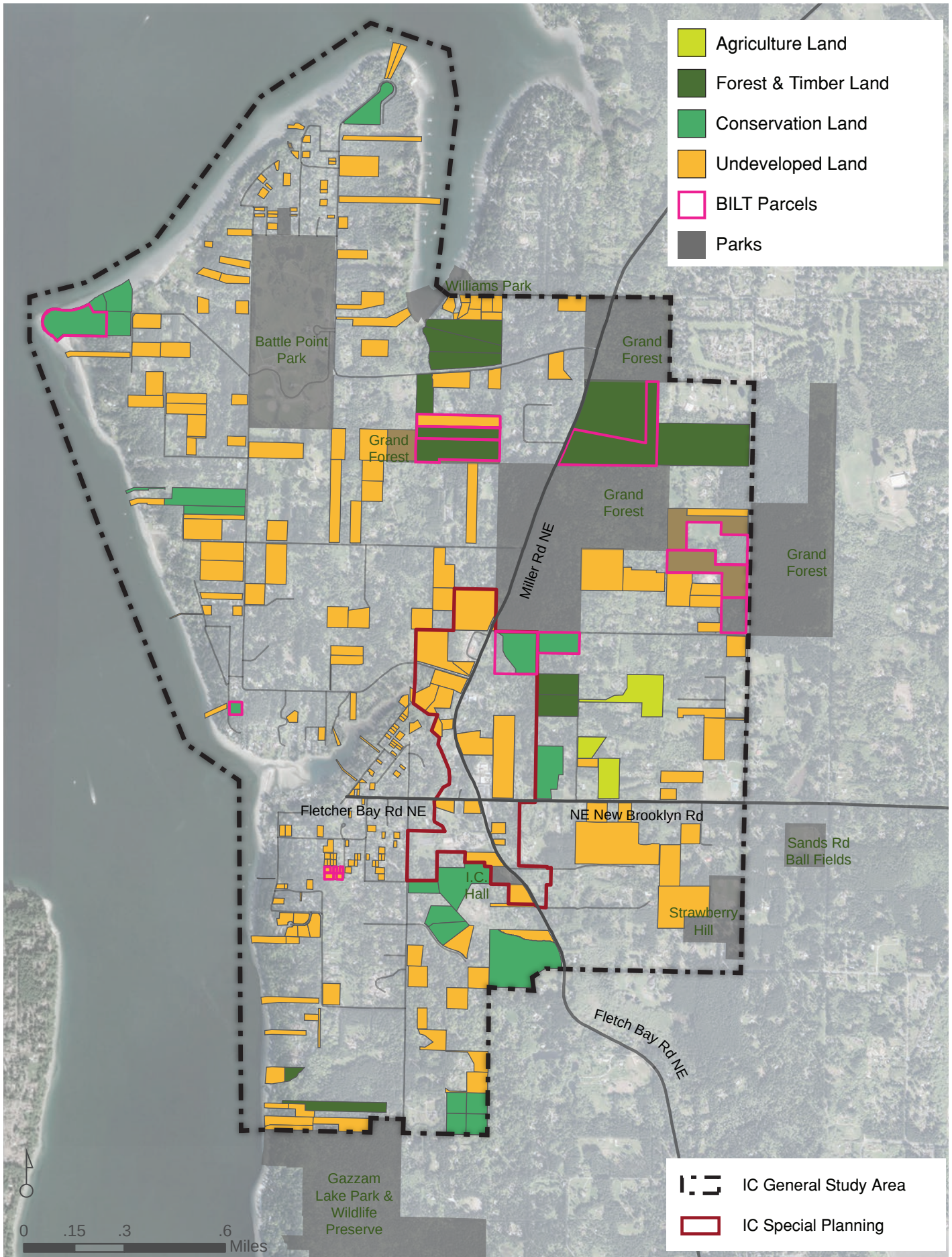


Figure 4. Parks, special tax status, and conservation easements



## LAND USE & ZONING (CONT)

### IC GENERAL STUDY AREA (OUTER BOUNDARY)

The IC General Study Area includes approximately 1,246 surrounding parcels (~ 2,000 acres) and contains four primary zoning districts. The majority of land is designated as residential, supporting single family residences. According to City data, 275 parcels are considered vacant but 107 of those parcels are in Forestry or Open Space Taxation Status or part of the Bainbridge Island Land Trust.

### IC SPECIAL PLANNING AREA (INNER BOUNDARY)

This area encompasses approximately 67 tax parcels (approximately 147 acres). All parcels in the project area currently zoned NC are found exclusively in the IC Special Planning Area. All six parcels, totaling approximately 8 acres, have frontage on the east side of Miller Road.

| Existing Zone            | # Parcels |
|--------------------------|-----------|
| Neighborhood Center (NC) | 0         |
| Residential 0.4 (R-0.4)  | 448       |
| Residential 1 (R-1)      | 348       |
| Residential 2 (R-2)      | 441       |
| Split                    | 9         |
| Total Parcels            | 1,246     |

Table 1. General Study Area parcels by zone

| Existing Zone            | # Parcels |
|--------------------------|-----------|
| Neighborhood Center (NC) | 6         |
| Residential 0.4 (R-0.4)  | 30        |
| Residential 1 (R-1)      | 20        |
| Residential 2 (R-2)      | 9         |
| Split                    | 2         |
| Total Parcels            | 67        |

Table 2. IC Special Planning Area parcels by zone

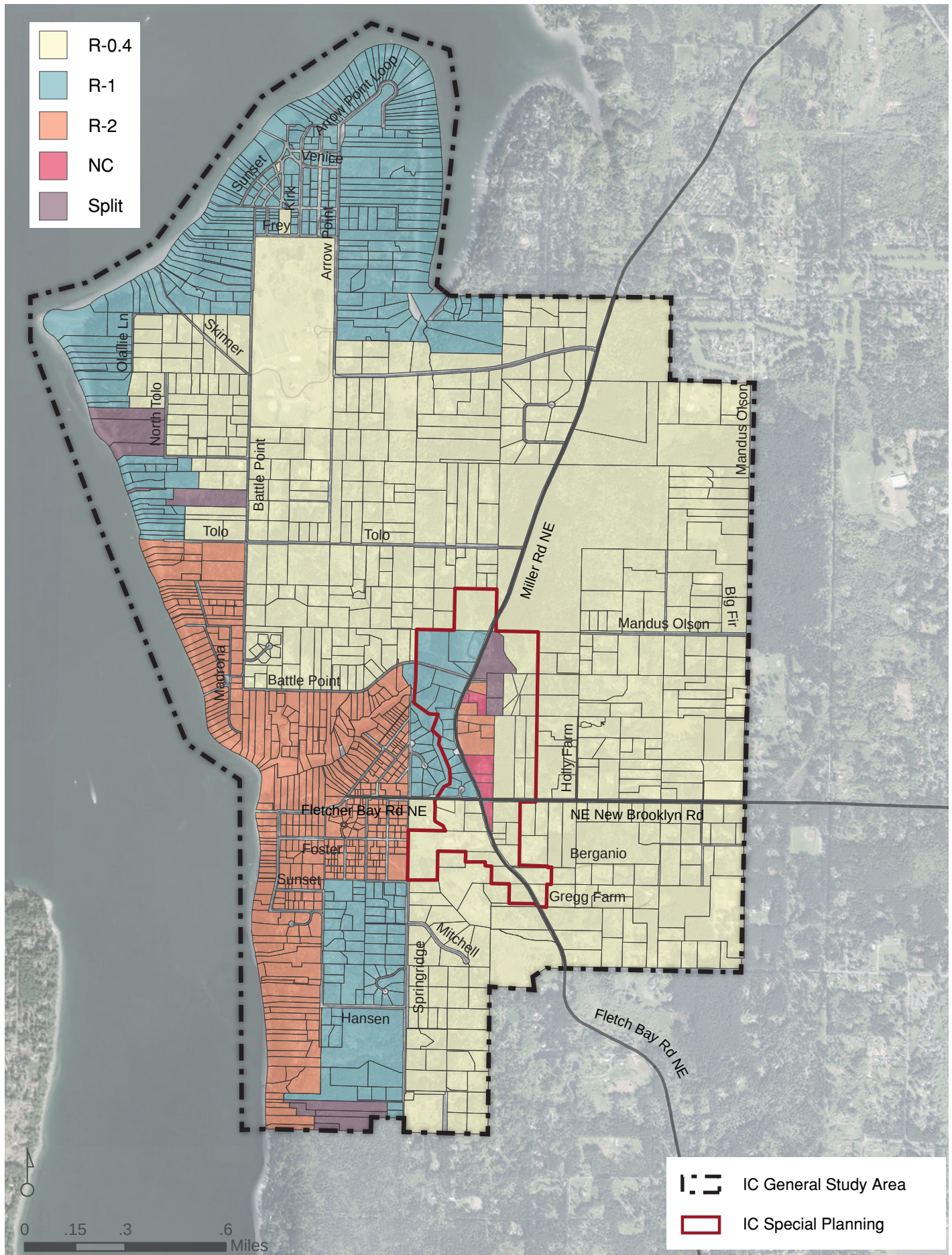


Figure 5. Existing zoning within the General Study and Special Planning areas.

LAND USE & ZONING (CONT)

HOUSING

Over the last nine years, home prices on Bainbridge Island have climbed to record highs while inventory has reached a historic low. The cumulative annual growth rate of residential units is less than 1%. In May 2018, the median single family home price on the island was \$875,000. Nearly half of homes, 44%, sold for over \$1 million. Median condo prices are over \$500,000. Average rental prices are approaching \$2000 a month, and rental vacancy rates are well below the 5% rate more typical of well-functioning rental markets.

Single family residences, a low density land-use pattern, account for about 80% of all housing units and almost 91% of the island’s land use area.

An analysis of home sales data available through Zillow indicates that in 2018, the median price of a single family home in the IC General Study Area was \$1,075,000; nearly 20% higher than the island-wide median.

CAPACITY ANALYSIS

There are 283 units of affordable housing on Bainbridge Island. As of June 2018, approximately 450 people were wait-listed to access those units.\* According to the City, there are no affordable housing units in the General Study or Special Planning areas.

A capacity analysis conducted by the City concluded that under current zoning, the IC General Planning Area has the potential to support an additional 500 single family residences. To account for parcels encumbered by critical area restrictions and septic limitations, a conservative 25% reduction is applied, lowering the estimated capacity to 375 SFRs. See page 15 for more information on critical areas.

See Appendix B for additional capacity analysis details of the IC special Planning Area.

MEDIAN PRICE OF A SINGLE FAMILY HOME ON BAINBRIDGE IN 2018:  
\$875,000

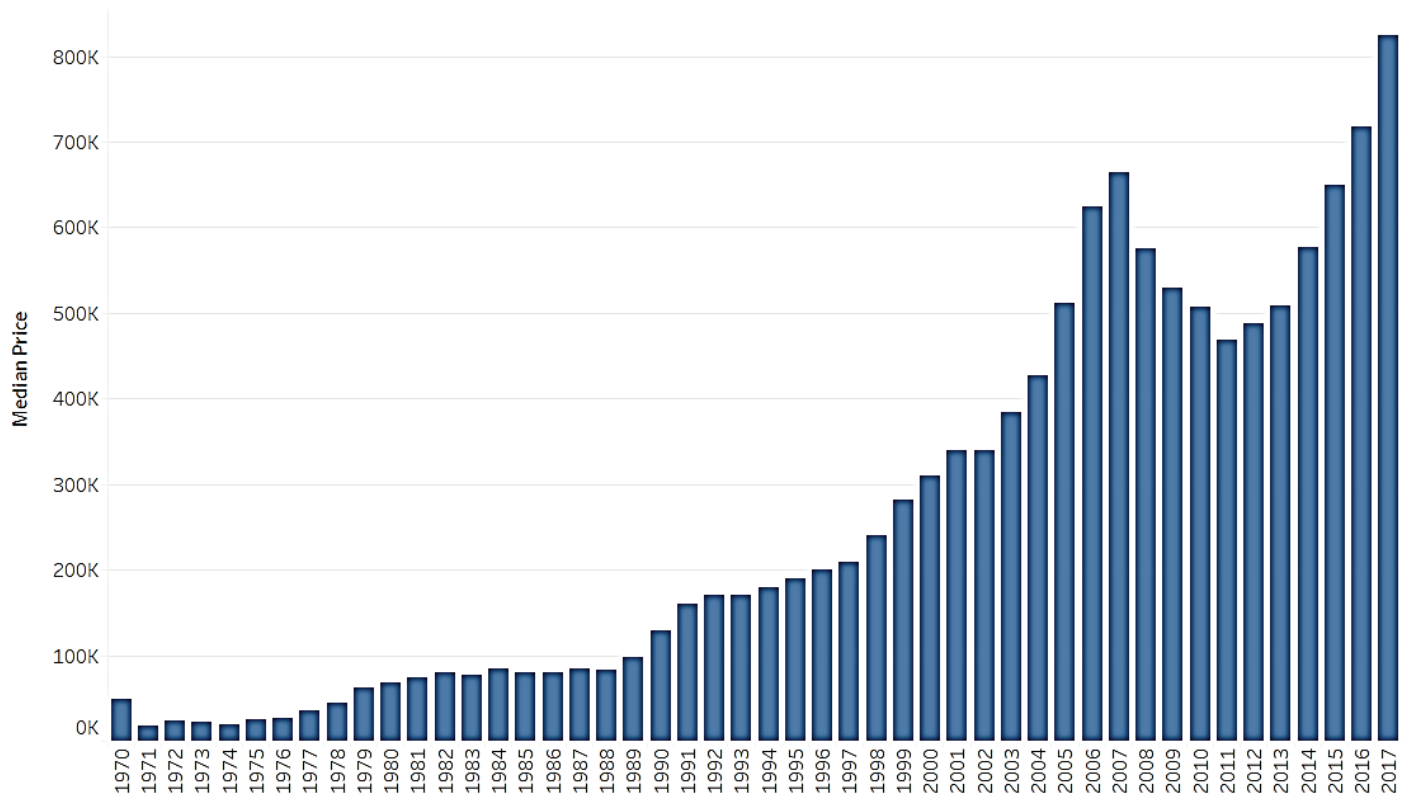
MEDIAN PRICE OF A SINGLE FAMILY HOME IN ISLAND CENTER IN 2018:  
\$1,075,000

| Existing Zone             | Max # SFR Allowed | Existing SFR |
|---------------------------|-------------------|--------------|
| R-0.4                     | 421               | 361          |
| R-1                       | 318               | 273          |
| R-2                       | 433               | 322          |
| Split                     | 17                | 8            |
| Vaccant Parcels All Zones | 275               | 0            |
| Total                     | 1,464             | 964          |

Table 3. General Study Area existing capacity analysis (no critical area reduction applied)

\* 2018 Affordable Housing Task Force Final Report, City of Bainbridge Island





- Data pulled from the Kitsap County GIS and Assessors websites
- Only includes records with [Improv Typ] = "DWELLING" OR [Num Dwell] > 0
- Only includes records with Property Class = 111 - Single Family Residence

Figure 6. Bainbridge Island Single Family Home Price Trend  
(Source: 2018 Affordable Housing Task Force Report)

## LAND USE & ZONING (CONT)

### NON-RESIDENTIAL USES (INNER BOUNDARY ONLY)

In addition to several public or private facilities, fifteen existing businesses are located in the IC Special Planning Area. Of note, the Bainbridge Gardens business is located on parcels not zoned NC. The 16.7-acre site on Miller Road is designated a contract zone to recognize the activities currently occurring on-site under the provisions of an Unclassified Use Permit and to consider some expansion of those activities.

Parcel "c" identified on the adjacent map contains the area's only contaminated site. See page 30 for details.

| Map ID | Name                                                    | Address                 |
|--------|---------------------------------------------------------|-------------------------|
| a      | Island Center Hall                                      | 8395 Fletcher Bay Rd NE |
| b      | Barnabee Farm Inc                                       | 8545 Fletcher Bay Rd NE |
| c      | Fletcher Bay Mart<br>(76 gas & convenience)             | 8800 Fletcher Bay Rd NE |
| c      | Sawadty's Thai                                          | 8770 Fletcher Bay Rd NE |
| c      | Julie's Frame & Gallery                                 | 8780 Fletcher Bay Rd NE |
| c      | Fleetstreet                                             | 8800 Fletcher Bay Rd NE |
| d      | All Seasons Party &<br>Event Rental                     | 8820 Miller Rd NE       |
| d      | Bainbridge Rental<br>(equipment rental)                 | 8820 Miller Rd NE       |
| d      | Island Center Self Service LLC<br>(or IC Self Storage?) | 8820 Miller Rd NE       |
| e      | Jerry's Auto Rebuild                                    | 8890 Miller Rd NE       |
| e      | Bainbridge island Auto Repair                           | 8890 Miller Rd NE       |
| f      | Animal Magnetism<br>(dog kennel/daycare)                | 8926 Miller Rd NE       |
| f      | Island Center Self Storage<br>(or Self Service??)       | 8926 Miller Rd NE       |
| g      | City Gravel Lot                                         | 8964 Miller Rd NE       |
| h      | Congregation Kol Shalom                                 | 9010 Miller Rd NE       |
| i?     | Island Center Cemetery                                  | N/A                     |
| j      | Modern Collision Rebuild                                | 9270 Miller Rd NE       |
| k      | Island Center Auto                                      | 9270 Miller Rd NE       |
| l      | Bainbridge Gardens                                      | 9415 Miller Rd NE       |

Table 4. Inner boundary: non-residential uses by location



Figure 7. Bainbridge Gardens



Figure 8. Jerry's Rebuild



Figure 9. Bainbridge Rental



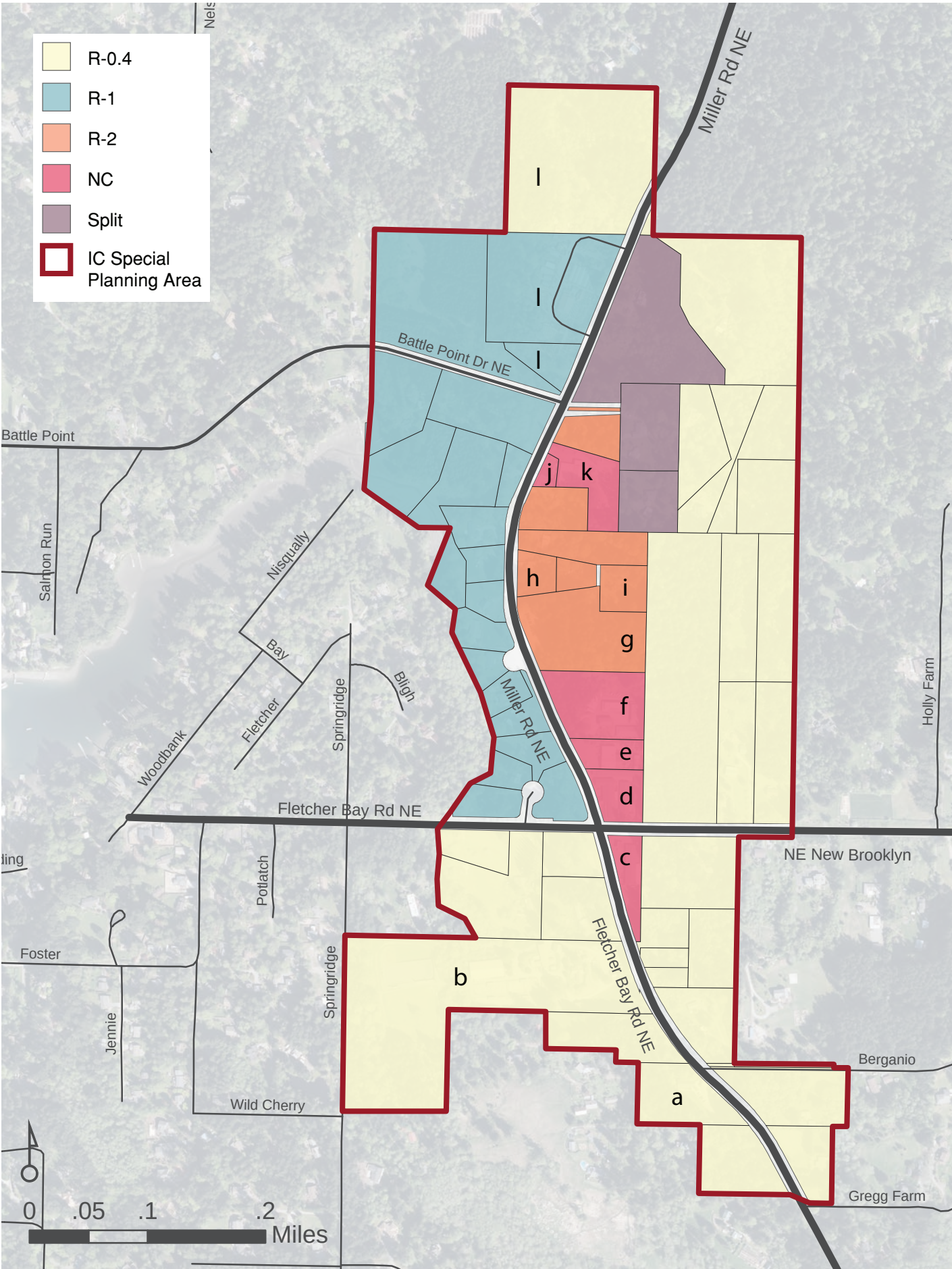


Figure 10. Special Planning Area: parcels with existing businesses and zoning

## **LAND USE & ZONING (CONT)**

### **CRITICAL AREAS**

Future land use for each parcel in the IC Special Planning Area is impacted by the presence of critical area restrictions such as steep slopes and protected stream and wetland habitats. The City provided GIS data indicating the presence of slopes, and streams and wetlands with associated buffers (Figure 11).

The development potential of individual parcels has not been determined in this Existing Conditions Memo.



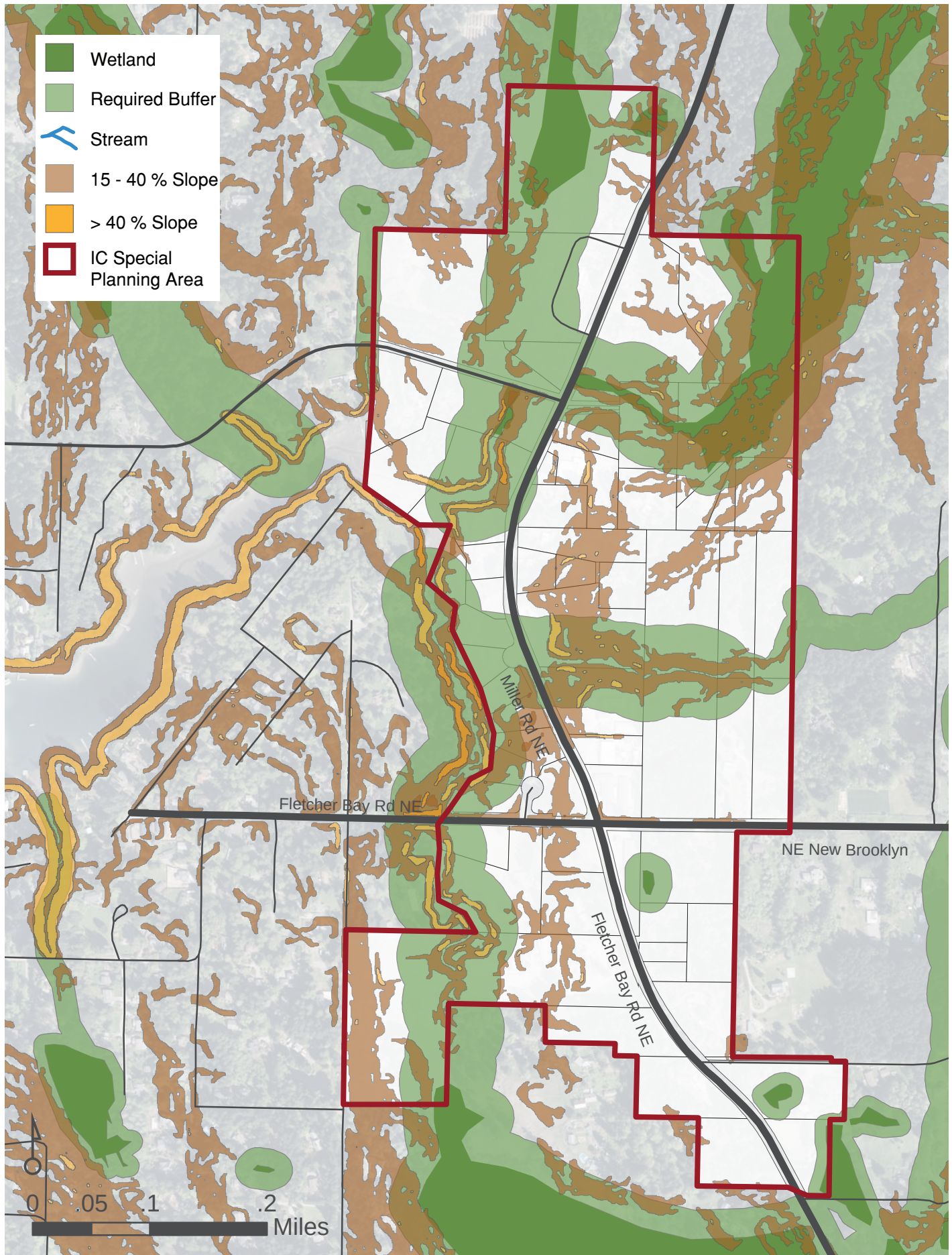


Figure 11. Special Planning Area: potential critical areas affecting parcels

## UTILITIES

### SEWER

The IC Special Planning Area is not currently served by the COBI sewer system. The area relies on private septic systems for this function.

### WATER

The Special Planning Area is partially served by the COBI water system.

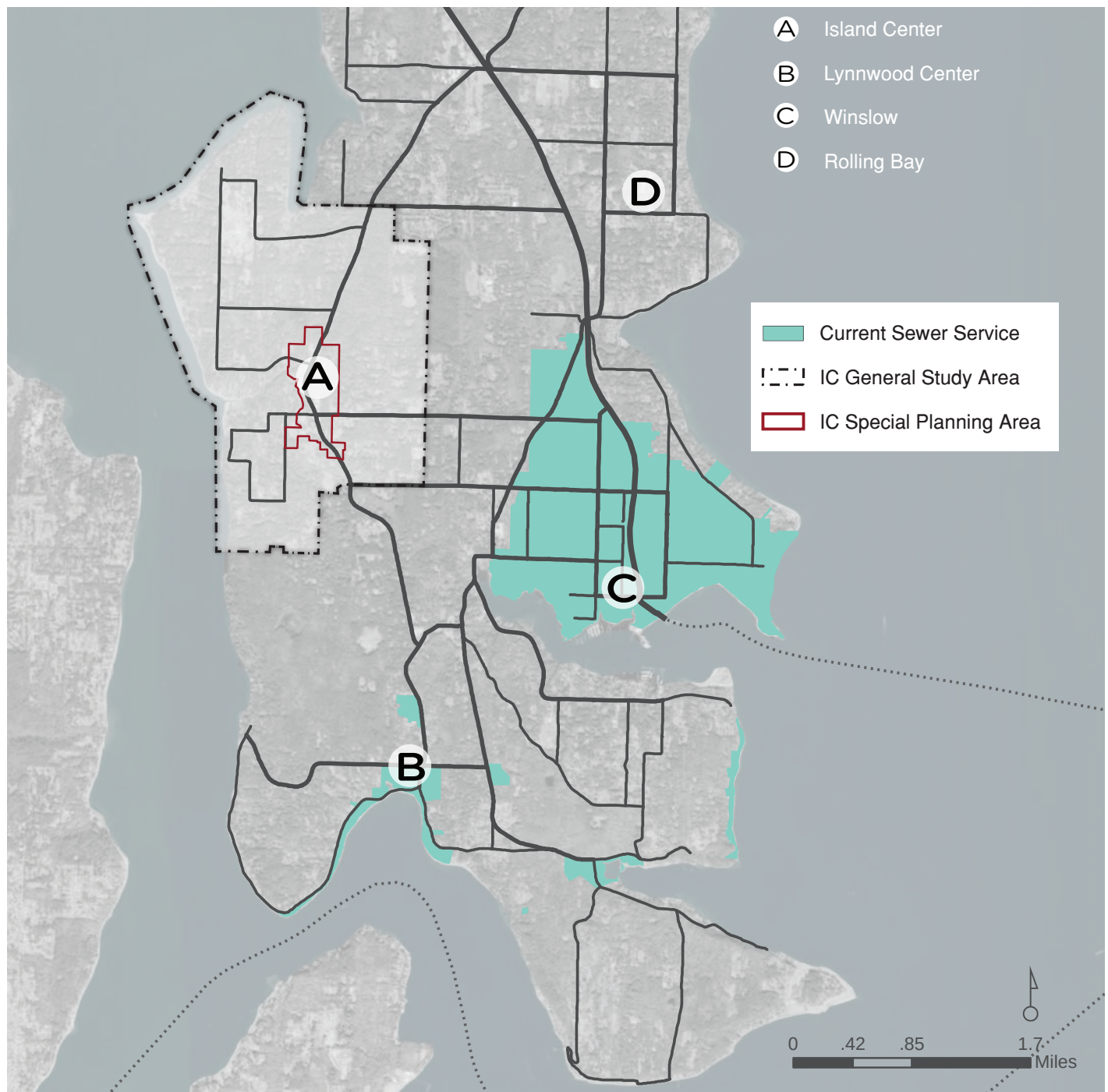


Figure 12. COBI sewer service (existing)



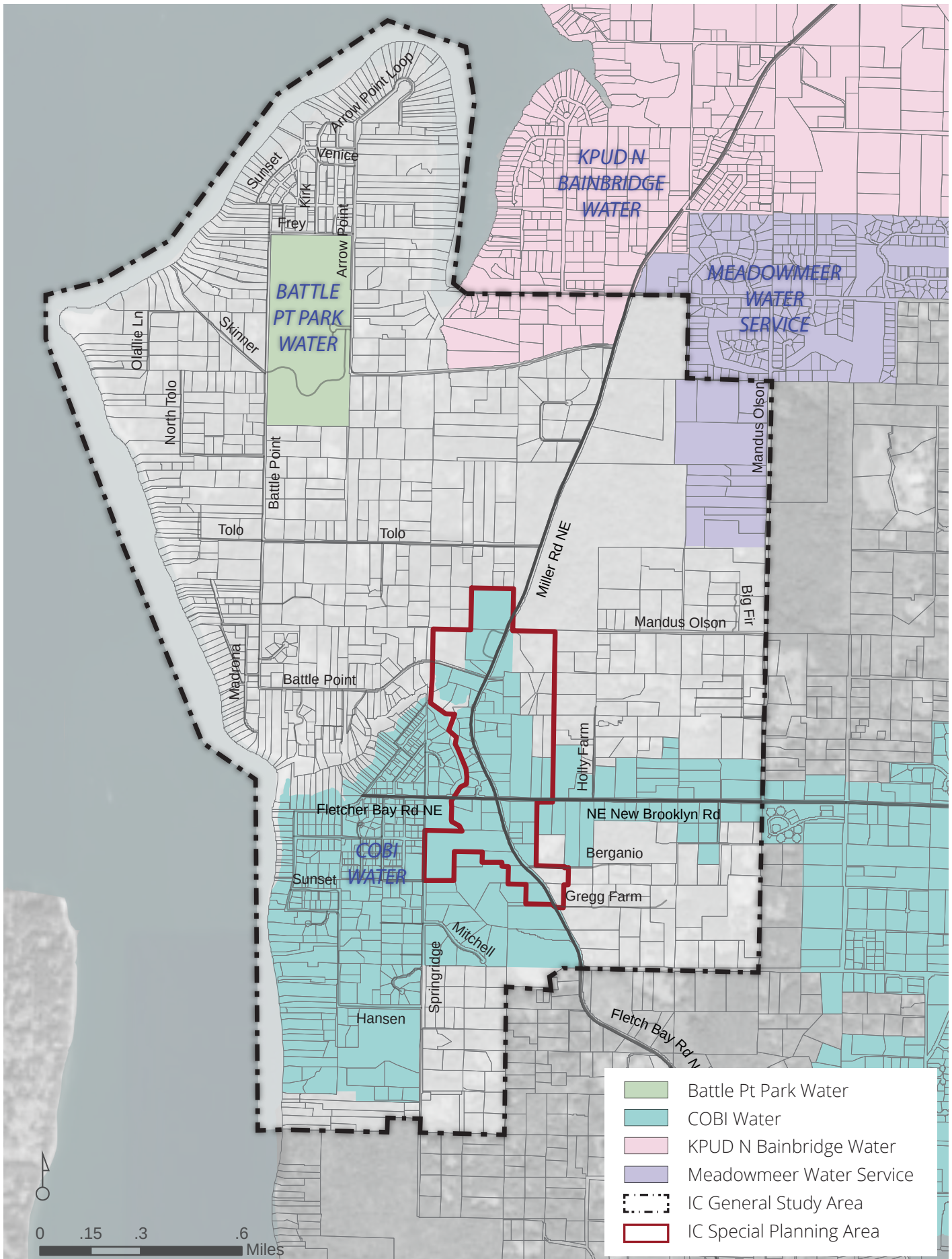


Figure 13. Island Center water service providers (existing)

## GROUNDWATER

As of January 19, 2018, a new State law, ESSB 6091, states that new wells drilled for use in residential projects are subject to a 500-dollar fee and a limit of 950 gallons per day.

Bainbridge Island has six aquifers and the City has modeled the unique depths of the different aquifers across the Island. The City has had a groundwater monitoring program for over 10 years, using 86 public and private wells across the Island to monitor water levels and to monitor chloride - a sign of seawater intrusion. Each year the data collected over the last ten years is assessed against the Early Warning Levels (EWLs), reviewing for safe yield and seawater intrusion. More information about the current state of the Island's aquifers can be found in the 2017 Early Warning Level Assessment.

In the Fletcher Bay watershed nine wells are monitored for water level; two in the Fletcher Bay aquifer (FBA), three in the sea level aquifer (SLA) and four in the perched aquifer (PA). Eight wells show an increasing trend and one monitoring the SLA shows a decreasing trend.

In 2011, the USGS completed a groundwater model for Bainbridge Island.\* As part of the Comprehensive Plan Update process, the City hired Aspect Consulting to take the City's monitoring data and use that data to run the model and calibrate the model to be more accurate. The well monitoring data, rainfall patterns and the climate change information was used to calibrate the model. The review of the USGS model gave the city updated information about groundwater recharge areas and aquifer capacity. The review concluded that the aquifer system can support the City's current forecasted growth from the Comprehensive Plan (through 2036) and beyond.

The City is considering the development of a groundwater management plan in 2019.

See Appendix A for further information on the Fletcher Bay Watershed.

More information about the City's Groundwater Monitoring Program and USGS model review can be found online.\*\*

\*<https://pubs.usgs.gov/sir/2011/5021/>

\*\*<https://www.bainbridgewa.gov/177/Water-Resources-Libraries> .



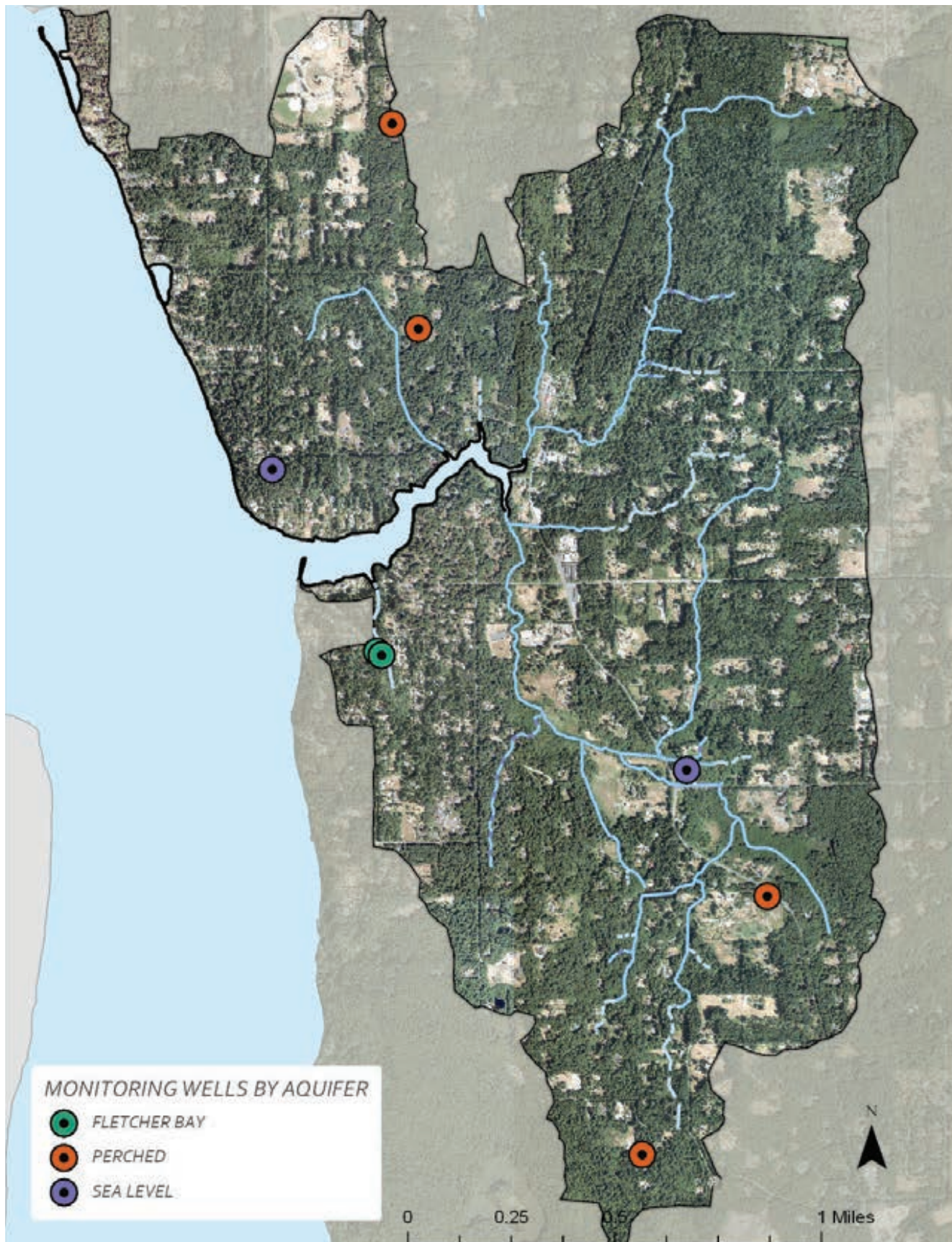


Figure 14. Fletcher Bay Watershed monitoring wells by location and aquifer

## TRANSPORTATION

### ROADS

The Bainbridge Island roadway system is designed for the movement of people and goods throughout the community. Major regional transportation features of the Island include the Washington State Ferry Terminal, which connects Bainbridge Island to downtown Seattle; and SR 305, which connects the Island to the Kitsap and Olympic Peninsula. SR 305 is the Island's principal transportation corridor, providing an important north-south connection.

The State system is supported by a City roadway system that connects residential areas to the highway and retail and employment areas. The City's arterial, collector, and residential street system provides roadway connections and access to properties within the City.

Several roads spanning both the IC General and Special Planning areas are identified as important travel corridors for the island.\*

- Miller Road (Commute, Retail, and Freight Corridor)
- High School Road (Commute, Retail, School, and Freight Corridor)
- New Brooklyn Road (School Corridor)
- Fletcher Bay Road (Freight Corridor)

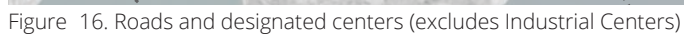
Public comments indicate that Fletcher Bay Rd NE is heavily used by vehicles traveling south past NE New Brooklyn Road and turning left onto NE High School Road.

\* 2017 Island-Wide Transportation Plan



Figure 15. Intersection of Miller and New Brooklyn Roads





## TRANSPORTATION (CONT)

### LEVEL OF SERVICE

Level of Service (LOS) is a measurement used in transportation planning to assess the operating performance of the transportation system. For roadways, LOS measures the degree of traffic congestion along a roadway from free-flow traffic with minimal delays to highly constrained traffic with long delays. For intersections, LOS is measured as a function of vehicle delay in clearing the intersection.

The Island-Wide Transportation Plan identified one key roadway segment in the IC Special Planning area as below the minimum level of service (LOS) standard forecasted for 2021: Miller Road from New Brooklyn to Arrow Point – shoulder improvements for non-motorized users are recommended. An improvement project is currently programed in the City's CIP for this segment.

Transportation Solutions, Inc. (TSI) performed a “City-wide Level of Service Update” in 2016 based on updated traffic information as well as a new, more refined, transportation model as noted in the April 13, 2016 memo to the City. This memo was consistent with prior evaluations. It noted no intersection Level of Service (LOS) failure through 2035 but did indicate that the three sections of Miller Rd, north of New Brooklyn (Miller Rd, New Brooklyn to Arrow Pt), would fail beginning in about 2021 based on segment capacity. See Figure 17.

### TRAFFIC COUNTS

Early in the Island Center (IC) Sub-area Planning process, a limited traffic count was conducted to accomplish two objectives; 1) validate the observation by many area residents and business owners that the AM peak traffic was at least as large as the PM peak traffic, and 2) identify the relative total volume of traffic as compared to prior work.

The 2018 data was taken via continuous counters during the period of 6/11 - 6/19, with the data from 6/12 - 6/18 analyzed. This data showed that the local observations were accurate and that the AM peak is generally close to if not slightly higher than the PM peak volumes. It also showed that the total traffic volumes may be slightly less than identified during prior studies. The later can not be wholly validated at this time due to the limited data collected during this early analysis. Further traffic counts, over a broader area will be needed to validate current traffic conditions for future analysis of potential alternatives for the IC study area.



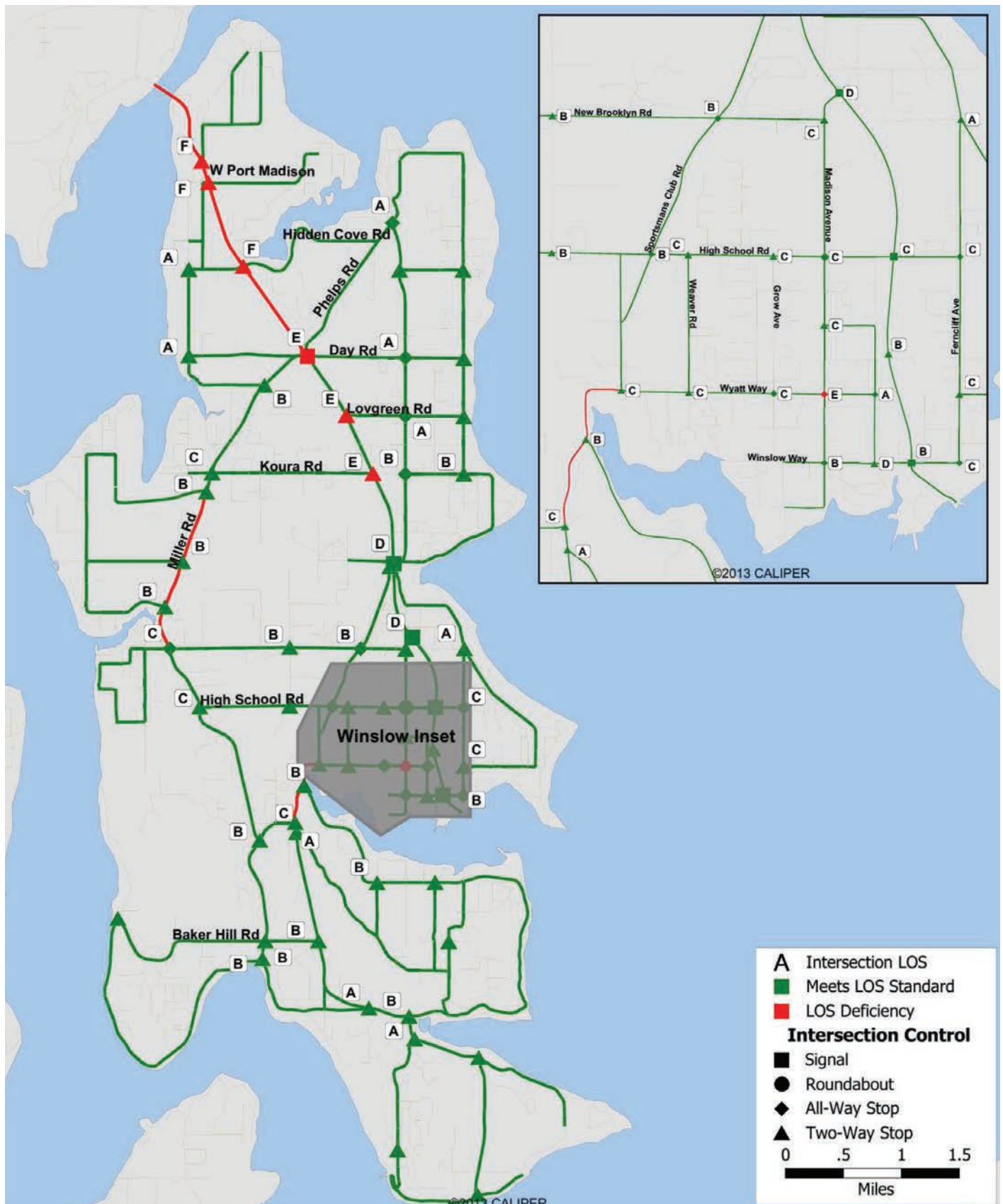


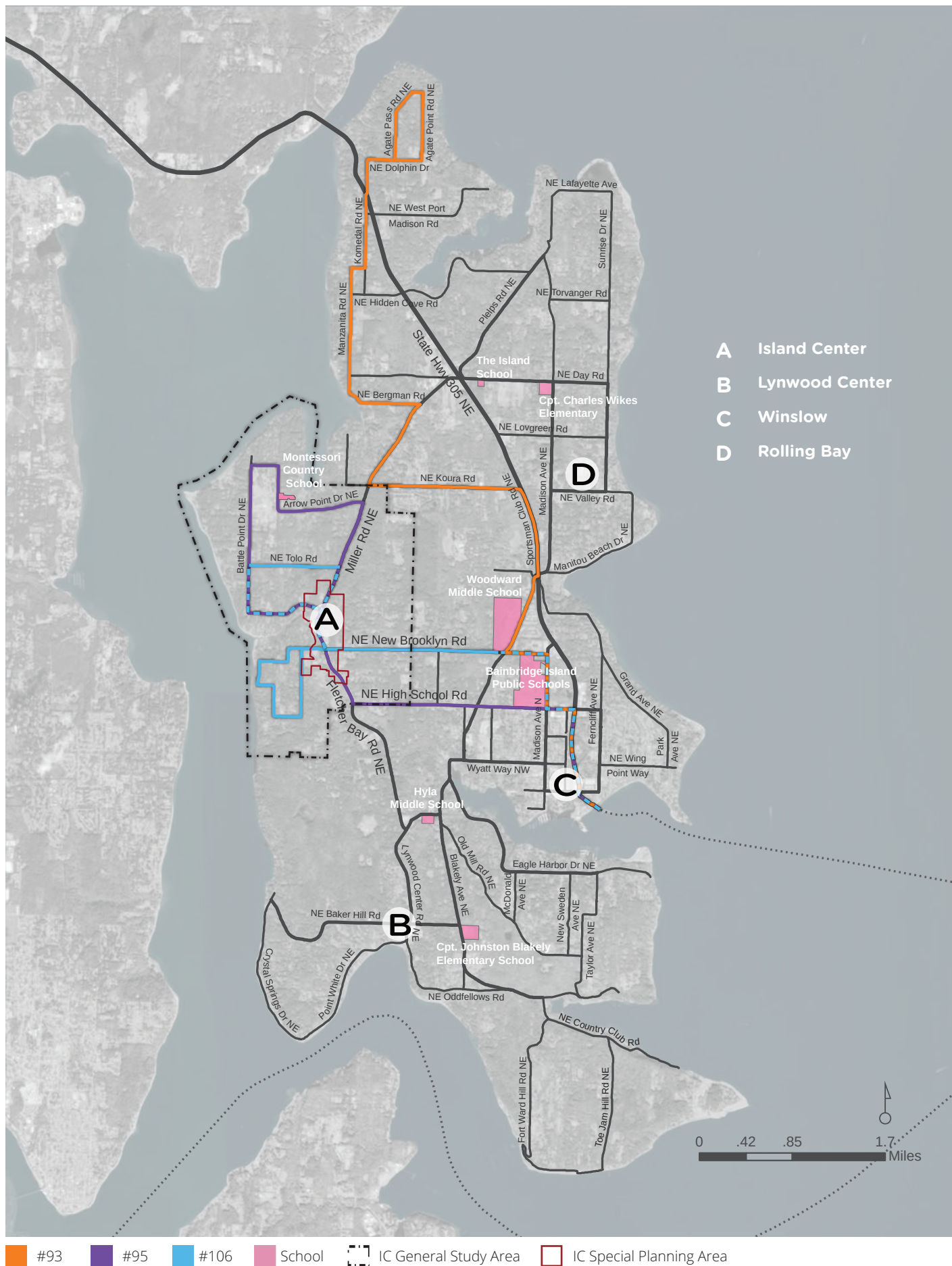
Figure 17. 2021 Level of Service  
(Source: 2017 COBI Island Wide Transportation Plan)

## TRANSPORTATION (CONT)

### PUBLIC TRANSPORTATION

Two Kitsap Transit bus lines (95 & 106) serve residents of Island Center and the 93 line serves just north of the Island Center area (Figure 16). The #95 has the highest ridership for all Bainbridge Island buses. Service is limited to weekdays only.

In general, bus stops are not marked with Kitsap Transit signs. The bus will stop along the route for riders waiting in a place that is safe for the individual and safe for the bus to pull over.





## TRANSPORTATION (CONT)

### NON-MOTORIZED

Non-motorized users include people walking, cycling, horseback riding, and using wheelchairs. The City's non-motorized transportation infrastructure includes bike lanes and road shoulders, trails, and sidewalks.

Trails are mostly six foot wide (the City's minimum is six feet) and surfaced with gravel, although neighborhood trails are often narrower. Sidewalks are required per City Design and construction standards in designated centers.

Minimum shoulder widths are designated as 6-foot (Type B) or 3-foot (Type C). Type B shoulders are intended to provide space that is adequate to accommodate cyclists riding with traffic and pedestrians walking facing traffic. Type C shoulders are intended to ballast the paved roadway in suburban areas or provide shy distance from curbs in urban areas. Three-foot gravel shoulders are not considered a non-motorized facility but they provide limited space between the paved edge and the ditch for pedestrians when vehicles are traveling in both directions.

The Core 40 Shoulder Program would create a network of 40+ miles of safe roadway routes for cyclists.

- Miller Rd & Day Rd: Bicycle lanes both sides for entire length of roadway and for Day Road West of SR 305 to Miller
- High School Rd: Bicycle climbing lanes both directions and bicycle lanes both sides
- New Brooklyn Rd: Bicycle climbing lanes both directions
- Fletcher Bay Rd: Bicycle lanes both sides

There are a total of three CIP projects currently programmed for the Island Center Area (Table 5).

| Project # | Description                                                                                 | Benefit                             |
|-----------|---------------------------------------------------------------------------------------------|-------------------------------------|
| 00218     | Shoulder repairs and infill missing short segments                                          | Safety & non-motorized connectivity |
| 00780     | Shoulder widening on both sides of Fletcher Bay Rd. from High School Rd to New Brooklyn Rd. | Safety & non-motorized connectivity |
| 00800     | Shoulder widening on both sides of Miller Rd from Tolo Rd to Peterson Hill Rd.              | Safety & non-motorized connectivity |

Table 5. Non-motorized CIP projects

\* SOURCE: 2017 Island-Wide Transportation Plan - Chapter 6 Non-Motorized Systems

### NON-MOTORIZED SYSTEM LEGEND

|                           |                                 |
|---------------------------|---------------------------------|
|                           | IC General Study Area           |
|                           | IC Special Planning Area        |
|                           | Trail                           |
|                           | BIMPRD Trail                    |
|                           | 10' Two Way Path                |
|                           | Bike Facility (Both Sides)      |
|                           | Bike/Pedestrian Way             |
|                           | Shoulder Facility (Both Sides)  |
|                           | Shoulder Facility (Single Side) |
|                           | Water Trail                     |
|                           | Shoreline                       |
|                           | School Access Overlay           |
| <b>ZONING DESIGNATION</b> |                                 |
|                           | School                          |
|                           | Park Land                       |
|                           | Trail Corridor                  |

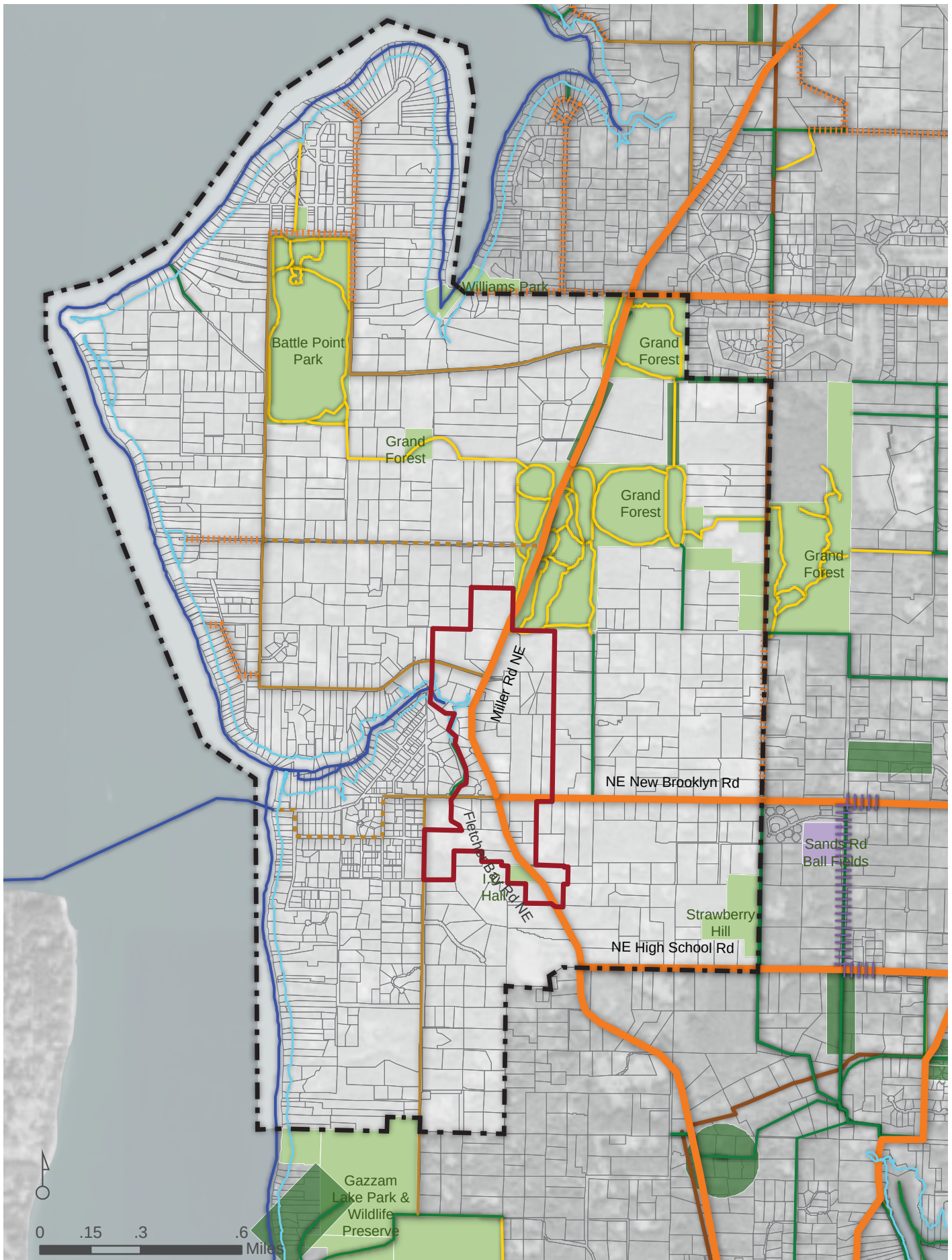


Figure 19. Island Center area and elements of the non-motorized system plan (future)



## ENVIRONMENT

### FLETCHER BAY WATERSHED

As specified in Policy LU 4.4, subarea planning for each designated center shall be informed by surface water and aquifer data in the respective watershed, the planning team referred to the 2018 Island Center and Fletcher Bay Watershed, State of the Water Resources report.

“The Fletcher Bay watershed comprises 2,102 acres of land that drains to Fletcher Bay and ultimately Port Orchard Passage (Figure 1).

### STORMWATER IMPACTS

The majority of the stormwater impacts to the watershed occur along major roads such as Miller Rd and Fletcher Bay Rd that host relatively high traffic volumes. These impacts are partially mitigated by grassed shoulders and decentralized ditch systems. A more concentrated and unmitigated source can be found due to the nature of the Island Center neighborhood service center.

Island Center is host to many auto-centric businesses that have a higher potential for pollutant generation. Also, denser commercial areas like Island Center utilize closed, piped stormwater systems that centralize flows and discharge them in close proximity to the marine receiving waters of Fletcher Bay. Water Quality monitoring has been performed by the City since 2008.

### FISH PASSAGE & HABITAT

There are two principal sub-basins within the watershed that produce perennial salmon bearing streams. Issei Creek captures drainage from the north east portion of the watershed, while Springbrook Creek captures drainage from the south side of the watershed and both creeks discharge into the head of Fletcher Bay. Three streams in the IC General Planning Area are considered to have a “fish presence”: North Fletcher Creek Issei Creek, and Springbrook Creek.

### LAND COVER

Land Cover data is used to understand the relationships between forest cover and stream temperature. Changes in land cover over time can also help understand how and where development has altered the landscape. It appears that the Fletcher bay watershed forest cover has been altered or reduced by 2-3 acres per year from 2000-2015.

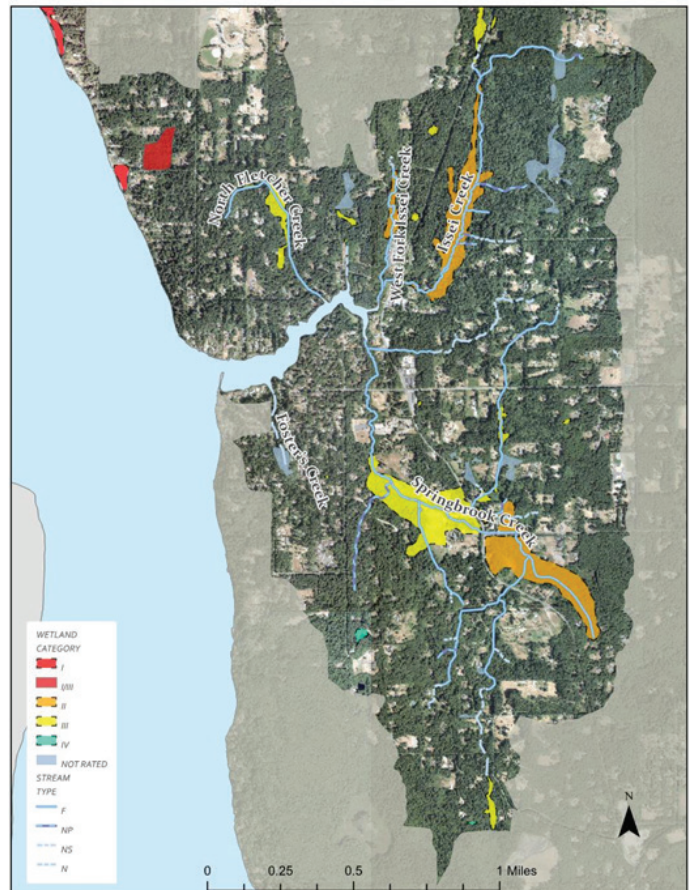


Figure 20. Wetland and stream categories



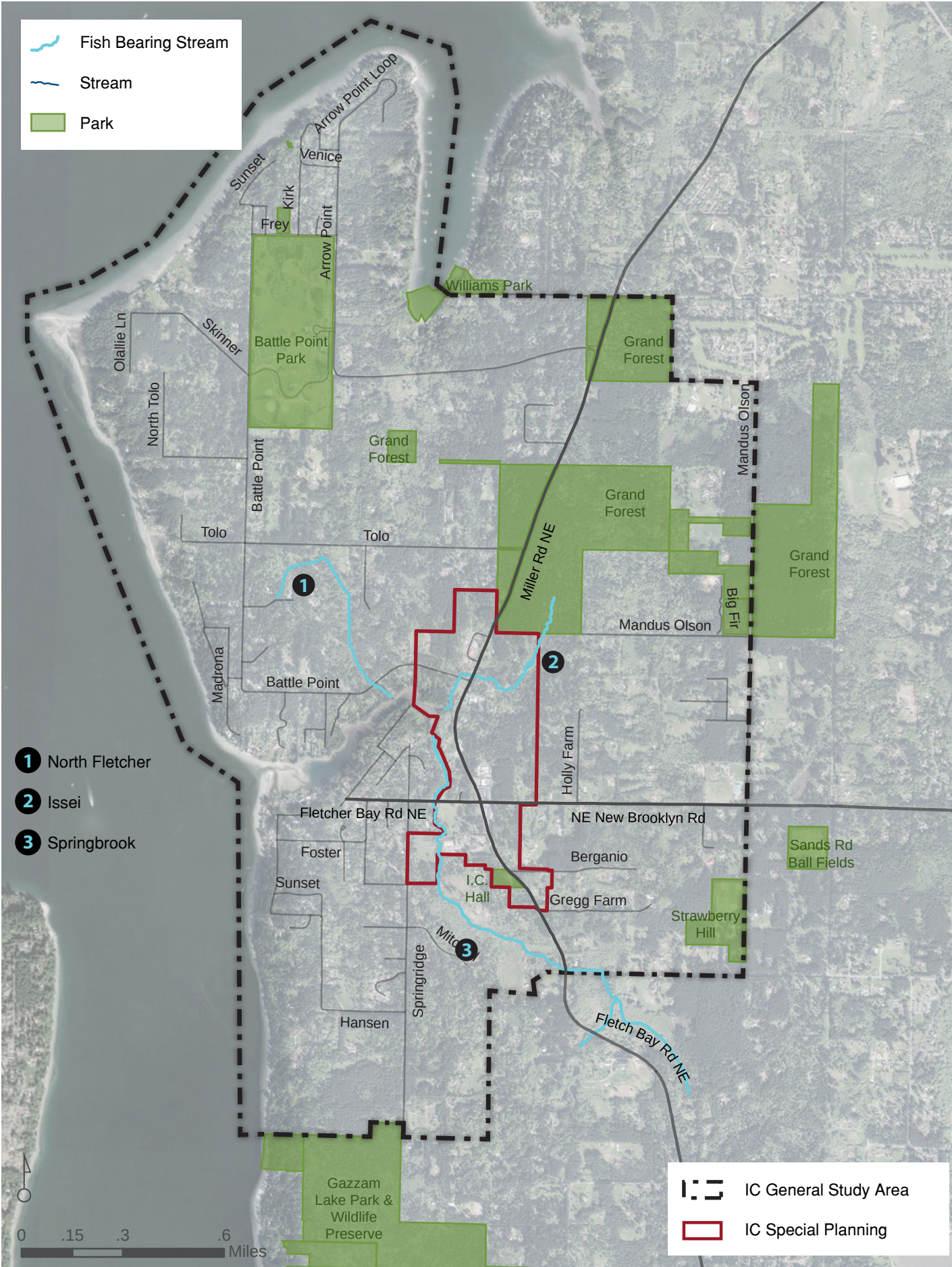


Figure 21. Island Center parks and streams

### CONTAMINATED SITES

The only significant contaminated site in the watershed that has been documented by the State is due to a leaking underground storage tank at the gas station on the corner of Fletcher Bay Road/Miller Road/New Brooklyn Road. The department of Ecology is overseeing an active monitoring and clean-up plan.

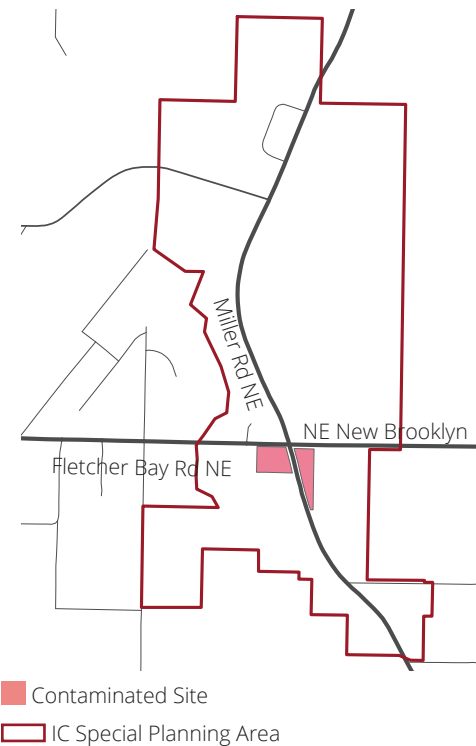


Figure 22. IC contaminated site location

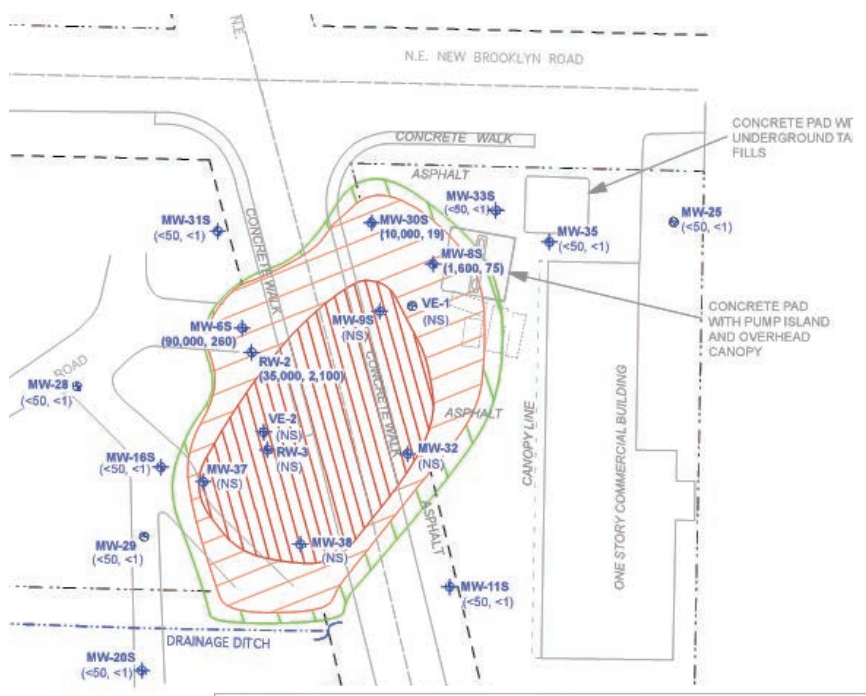


Figure 23. IC contaminated site details



# APPENDICES





# APPENDIX A

ISLAND CENTER & FLETCHER BAY WATERSHED  
STATE OF THE WATER RESOURCES 2018

## Island Center and Fletcher Bay Watershed

State of the Water Resources 2018

### FLETCHER BAY WATERSHED

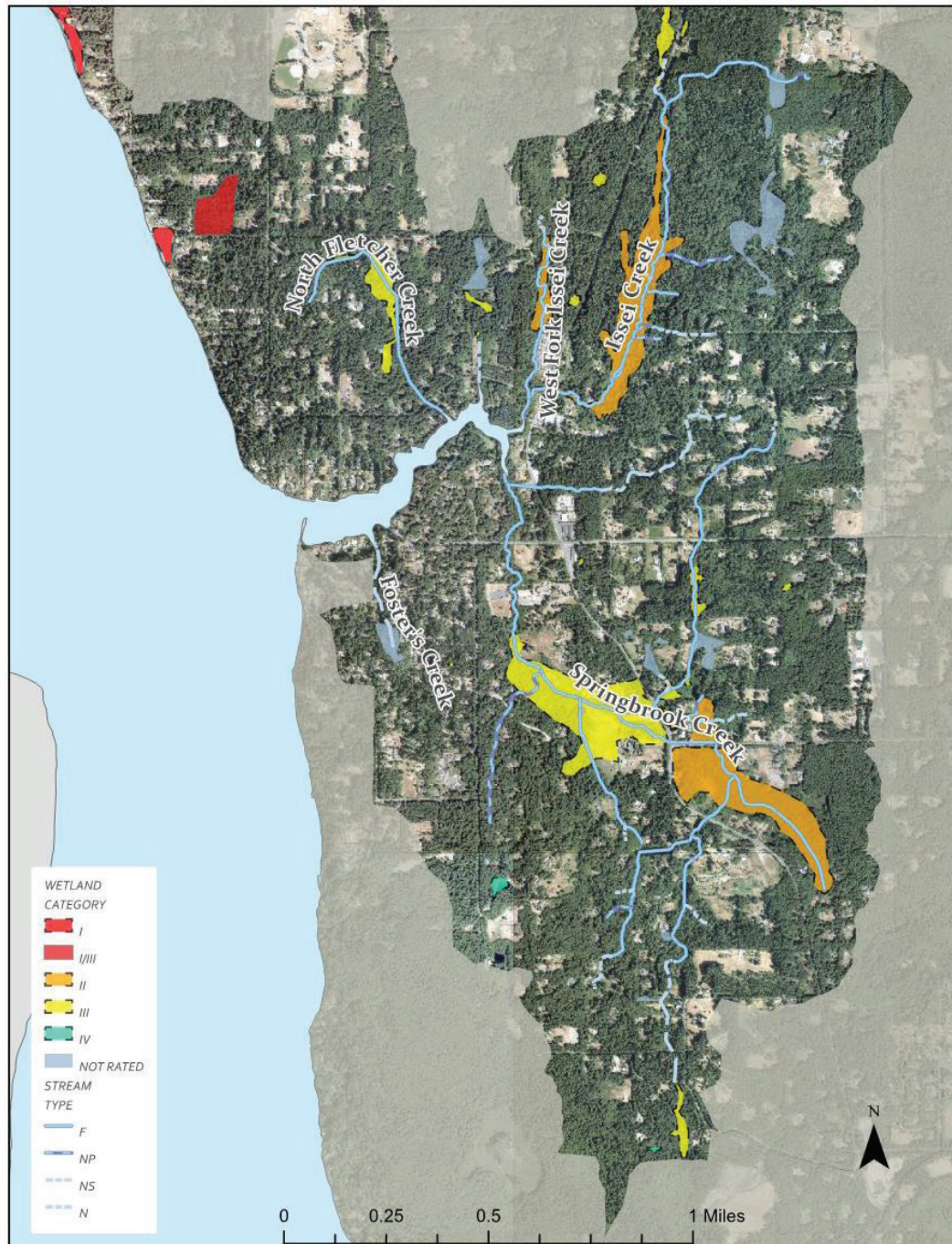


Figure 1 Surface Water Features (City of Bainbridge Island (COBI))

The Fletcher Bay watershed comprises 2,102 acres of land that drains to Fletcher Bay and ultimately Port Orchard Passage (Figure 1). There are two principal sub-basins within the watershed that produce perennial salmon bearing streams. Issei Creek captures drainage from the north east portion of the watershed, while Springbrook Creek captures drainage from the south side of the watershed and both creeks discharge into the head of Fletcher Bay. See [State of the Island's Waters 2012](#). While historically more interest has been paid to surface features such as streams, wetlands and ponds, we also must consider the subterranean features i.e. the aquifer system (figure 2), as well as precipitation patterns. When we consider these three components, surficial, geologic and climatological, we can fully understand the state of the three-dimensional watershed.

*Geologic Map and Cross Sections Showing Hydrogeologic Units on Bainbridge Island, Kitsap County, Washington. Report number 2011-5021 plate 1. USGS*

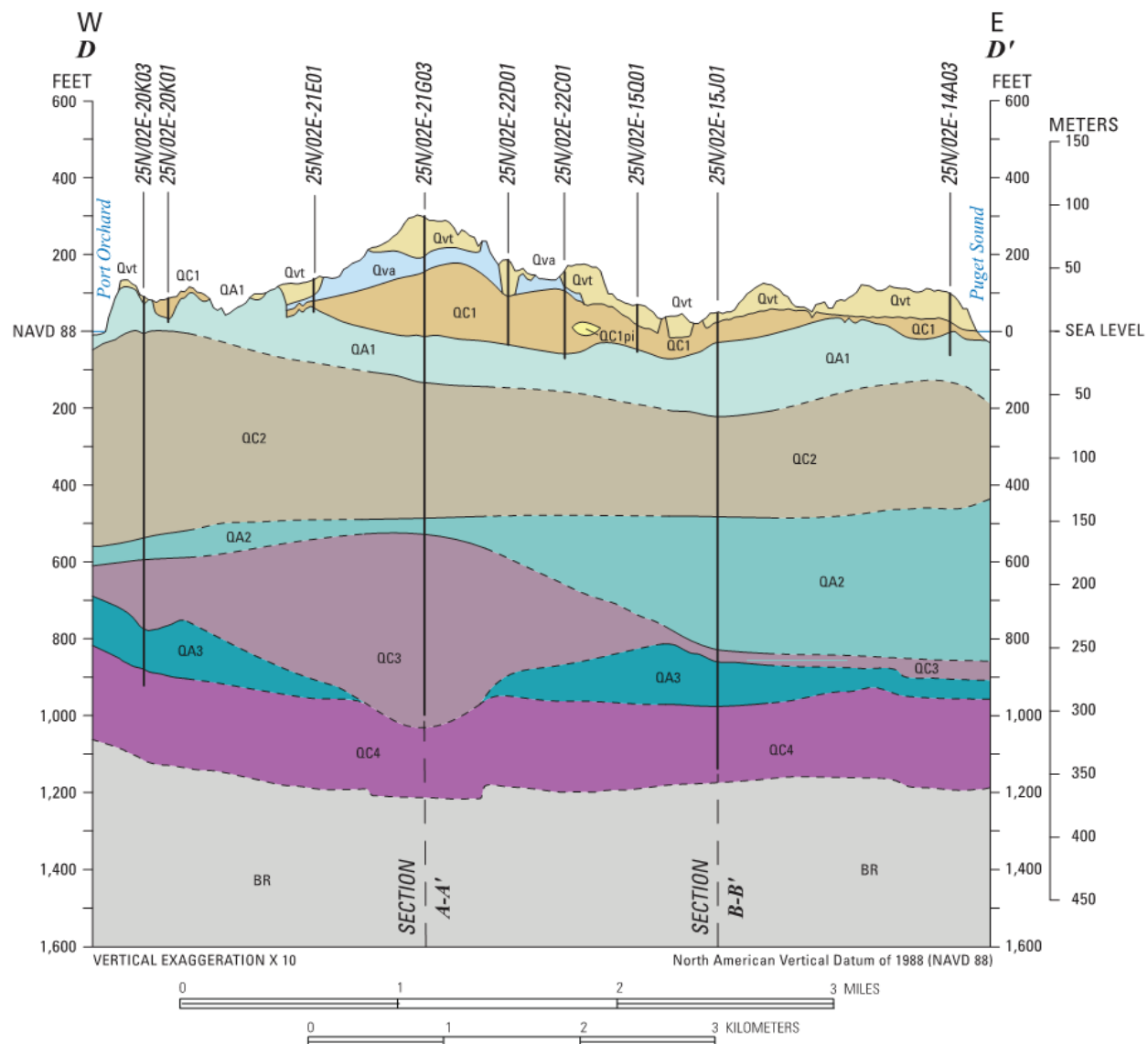


Figure 2 Representative Cross Section of Aquifers underlying the Fletcher Bay Watershed, USGS 2011-5021

[https://pubs.usgs.gov/sir/2011/5021/pdf/sir20115021\\_plate1.pdf](https://pubs.usgs.gov/sir/2011/5021/pdf/sir20115021_plate1.pdf)



The Fletcher Bay watershed receives approximately 40 inches of rain per year. The City measures precipitation in conjunction with an automated flow monitoring station near the mouth of Springbrook Creek (SE35, Site A).

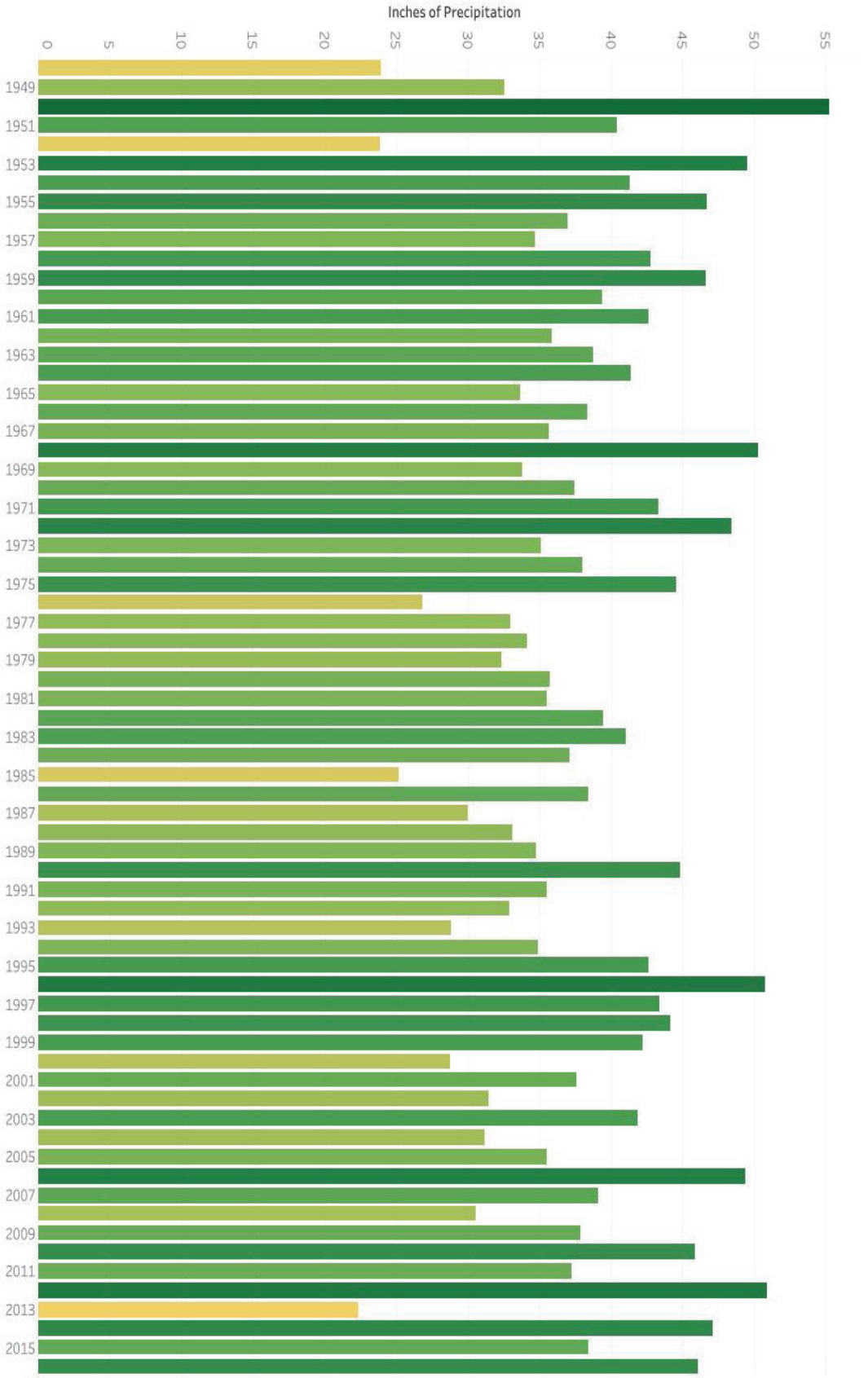


Figure 3 Annual Precipitation Totals in Inches (1948-2016 Sea-Tac Precipitation Monitoring Station)

### **FISH PASSAGE & HABITAT**

Springbrook Creek has at least 6 partial barriers to fish passage with the most downstream culvert acting as a full barrier during low flows. The main fork of Issei creek has at least 2 documented partial barriers to fish passage blocking the majority of in-stream fish habitat from use by anadromous (ocean going) species.

Another useful resource has been created by the Wild Fish Conservancy (WFC). The WFC has documented the condition most of the fishbearing streams in the watershed. To view their online map and survey points visit: [WFC Stream Typing](http://apps.wdfw.wa.gov/fishpassage/)

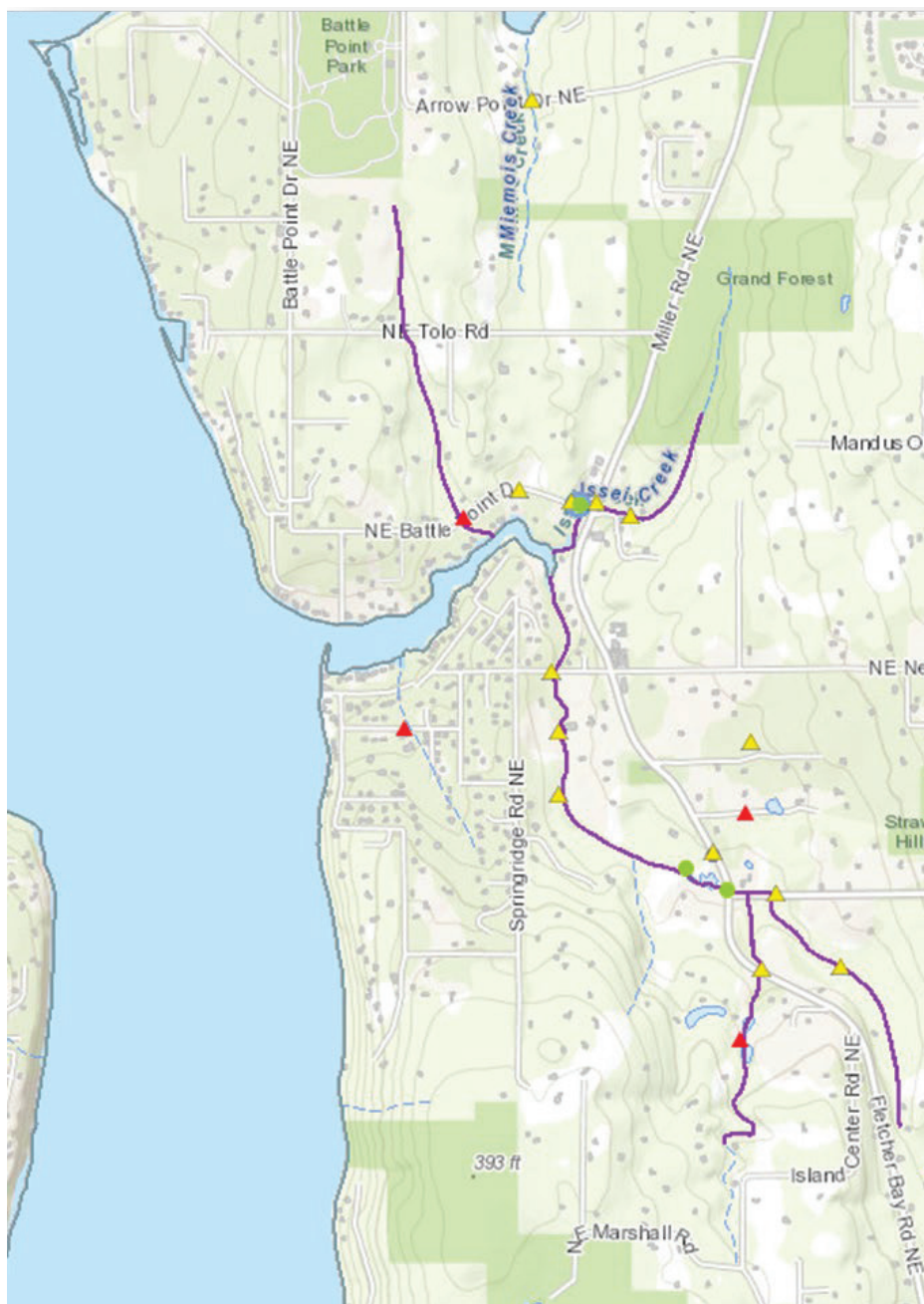


Figure 3 WDFW map, Yellow triangles are partial barriers, purple lines represent streams with fish presence  
<http://apps.wdfw.wa.gov/fishpassage/>

## Fletcher Bay Watershed Water Quality

### MONITORING EFFORTS

#### City of Bainbridge Island's Water Quality and Flow Monitoring Program (WQFMP)

Since 2008 the city has collected data from two streams in the Fletcher Bay watershed as well as one marine site. For more information visit the [WQFMP webpage](#).



Figure 4 WQFMP Monitoring Sites in Fletcher Bay Watershed

#### Kitsap County Health District

The Kitsap Public Health District (KPHD) investigates properties with suspect septic systems. In the Fletcher Bay watershed, the KPHD identified and helped property owners repair 4 septic systems, 2 in 2008 and 2 in 2015. [Shoreline Survey Report 2008 KPHD](#)



**WATER QUALITY: BACTERIA**WA Department of Ecology TMDL

Currently, the City is a stakeholder in the [Sinclair and Dyes Inlets Fecal Coliform Bacteria Total Maximum Daily Load \(TMDL\)](#). Four of the Island's watersheds are captured within the TMDL drainage basin boundaries including Fletcher Bay. The city has continued to monitor levels of bacteria in the watershed and has installed Mutt-Mitt stations at strategic areas to encourage pet waste pickup.

Springbrook Creek Bacteria

Bacteria counts continue to be high in Springbrook Creek near High School Rd and Fletcher Bay Dr. Focused bacteria sampling in 2011 and 2017 indicate the problem is persistent. In 2017 microbial source tracking analysis was performed and results show that some of bacteria is of human origin. (Springbrook Creek watershed report 2018, State of the Island's Waters 2012)

Issei Creek Bacteria

The west fork of Issei Creek has been documented as a source of bacteria and elevated levels of ammonia as compared to the east fork of Issei Creek, which originates in the Grand Forest. (Aspect 2013)

## PHYSICAL AND CHEMICAL PROPERTIES

### Stream Temperature and Dissolved Oxygen

Springbrook Creek (SE35) failed to meet state standards for temperature in July and/or August during most of the years from 2012-2017. Issei creek (SE45) fared better, generally meeting standards through the summer. Even though Issei is a smaller creek with lower summer baseflows it enjoys a more consistent stream-side tree cover, relative to Springbrook. Upper reaches of Springbrook Creek that experience a greater tree cover have been documented as meeting the standard for temperature year-round. (see figure 15)

Fletcher Bay Temperature Exceedences

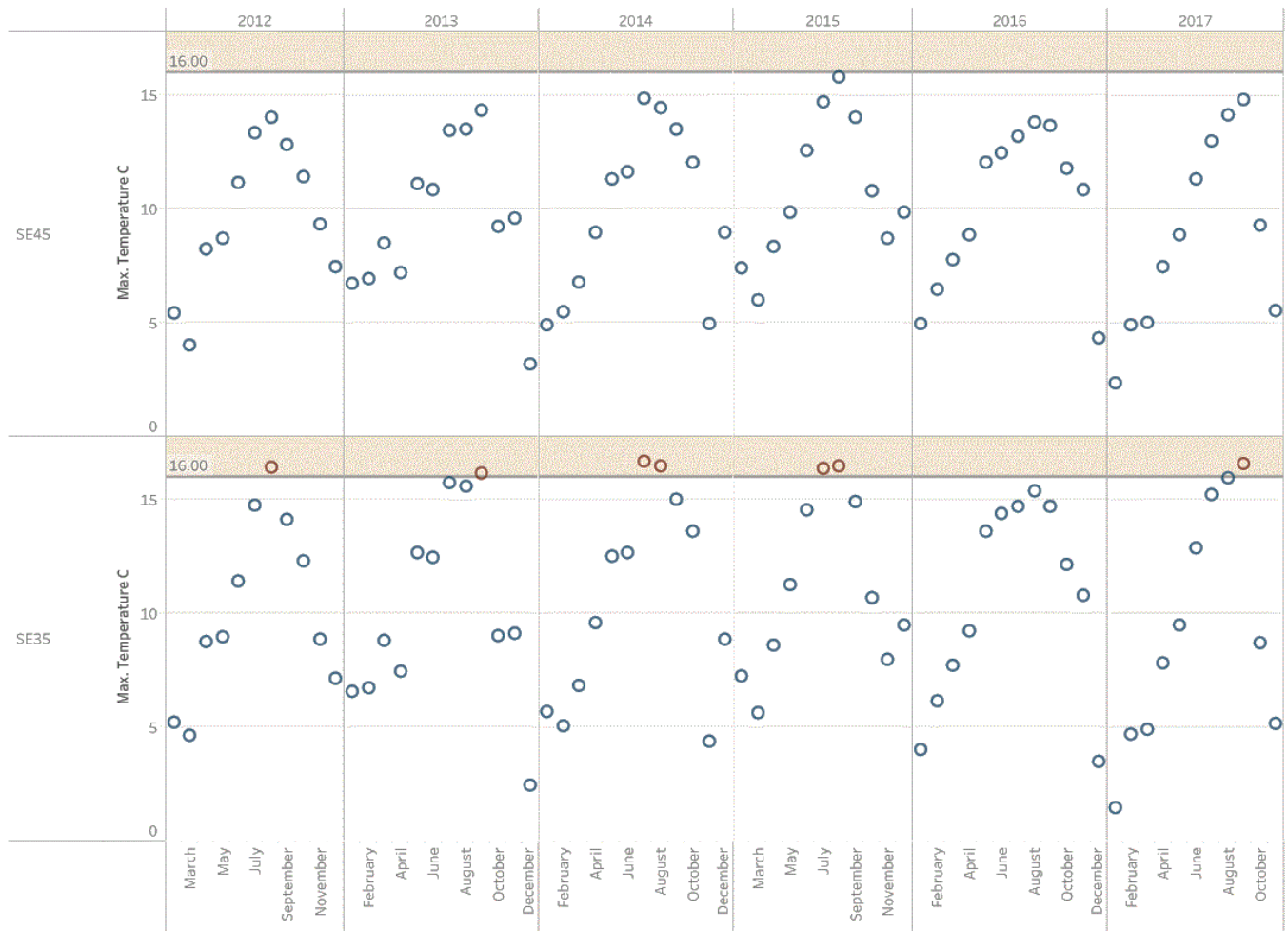


Figure 5 COBI WQFMP Monthly Temperature Data

### Dissolved Oxygen Exceedances 2012-2017

Both streams, Issei and Springbrook, do not meet the state standard for Dissolved Oxygen during the summer months (July-September).

#### Fletcher Bay Dissolved Oxygen Exceedences



Figure 6 COBI WQFMP Monthly Dissolved Oxygen Data



### Macroinvertebrate

The average Benthic Index of Biotic Integrity (B-IBI), an index of stream health, indicates poor stream conditions for Issei creek and fair conditions for Springbrook Creek (Figure 8). Issei Creek showed an significant improving trend in percentage of pollution *intolerant* species versus tolerant species, indicating an improvement in water quality (Figure 9).

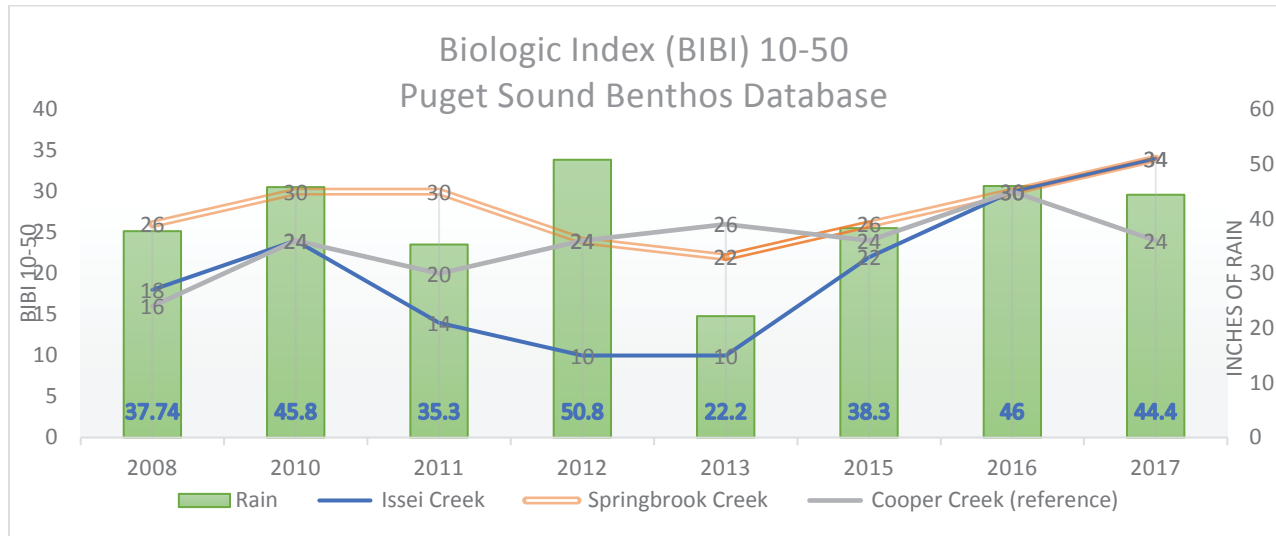


Figure 7 B-IBI scores 2008-2017, COBI

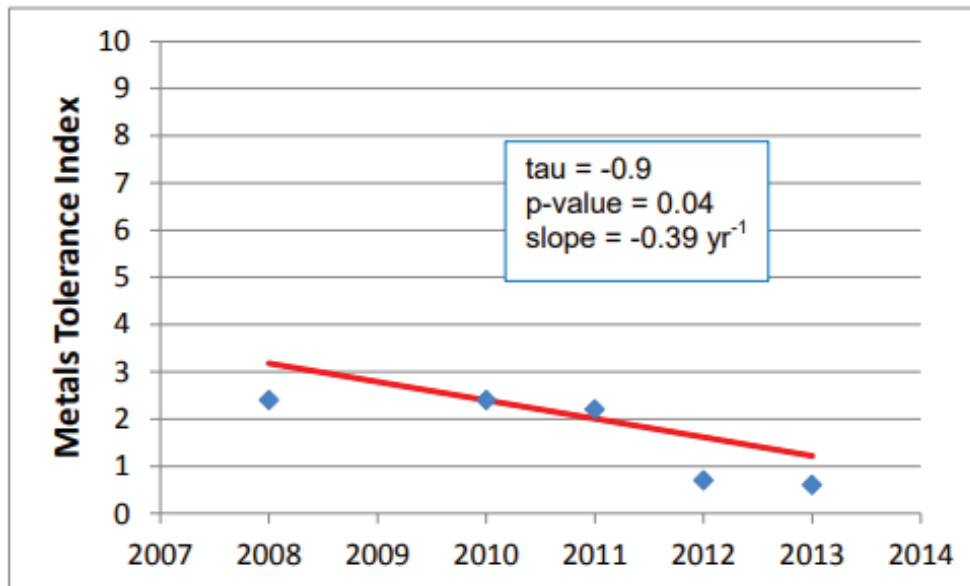


Figure 8 DeGasperi 2015

For more information see: Stream Benthos and Hydrologic Data Evaluation for Bainbridge Island

[http://www.bainbridgewa.gov/DocumentCenter/View/6278/Stream\\_Benthos\\_Final\\_Dec\\_2015?bidId](http://www.bainbridgewa.gov/DocumentCenter/View/6278/Stream_Benthos_Final_Dec_2015?bidId)

## STORMWATER IMPACTS

The majority of the stormwater impacts to the watershed occur along major roads such as Miller Rd and Fletcher Bay Rd that host relatively high traffic volumes. These impacts are partially mitigated by grassed shoulders and decentralized ditch systems. A more concentrated and unmitigated source can be found due to the nature of the Island Center neighborhood service center. Island Center is host to many auto-centric businesses that have a higher potential for pollutant generation. Also, denser commercial areas like Island Center utilize closed, piped stormwater systems that centralize flows and discharge them in close proximity to the marine receiving waters of Fletcher Bay. Water Quality monitoring has been performed by the City since 2008 by the [City's Water Quality and Flow Monitoring Program](#) (WQFMP)

### Sediment Sampling

Notable increases in Butyl benzyl phthalate, a chemical used in vinyl floor tiles, weather stripping, and other plastics, were found in the marine sediments of Fletcher Bay as well as the two major contributing streams, Issei and Springbrook. Though common in the environment, Fletcher Bay had the second highest concentration on the Island during the sampling effort of 2013.

### Targeted Stormwater Sampling

Routine sampling and targeted storm sampling have revealed that both Springbrook and Issei creeks suffer from stormwater impacts. Aluminum has been detected at levels high enough to harm aquatic life in a short time frame. Other metals such as zinc and copper continue to be detected at lower levels, yet still high enough to harm aquatic life with extended exposure. Stormwater runoff from roads and parking lots are most likely the biggest source of metals in our streams and harbors.

2018 Springbrook Creek Flow Rate (cubic feet per second) and Precipitation (inches)

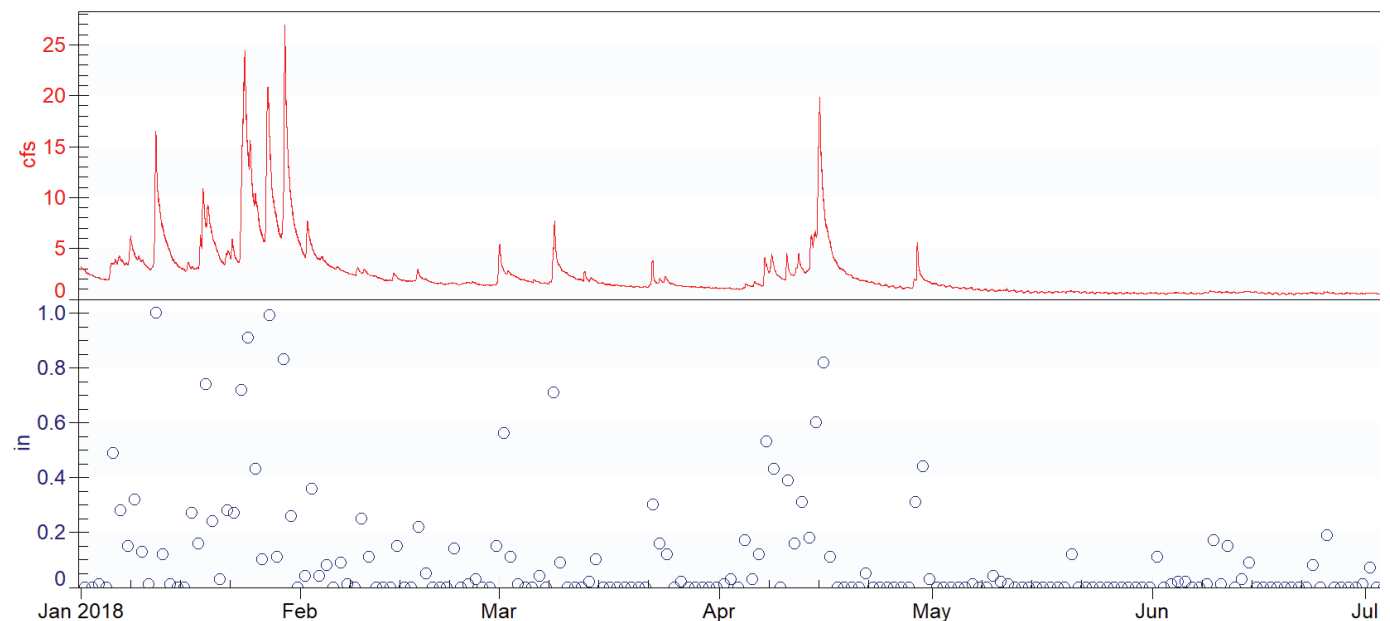


Figure 9 Flow and Precipitation Springbrook Creek 2018 COBI

### Silt Delivery in Fletcher Bay Watershed



Since the early 2000's residents of Fletcher Bay have noticed 'plumes' of silt, or turbid water, flowing to the bay and discoloring the water. Allegations were made on new sub-developments in the watershed, but no direct evidence has been documented. More recent observations have shown that actively used gravel roads such as Fletcher Blvd and Woodbank Dr and parking lots, such as the large City owned lot at 8964 Miller road are contributing turbid

stormwater runoff to the Bay. (iDirt IDDE investigations, Springbrook creek project field observations winter 2017) Sediment grain size analysis agrees that more fine materials may be moving into the marine system. Between 2008 and 2013 percentages of sand sized sediment increased by 16 percent while gravel sized sediment decreased by 31 percent. Though if turbid stormwater was the culprit we would also expect to see smaller silt and clay sized material increase and this did not occur in the 2008-2013 timeframe.





## SHELLFISH ASSESSMENT

### Washington Department of Health

Marine water quality stations, monitored by the Department of Health, on the north and south edge (457,450) of the mouth of Fletcher Bay currently indicate acceptable bacteria levels and are *approved* for shellfish harvest, an improvement from years past.

[2017 WA DOH growing area report](#)



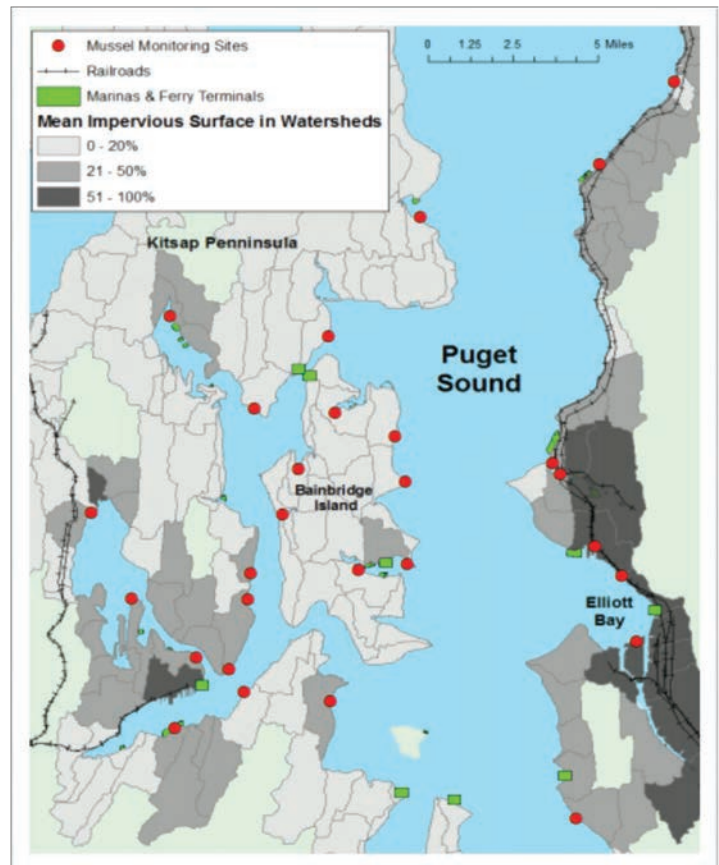
### Washington Department of Ecology

Fletcher bay is also home to a mussel monitoring site as part of the [Stormwater Action Monitoring](#) program. Recent mussel tissue analysis concurs with target stormwater and sediment sampling, pollutants such as PAH's have been detected at increased levels. For more information visit:

[2017 WDFW Report on Mussel Monitoring](#)

Or

[2017 SAM Symposium presentation](#)



## Groundwater

The City of Bainbridge Island monitors 86 public and private wells, Island-wide, from all six aquifers in the Bainbridge Island aquifer system. Each year the data collected over the last ten-year is assessed against the Early Warning Levels (EWLs), reviewing for safe yield and seawater intrusion.

In the Fletcher Bay watershed 9 wells are monitored for water level; 2 in the Fletcher Bay aquifer (FBA), 3 in the sea level aquifer (SLA) and 4 in the perched aquifer (PA). Eight wells show an increasing trend and 1 shows a decreasing trend.

Five wells are monitored for chloride concentration, an indicator of seawater intrusion. Chloride levels in the watershed are generally low (less than 20 mg/L) with no significant increasing trends.

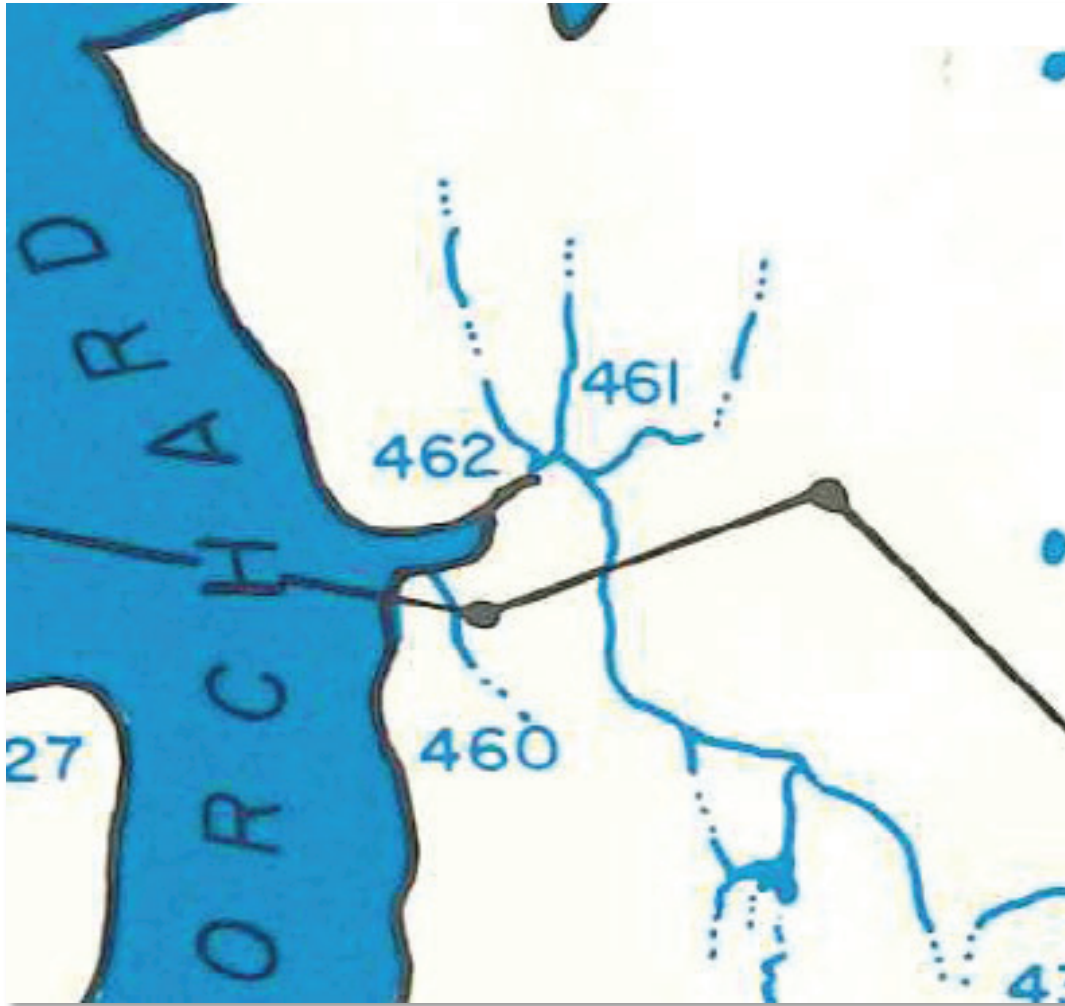
The City is considering the development of a groundwater management plan in 2019.

More information about the current state of the Island's aquifers can be found in the 2017 Early Warning Level Assessment.

<https://www.bainbridgewa.gov/DocumentCenter/View/10883/2017-EWL-Report>



### Water Rights and Instream Flow



*Figure 10 Surface waters with restricted use*

As of January 19, 2018, a new State law, ESSB 6091, states that new wells drilled for use in residential projects are subject to a 500-dollar fee and a limit of 950 gallons per day.

Kitsap County has explained this new requirement in the follow document:

[Kitsap Brochure and Notice to Title example.](#)

For more information visit the department of Ecology's webpage:

<https://ecology.wa.gov/Water-Shorelines/Water-supply/Streamflowrestoration>



### Contaminated Sites

The only significant contaminated site in the watershed that has been documented by the State is due to a leaking underground storage tank at the gas station on the corner of Fletcher Bay Road/Miller Road/New Brooklyn Road. The department of Ecology is overseeing an active monitoring and clean-up plan.

Extent of groundwater contaminants 10/29/2017. Location of shallow monitoring wells shown in blue.

[Latest Monitoring Report Document.](#)

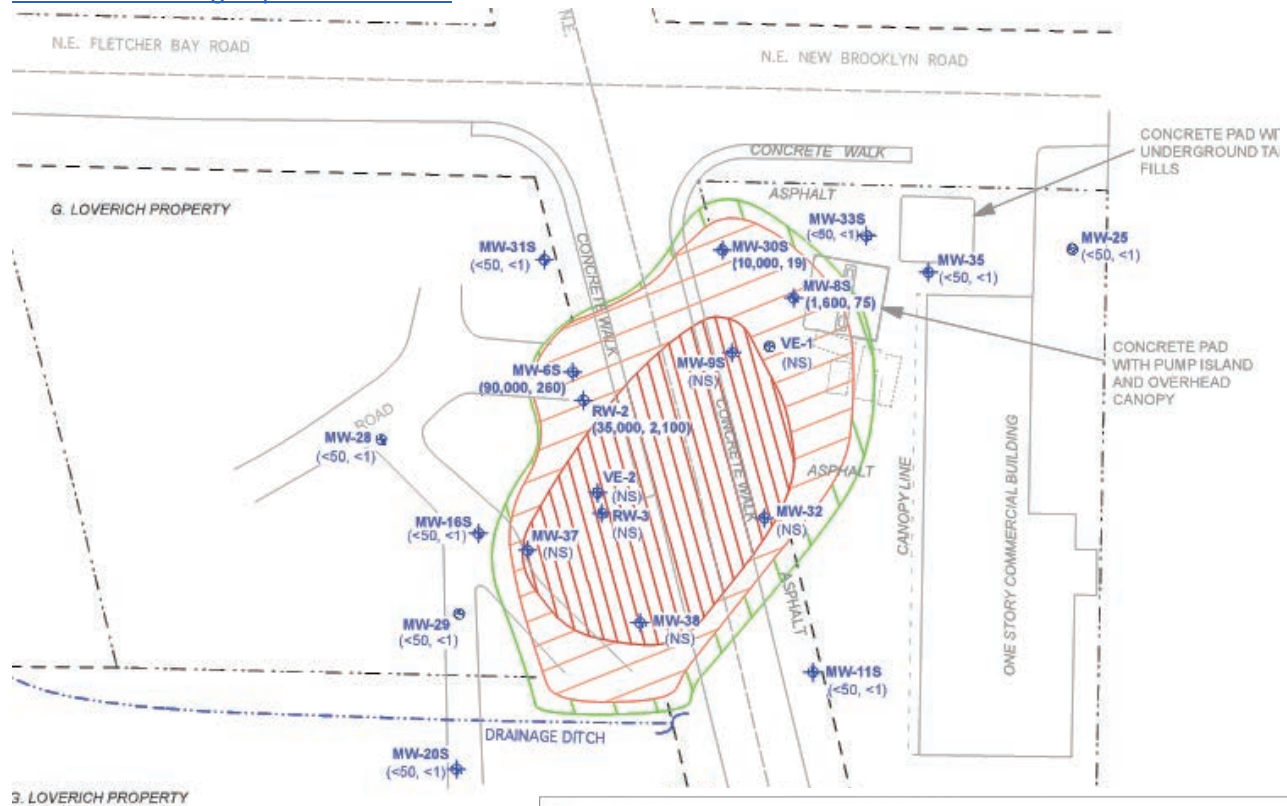
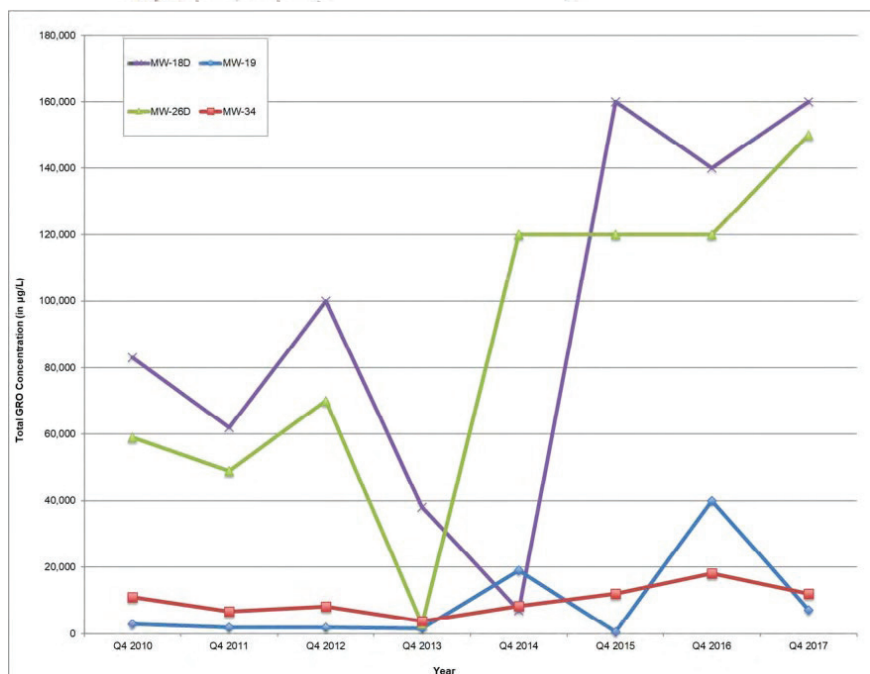


Figure 11 Fletcher Mart Contamination Map

Gasoline concentration sampled from 4 groundwater wells 2010-2017

For complete site summary visit: [Fletcher Mart Webpage](#)

Figure 12 Fletcher Mart Contamination Graph



### Springbrook Creek Watershed Assessment Project

The City supported the Bainbridge Island Land Trust in the Springbrook Creek Watershed Assessment Project study by monitoring water quality and flow at sites throughout the watershed to better understand environmental stressors at a finer scale (Figure 14). In addition to the project's field work the WA Department of Ecology used their Puget Sound Watershed Characterization Model to analyze natural processes and give guidance on management actions in the watershed. For more information: visit

<http://www.bainbridgewa.gov/868/Springbrook-Creek-Watershed-Study>

or

<https://www.bi-landtrust.org/protected-spaces/springbrook-creek/>

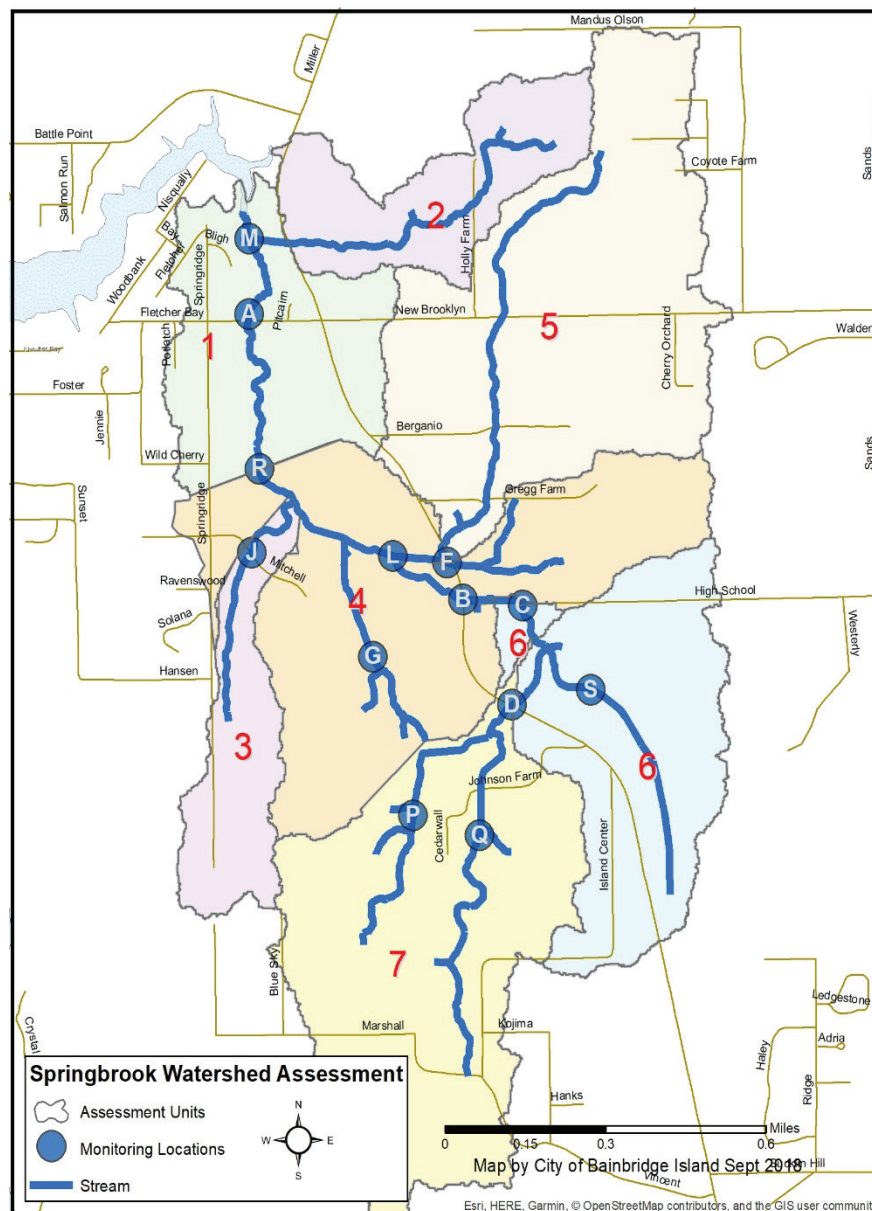


Figure 13 Springbrook Creek Watershed study locations, COBI

As part of the project the City continuously monitored temperature in six locations throughout the watershed. One of the takeaways was that summer stream temperatures regularly exceeded the State standard for healthy fish habitat. The only site that stayed below the standard was in a relatively undeveloped and forested section of the headwater wetland, site S.

#### Springbrook Creek - Stream Temperature History

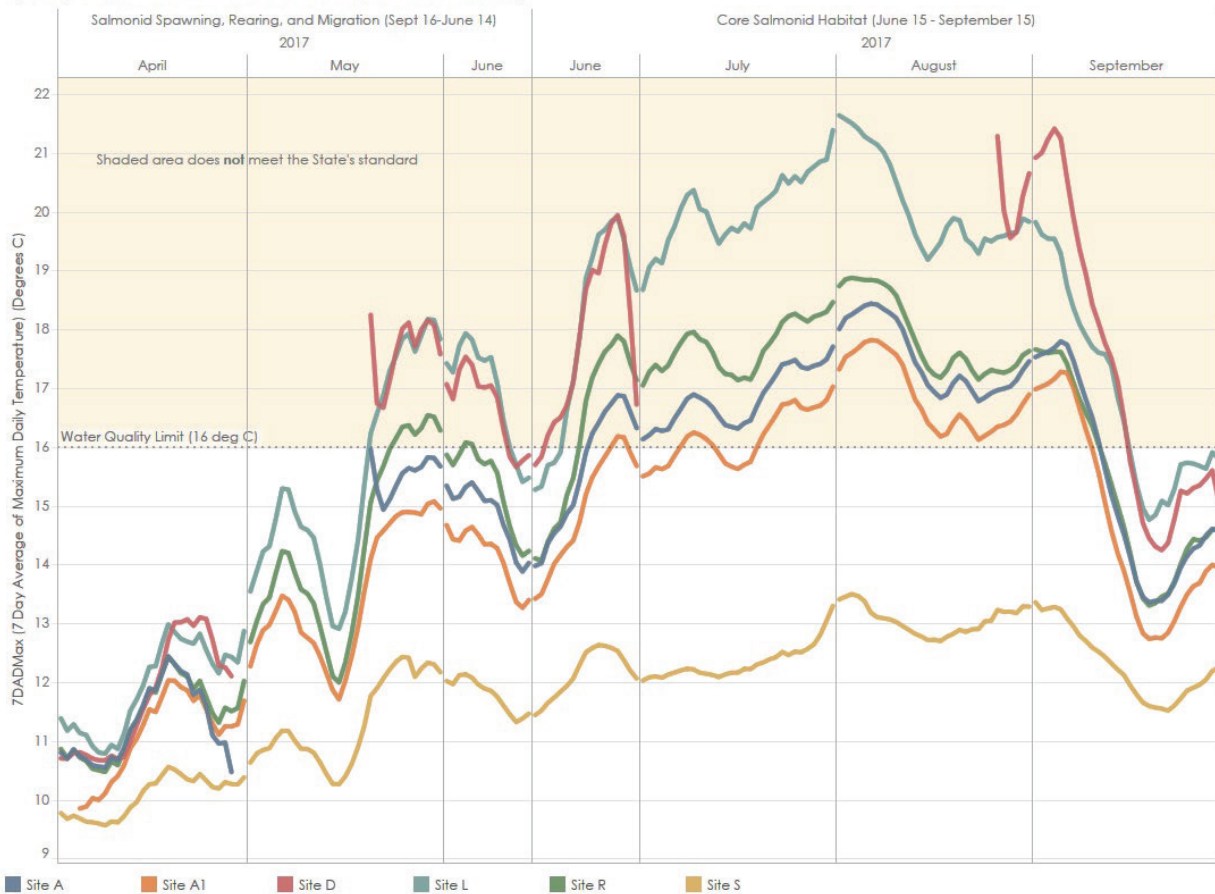


Figure 14 Springbrook Creek, Continuous Temperature Data, COBI



## LAND COVER

Land Cover data is used to understand the relationships between things such as forest cover and stream temperature. Changes in landcover over time can also help understand how and where development has altered the landscape. Comparing data from one source to another can be difficult thus we keep the groupings as course as possible to provide significance. In reviewing the 4 data sources below it appears that the Fletcher bay watershed forest cover has been altered or reduced by 2-3 acres per year from 2000-2015.

| Data Source                | Forest (tree) | Developed (grass, impervious surfaces, bare ground) |
|----------------------------|---------------|-----------------------------------------------------|
| Bainbridge Watersheds 1995 | 75.3%         | 24.7%                                               |
| Kato and Warren 2000       | 76.92%        | 22.52%                                              |
| COBI LC/LU GIS Data 2015   | 74.3%         | 25.6%                                               |

Washington State Department of Fish and Wildlife's High-Resolution Aerial Imagery Change Detection program produces GIS Data that indicates how and where land cover (vegetation) has been altered.

| Vegetation Altered in Fletcher Bay Watershed (acres) | Time Frame (years) |
|------------------------------------------------------|--------------------|
| 2.9                                                  | 2006-2009          |
| 6.1                                                  | 2009-2011          |
| 8.1                                                  | 2011-2013          |

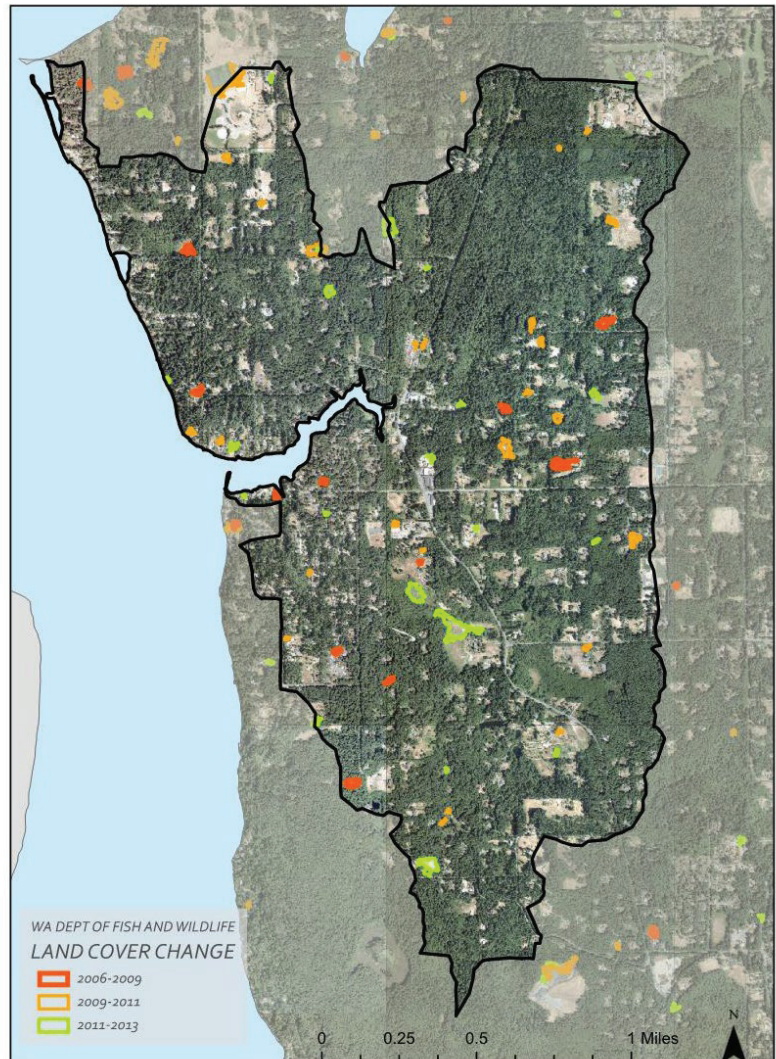


Figure15 Land Cover Change 2006-2013, WDFW

[https://wdfw.wa.gov/conservation/research/projects/aerial\\_imagery/](https://wdfw.wa.gov/conservation/research/projects/aerial_imagery/)

**ADDITIONAL REFERENCES**

Fletcher bay watershed Surface water Status and trends monitoring

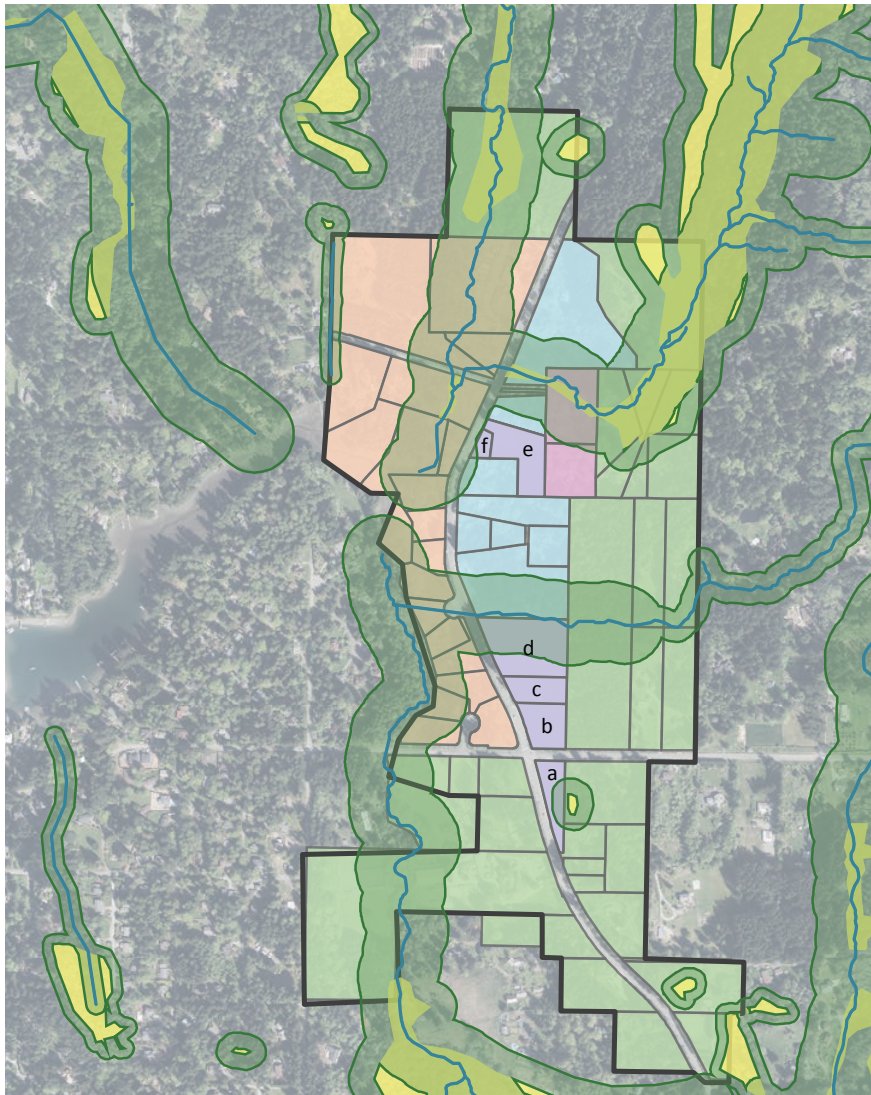
<https://www.bainbridgewa.gov/DocumentCenter/View/10289/Fletcher-Bay-Watershed-Surface-Water-Status-and-Trends-Monitoring-022118?bidId=>

# APPENDIX B

## SPECIAL PLANNING AREA CAPACITY ANALYSIS



# Commercial Lot Coverage (SF)



| NC Parcel Use Description |                    |
|---------------------------|--------------------|
| a                         | Convenience Market |
| b                         | Mini Warehouse     |
| c                         | Service Garage     |
| d                         | Utility/Storage    |
| e                         | Auto Service       |
| f                         | Service Garage     |

R-0.4

R-1

R-2

NC

Split

Wetlands

Streams

Required Buffer

|        |                                                  |
|--------|--------------------------------------------------|
| 60,832 | Allowed<br>(Unconstrained)                       |
| 36,893 | Existing                                         |
| 23,939 | Potential<br>(Individual parcel development TBD) |

## GIS DATA ANALYSIS:

### Allowed:

Approximate commercial lot coverage of NC parcels is calculated using parcel size and 35% Max Lot Coverage specified in BIMC 18.12.020-2.

Parcels **a** and **d** are excluded from this calculation due to critical area\* constraints.

### Existing:

Sum of GIS data: "Existing Commercial"

### Potential:

Calculated by subtracting Existing from Allowed (unconstrained). Individual parcel evaluation is required to determine actual numbers.

*\*Critical Areas include GIS data on streams, wetlands, and associated buffers. Waiting for steep slope data from the City.*

## CURRENT ZONING CAPACITY

| Map ID | NC Use          | Parcel (AC) | Parcel (SF) | Max Lot Coverage | Constrained |
|--------|-----------------|-------------|-------------|------------------|-------------|
| a      | Convenience M   | 0.99        | 43,124      | 15,094           | yes         |
| b      | Mini Warehouse  | 1.15        | 50,094      | 17,533           |             |
| c      | Service Garage  | 0.92        | 40,075      | 14,026           |             |
| d      | Utility/Storage | 2.79        | 121,532     | 42,536           | yes         |
| e      | Auto Service    | 1.67        | 72,745      | 25,461           |             |
| f      | Service Garage  | 0.25        | 10,890      | 3,812            |             |

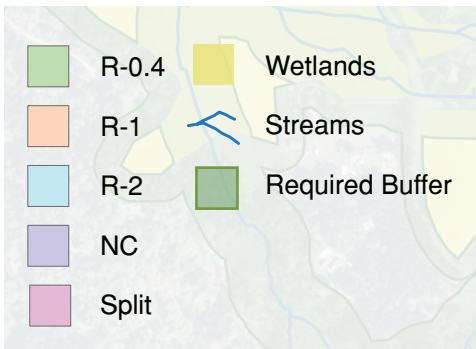
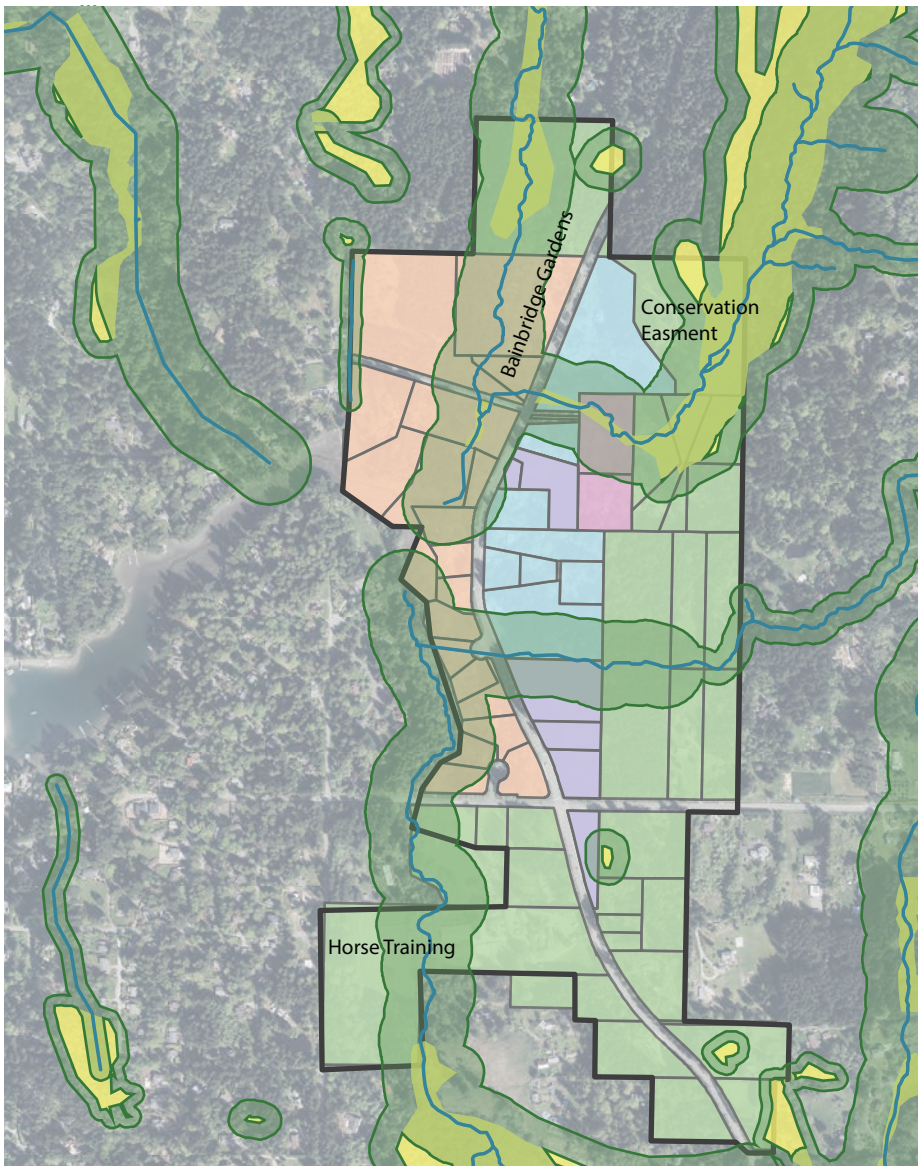
Allowed  
Unconstrained

118,461  
60,832

| NC Use             | Existing Commercial (SF) |
|--------------------|--------------------------|
| Auto Service       | 8,240                    |
| Convenience Market | 8,588                    |
| Mini Warehouse     | 7,807                    |
| Service Garage     | 10,758                   |
| Utility/Storage    | 1,500                    |
| Grand Total        | 36,893                   |



# Residential Dwelling Units



104

Allowed

41

Existing

63

Potential  
(Individual parcel development TBD)

## GIS DATA ANALYSIS:

### Allowed:

Approximated residential dwelling units per acre are calculated for residential zones only (excludes NC). Estimate calculated using parcel size and maximum density specified in BIMC 18.12.020-2\*.

No parcels are excluded based on critical area impacts\*\* - exceptional parcels are noted on map.

### Existing:

Sum of GIS data: "Existing DU"

### Potential:

Calculated by subtracting Existing DU from Allowed. Individual parcel evaluation required to determine actual DU allowed.

\*Flexlot Subdivision Standards not applied.

\*\*Critical Areas include GIS data on streams, wetlands, and associated buffers. Waiting for steep slope data from the City.

| Zone         | Parcel (AC)   | Parcel (SF)      | Max Density | DU Allowed |
|--------------|---------------|------------------|-------------|------------|
| R-0.4        | 89.89         | 3,915,608.40     | 100,000     | 39         |
| R-1          | 31.77         | 1,383,901.20     | 40,000      | 35         |
| R-2          | 13.7          | 596,772.00       | 20,000      | 30         |
| Split        | 4.02          | 175,111.20       | N/A         | N/A        |
| <b>TOTAL</b> | <b>147.15</b> | <b>6,409,854</b> |             | <b>104</b> |

| Zone               | Existing DU | Total Floor Area (SF) |
|--------------------|-------------|-----------------------|
| R-0.4              | 21          | 36,588                |
| R-1                | 12          | 24,337                |
| R-2                | 6           | 9,441                 |
| Split              | 2           | 3,154                 |
| <b>Grand Total</b> | <b>41</b>   | <b>73,520</b>         |



# COMPREHENSIVE PLAN INTRODUCTION

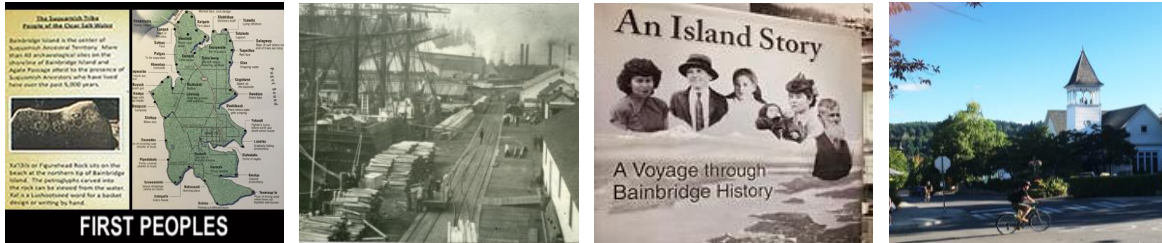
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# BAINBRIDGE ISLAND Past, Present and Future

## BAINBRIDGE ISLAND HISTORY



This historical overview provides a foundational perspective to aid community planning in better understanding and preserving the rich and multifaceted history of Bainbridge Island.

### Land

Bainbridge Island is split into two geologic areas, with the southern third composed of sedimentary bedrock approximately thirteen to thirty million years ago. Lying on a seismic fault line, its most prominent feature is the steep gradient at Bill Point, a backdrop for Rockaway Beach. This fault runs from Eagle Harbor to Seattle. Together with other active faults, a 9.0 plus earthquake involving the North American and Juan de Fuca Plates is a valid disaster potential for Bainbridge Island. Fortunately, only three earthquakes over 6.0 have occurred since World War II: in 1949, 1965, and 2001.

Successive glacial periods left behind deep bodies of water and numerous islands from Puget Sound to Alaska. Resulting deep water sheltered harbors and acidic topsoil influenced human settlement. The primary concern for the Island's southern third is limited water supply caused by impenetrable bedrock. The northern two-thirds, with Eagle Harbor as the dividing line, is composed primarily of sand, clay, and gravel deposits. While still commercially extracted, their primary benefit is an easily accessible ground water source.

### People

Suquamish Ancestors first inhabited Bainbridge Island and the Kitsap Peninsula around 13,000 years ago and continue to live in the area to the present day. The Suquamish People occupied winter villages and seasonal camps throughout the island as they fished, hunted, collected shellfish, and gathered plants and other vegetation resources. Several areas on the island have religious significance to Tribal members and some areas near the marine shoreline were burial sites. Many significant cultural resources have been documented along the contemporary marine shoreline of Bainbridge Island. Inland portions of the island have not been investigated as intensively as shoreline landforms but likely have evidence of past Suquamish land use.

The “discovery” of the Island came in 1792 with the arrival of George Vancouver. The United States showed little interest in the region until the Louisiana Purchase and the Lewis and Clark expedition. In 1841 Captain Charles Wilkes entered Puget Sound to map the area. He designated Bainbridge Island as an island rather than a peninsula and named it for the War

of 1812 commander, Commodore William Bainbridge. He also named Eagle Harbor, Bill Point, Wing Point, Port Blakely, Port Madison and Point Monroe.

Non-native settlement of the Island began in 1853 when George Anson Meigs ventured into Puget Sound to establish a lumber mill to serve the San Francisco market. He purchased an existing mill near present day Kingston and relocated it to Port Madison. The treaty of Point Elliot ceded any Suquamish claims to Bainbridge Island and Meigs laid claim to the northern third of the Island through the US Patent Office. The Meigs Lumber and Shipbuilding Company was born and soon the mill town of Port Madison had all the accoutrements of a late 19th-century mill town.

Peaking in the 1870s, Port Madison declined slowly until ceasing operations in 1890. Concurrent to its demise, the Port Blakely Mill, owned by Captain William Renton, was ascending after relocating from Port Orchard in 1865. It reached its peak in 1890 as the largest lumber mill in the world. Also at this time, the Hall brothers relocated their ship building business from Port Ludlow to Port Blakely to become one of the best-known names in the business.

Port Blakely's success laid the foundation for additional industries and eventual reshaping of the Island's human geography. The mill and shipyard attracted immigrants from around the globe notably from Scandinavia and Japan. The Hall brothers expanded their operation with a move to Eagle Harbor in 1903. The Pacific Creosote Company was located across the harbor near Bill Point. Port Blakely Mill closed in 1922 resulting in a refocus of commercial activity to the Eagle Harbor area.

Commercial *agriculture* centered on strawberry *farms* developed by Japanese immigrants who originally came to work at Port Blakely. The acidic soil proved ideal for the seasonal cultivation of strawberries. Japanese families used their American born children as title holders, since immigrants were not allowed to become citizens or own property. Large tracts of wasted timberland were purchased, cleared of stumps and debris, and successfully farmed for generations. A grower's association was formed to aid marketing.

World War II abruptly altered Bainbridge Island's economy. Executive Order 9066 ordered West Coast Japanese relocated to internment camps for the war's duration. This resulted in a severe disruption of strawberry farming from which it never fully recovered. Following exclusion of the Japanese-American community, many Filipinos managed the strawberry *farms* and businesses.

### **Modern Development**

Scheduled auto ferry service from the Island to Seattle commenced in 1937 and solidified Winslow's identity as the Island's urban center. Both the middle school and high school were located there. Prior to this, passenger only ferries, locally known as the, "mosquito fleet," had made scheduled stops at a number of small coastal communities around the Island. A significant development in the initial postwar years was the completion of the Agate Pass Bridge and State Highway 305 in 1950, directly linking the Island to the Kitsap Peninsula.

Postwar Bainbridge Island transitioned from rural to suburban with the advent of a convenient commute to Seattle and the peninsula. Regional economic changes caused increasing numbers of people to relocate here, especially during the 1960's and 70's. Farming and local industries remained important, but were no longer the economic mainstay

they were historically. A proposed major shopping center and housing development in the late 1980's precipitated a move by a group of Islanders to seek local control by becoming an incorporated city.

Incorporation however, has done little to slow growth, especially with increasing population pressure stemming from Puget Sound's burgeoning technology industry. According to the US Census Bureau, the median family income on Bainbridge Island (2009-2013) was \$95,481 compared to the whole of Washington State at \$59,478. The average home value on the Island (2009-2013) was \$551,700 compared to the state average of \$262,100.

The 2008 recession temporarily postponed a restructuring of Winslow's downtown core. The subsequent economic upturn has since seen its completion, but also fostered controversial projects such as the shopping complex at State Highway 305 and High School Road.

History is a continuum and the preservation of historic buildings and resources by a community is an ongoing autobiographical undertaking. The results of historic preservation choices become a legacy for future generations to appreciate, learn from and live by.

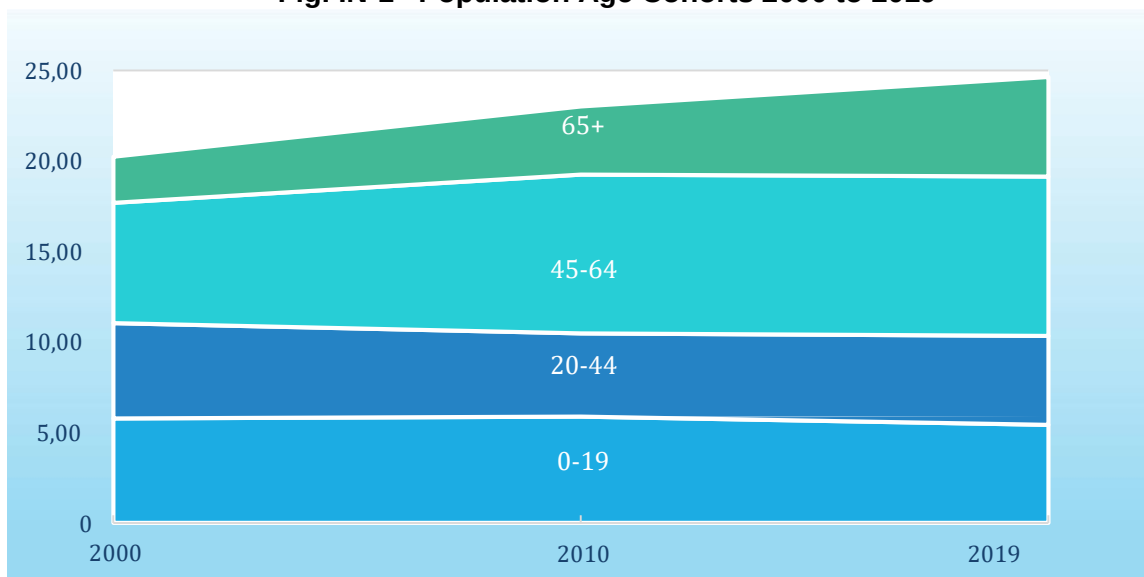
## BAINBRIDGE ISLAND TODAY

### People

The population of the Island in 2015 was 23,850, which was a modest increase from the 2010 population of 23,025. Demographically Bainbridge Island is predominantly white (91%) while the Hispanic, Asian and mixed race portions of the population are roughly 3% each. 7.4% of the Island's population is foreign-born.

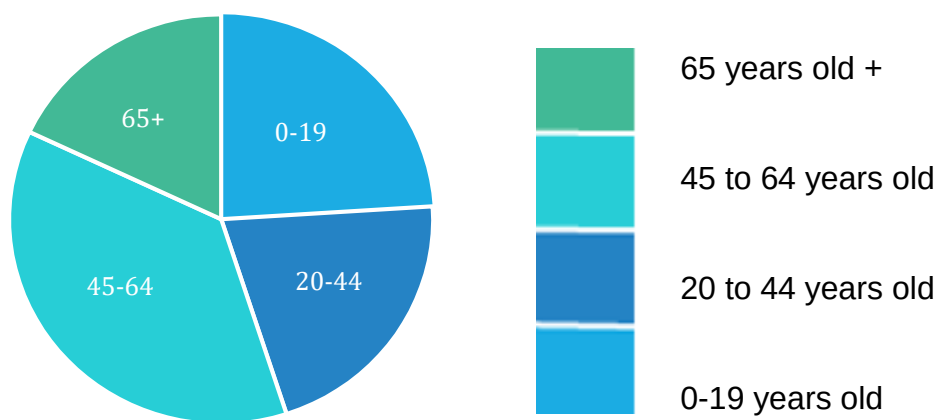
Islanders are relatively well-educated with 66.6% of the adult population (25+ years of age) having a bachelor's degree or higher. With the majority of the population above 45 years of age, the composition of the Bainbridge Island population is markedly different than that of both Kitsap County and Washington State. The median age of Bainbridge Islanders in 2016 is 49 years old, which is nearly 10 years older than that of Kitsap County and 12 years older than that of Washington State.



**Fig. IN-1 Population Age Cohorts 2000 to 2019**

Source: 2000-2010 U.S. Census and Experian Census Area Projections & Estimates

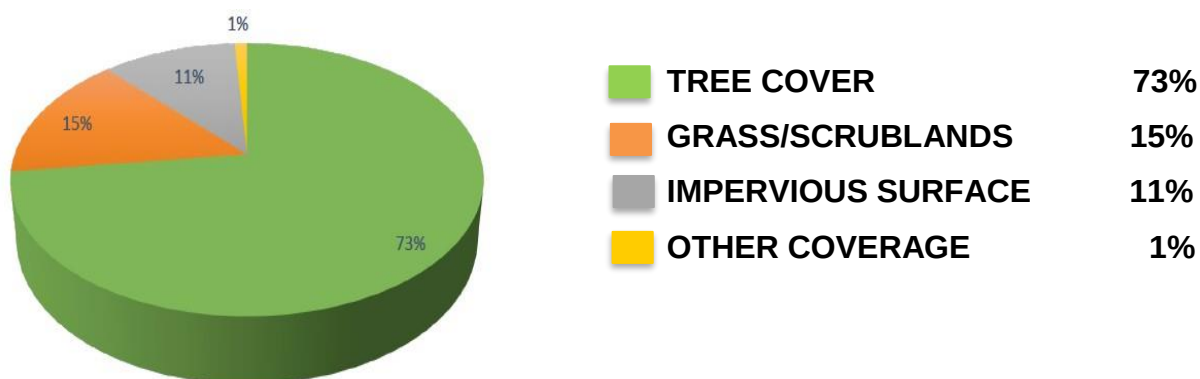
Bainbridge Island's population is relatively affluent. The trend line from the years 2000 through 2019 indicates relative increases in yearly household incomes above \$100,000 and corresponding decreases in the percentage of households earning below \$100,000. More detailed data about population demographics, including household incomes and housing affordability, are presented in the Bainbridge Island Housing Needs Assessment and the Bainbridge Island Economic Profile, which are Plan Appendices C and A, respectively.

**Fig. IN-2 Population by Age Cohort in 2016**

### Island-wide Land Profiles

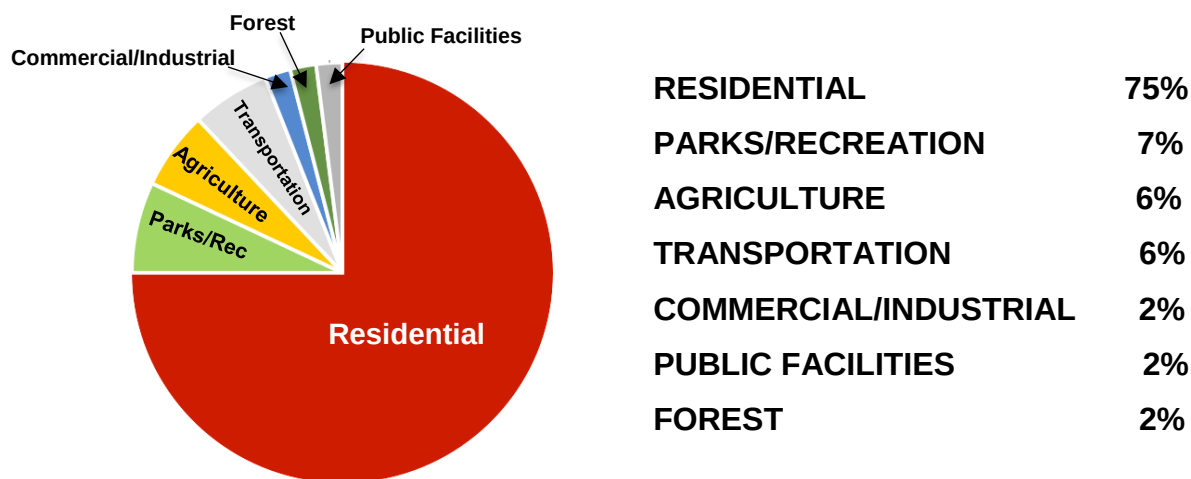
Almost 88% of the twenty-six square miles of the Island's land coverage is either tree cover or grass/scrublands. The developed portions of the Island constitute impervious surface totaling about 11% of its land area.

Fig. IN-3 Land Coverage Types



The predominant land use on Bainbridge Island is residential (75%), with forest, *agriculture*, parks/recreational lands totalling another 15%. The remaining 10% of the Island is transportation (6%), Commercial/Industrial (2%) and Public Facilities (2%). See Fig. IN-4.

Fig. IN-4 Land Use Types



The protection and support of existing **farms** and the preservation of prime agricultural lands and **farms** of local significance are important **goals** of the residents of Bainbridge Island. Agricultural lands provide **open space**, habitat, **groundwater** recharge, local food production with fewer transportation impacts and cultural value. Their protection can augment **sustainability goals**.

Farming on the Island provides economic, social, aesthetic and nutritional benefit to the community. Equally important, protection of agricultural lands will enhance the cultural and economic diversity and help retain the Island's rural character. *Open space* dedicated to *agriculture* also conserves environmental resources.

*Farm* operations on the Island are unique. Small *farms* ranging in size from 1 acre to 40+ acres, are mostly dispersed throughout the Island with some clustering in a few locations. The specialty, high-intensity, small *farms* will continue to be an important adjunct to farming in the future.

The City currently owns sixty acres of public farmland managed under contract by a non-profit organization. That organization also works with private landowners, seeking ways to increase the amount of land used for food production, and to conserve the land for agricultural uses over the long term. To preserve public farmland, the City *should* consider designating its public farmland properties as Agricultural Resource Land (ARL) consistent with WAC 365-190-050. Other non-profits are also involved in promoting *agriculture* on Bainbridge.

*Agriculture* is a vulnerable enterprise in any rapidly growing area. As land values continue to rise the economic viability of *farms* on Bainbridge Island depends on the farmers' industry and ingenuity and on public policies that provide incentives and tax relief.

## HISTORY OF COMPREHENSIVE PLANNING ON BAINBRIDGE

The 2016 Update is the second major revision to the *Comprehensive Plan*. The first Plan was officially adopted in 1994. Work on the first Plan began in 1990 when then Mayor Sam Granato appointed members to the *Comprehensive Plan* Advisory Committee (CPAC). This was soon after residents in the unincorporated area of Bainbridge (population of 12,000; area of 17,700 acres) voted to annex into the City of Winslow (population of 3,000; area of 2,800 acres) and form the City of Bainbridge Island.

The timing for forming CPAC in 1990 was fortuitous, as the State of Washington that same year passed the *Growth Management Act*. The very first section of the GMA reads:

The legislature finds that the uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizen, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.

RCW 36.70A.010

With the two parts of Bainbridge Island joined by annexation, CPAC was charged with creating a plan for the entire island. Twenty staff members of CPAC and 130 citizens from around the Island made a fresh start at planning for the Island as a whole. A 17-member citizen participation committee was charged with obtaining broad community participation and carried out a telephone survey and 16 focus groups.

The 1994 version of the *comprehensive plan* covered five elements (Land Use, Housing, Water Resources, Transportation and Capital Facilities). Two more elements were later added: the Cultural element in 1998 and the Economic element in 1999. Around 50 architects, engineers and other citizens contributed to a Winslow Design Workshop as part of the 1994 planning. This eventually led to the adoption of the Winslow Master Plan



approved in May 1998. A sub-area *master plan* was adopted for Lynwood Center in 1997. A number of amendments to the *Growth Management Act* and the Bainbridge Island *Comprehensive Plan* have been adopted in the intervening years between 1994 and the present.

A state-mandated update of the *Comprehensive Plan* began in 2000 and was completed in 2004. A steering committee was appointed consisting of three city council members and three planning commissioners, who were supported by City staff. The update consisted of three phases. Phase One produced a “Staff Review 2000”, which contained a review of actions to implement the plan and recommendations for revising some of the goals and policies. In addition, the “Community Values Survey Report” was published in July 2000. This survey showed that community values and visions had not changed significantly since 1994. The most significant changes made in 2004 were the creation of the Environmental Element (based on portions of the Land Use Element) and a Human Services Element.

‘Winslow Tomorrow’ was an ambitious planning process begun in 2004 that led to revision of the Winslow *Master Plan* in 2006 and the ongoing modernization of Winslow’s infrastructure. Another significant milestone in the City’s planning history was the issuance in 2007 of the Final Report of the Mayor’s 2025 Growth Advisory Committee. That document laid the groundwork for portions of the 2016 *Comprehensive Plan* update, including the concept of designating several centers for future growth on the Island.

This brings us to the development of the 2016 *Comprehensive Plan*.

## THE FUTURE: NAVIGATING BAINBRIDGE

From 2014 through 2016, the City of Bainbridge Island undertook the update of the *Comprehensive Plan* (the Plan). This project titled “Navigate Bainbridge,” involved an extensive public outreach program that engaged hundreds of citizens in dozens of public meetings, workshops, open houses and public hearings culminating in the adoption of the Plan by the City Council.



The 2016 update of the Plan was prepared pursuant to the authority and requirements of the *Growth Management Act (GMA)* which is codified in the Revised Code of Washington (RCW) as Chapter 36.70A. The *GMA* requires that the Plan be reviewed and updated at least every eight years which means the periodic update cycle for Bainbridge Island is 2016, 2024, 2032 and so on.

Among its many provisions, the *GMA* requires that the Plan must have sufficient land capacity and urban services adequate to accommodate at least the next twenty years of growth. This Plan provides for sufficient land and urban services to accommodate the City's growth allocation through the year 2036, however it also uses a longer time horizon where appropriate. For example, policies in this Plan recognize that the life cycle of a sustainably built environment is multi-decade while planning for natural systems and addressing climate change requires a multi-generational perspective.

The *GMA* also requires that the Plan provide for sufficient *capital facilities* (e.g., roads, sewer and water, parks, public buildings) to accommodate the City's twenty-year allocations of population and employment growth. This Plan does so. While the *GMA* does not require a *comprehensive plan* to provide *policy* direction to a jurisdiction's operating budget, the *Guiding Principles* of the Bainbridge Island Plan explicitly state this Plan provides direction to both the capital and operating budgets.

The Plan is organized as follows: it begins with a City-wide *Vision* that describes the preferred future for Bainbridge Island in the year 2036. That is followed by eight *Guiding Principles* and associated Guiding Policies that provide substantive direction to the ten Elements (i.e., chapters) of the Plan. They also provide direction to the City's *functional plans* such as its parks, stormwater and utilities plans.

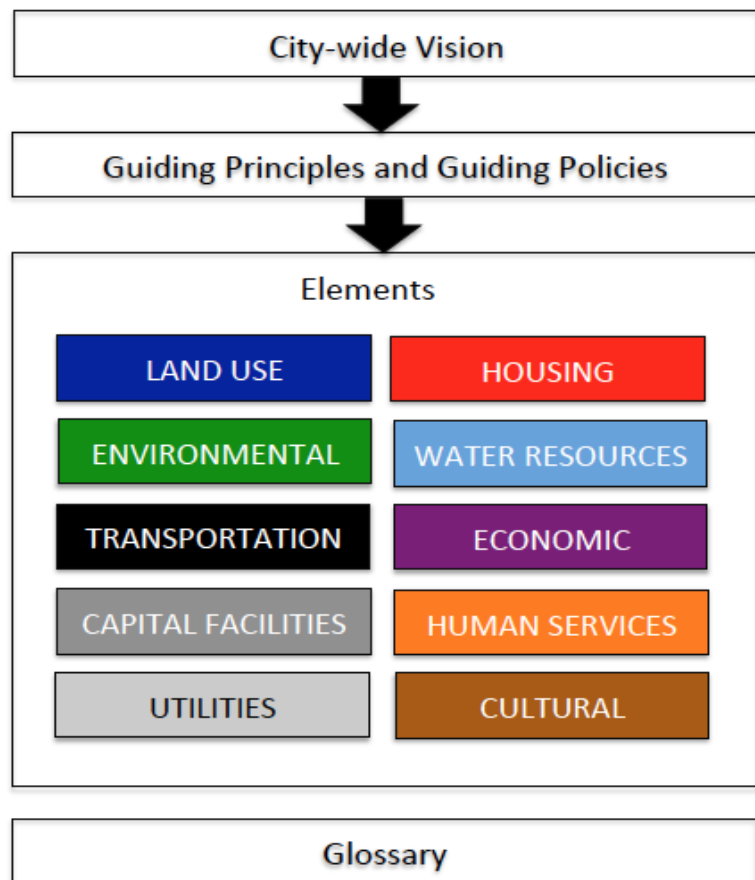
In addition, the Plan's *Vision*, *Guiding Principles* and Policies, and Elements communicate the City's priorities to the other units of government responsible for providing services to the Island community. This includes the Bainbridge Island Fire Department, Park and School Districts, and the Washington State Department of Transportation, all of which prepare functional and operating plans to provide their respective services and facilities to Island residents. The relationship between the components of the *Comprehensive Plan* is illustrated in Figure IN-5.

Fig. IN-5 Comprehensive Plan

The GMA requires that a *comprehensive plan* include five “mandatory” elements: Land Use, Housing, Transportation, Capital Facilities, and Utilities. The GMA gives specific direction about what information and local policy decisions must be contained in each of these mandatory elements. This Plan includes all the mandatory elements and sets forth the City’s preferred policies in each.

Cities are authorized to adopt additional “optional” elements. This Plan includes five optional elements: Environmental, Water Resources, Economic, Human Services and Cultural.

The ten Elements in this Plan each contain three distinct components: a *Vision* Statement, Goals and Policies, and a list of prioritized Implementing Actions. Terms that are defined in this Plan’s glossary are italicized.



## BAINBRIDGE ISLAND VISION 2036

Bainbridge Island’s people reflect a range of ages, ethnicities, household sizes, livelihoods and personal aspirations – we are 28,660 individuals who share a strong sense of community and a commitment to environmental stewardship. We respect this legacy of the generations that came before, beginning with the Island’s indigenous people, followed more recently by European and Asian immigrants who built timber, maritime and agricultural economies.

Bainbridge Island is home to a diverse mix of people including farmers, artists, students, business professionals, service employees and retirees. We are an optimistic, forward-looking and welcoming people - open to new ideas, industrious business people, new and traditional cultures, and people of all ages and backgrounds. There is no word for exclusion in Lushootseed, the language of the first peoples of Puget Sound.

Our success at balancing the inter-dependent goals of environmental stewardship, economic development and the needs of our people is evident in the many ways we have



accommodated growth, addressed the impacts of *climate change* and conserved our environment.

Bainbridge Island's water resources are climate resilient and are able to sustain all forms of life on the Island. *Aquifers* are continuously monitored and managed to maintain our supply of fresh water at a level that meets the high standards for drinking. Education on water conservation has resulted in a significant reduction in the average water consumption per household and *low impact development* techniques applied to all land uses and redevelopment helps to recharge the Island's *aquifers*.

Winslow, Lynwood Center and the Island's other *neighborhood centers* have gracefully evolved into compact, mixed-use, human-scaled and walkable places. They are the thriving centers of civic life, cultural amenities, goods, services and a wide range of housing and employment opportunities. These centers are pedestrian districts, linked to each other and the region by a network of walkways, bicycle trails and *transit* that promote healthy lifestyles and reduce the Island's *greenhouse gas emissions*.

Bainbridge Island's other taxing districts, Bainbridge Island Metropolitan Park & Recreation District, Bainbridge Island School District, Bainbridge Island Fire District and Kitsap Regional Library through Bainbridge Public Library all play significant roles in making this a healthy community.

*Affordable housing* is available for much of the local service sector workforce. Improvements in communication infrastructure have enabled more successful local enterprises, including home-based business.

The Island is a national destination for visitors to experience artistic excellence and learn about *sustainability* and resilient community development. Local employment opportunities are diverse including small manufacturing, artisanal crafts, high tech, e-commerce, arts and food. Small retailers are thriving by serving the needs of local residents as well as visitors. A robust non-profit sector strengthens *social capital* while providing services and employment opportunities.

Outside of the *designated centers* the predominant land use pattern is lower density with lower building heights which minimizes the footprint of the built environment and maximizes the protection of tree canopy, *aquifers*, surface waters and *fish and wildlife habitat*. The Island's broad conservation landscape of canopied woodlots, parks and saltwater shorelines is dotted with working *farms*, historic structures and a housing stock that has become more compact, energy-efficient and well-integrated into the landscape.

*Agriculture* is a thriving part of the Island's economy. All City-owned agricultural land is under cultivation and produces seasonal foods for local consumption. The number of *farms* on private acreage has increased and is supplementing the local food supply. Capital facilities planning has kept up with changes in the natural and built environments, meeting the needs of a population that expects a high *level of service*. All residents have reliable electric power, telecommunication services to meet their needs, potable water, solid waste and recycling services, and storm water facilities that prevent flooding and erosion while eliminating pollutants before the water enters Puget Sound.

The good will, imagination and pragmatism of our citizens foster an environment in which we engage with, listen to, and learn from one another. Bainbridge Island functions as a caring

community that provides human services where needed to maintain the well-being of all its members, where every person feels connected to the community and where each individual has opportunities.

Community cultural planning sets direction for integrating the arts, humanities and history with urban design, economic development, education and other initiatives that nurture the quality of life on Bainbridge Island.

Artistic creativity and humanistic inquiry advance other community goals such as economic vitality, quality education, and community planning and design. Investments in the arts and humanities are investments in the growth of the community, enriching the lives of its residents and making Bainbridge Island a better place to live.

## GUIDING PRINCIPLES

While the *Vision* describes a preferred future outcome for Bainbridge Island, the *Guiding Principles* and associated Guiding Policies provide the *policy* direction needed to navigate toward that desired future.

### Guiding Principle #1

**Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, *farms*, marine views and access, and scenic and winding roads supporting all forms of transportation.**

#### Guiding Policy 1.1

Develop an island-wide conservation strategy to identify and apply effective methods to preserve the natural and scenic qualities that make the Island a special place, including better protection for the shoreline, trees, soils, native plants, and *farms*.

#### Guiding Policy 1.2

Accommodate new growth in *designated centers* that meet the Island's identified needs for housing, goods, services and jobs while respecting conservation and environmental protection priorities.

#### Guiding Policy 1.3

The built environment represents an important element of the Island's special character. Improve the quality of new development through a review process that implements the community *vision* and supports long-term goals for the preservation of the Island's special character.

### Guiding Principle #2

**Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient *groundwater* for future generations.**

**Guiding Policy 2.1**

Manage the water resources of Bainbridge Island for the present and the future, recognizing that the Island's finite *groundwater* resources [*aquifers*] are the sole source of our residents' water supply and are critical perennial sources for our surface waters and the ecosystems they support.

**Guiding Policy 2.2**

As part of long-range land use planning, consider the impacts of future development to the quality and quantity of water that will be available to future Islanders and to the natural environment. Maintain sustainable *groundwater* withdrawal, protect aquifer recharge areas, guard against seawater intrusion and prevent adverse impacts to water quality from surface pollution.

**Guiding Policy 2.3**

Preserve and protect the ecological functions and values of the Island's *aquatic resources*.

**Guiding Policy 2.4**

Anticipate and prepare for the consequences of *climate change* on our *aquatic resources*. These changes include sea level rise, altered precipitation patterns, as well as any other changes in climate and community response to climate in order to ensure ample quality, quantity and seasonal integrity of surface water and *groundwater* for the Island's people and ecosystems.

**Guiding Policy 2.5**

Create a Bainbridge Island surface and *groundwater* management plan for the purpose of maintaining the long-term health of our fresh water *aquifers* and surface waters.

**Guiding Policy 2.6**

Recognize the importance of our water resources to present and future generations of Bainbridge Islanders, and apply the *precautionary principle*.

**Guiding Policy 2.7**

Recognize the water resource needs of *farms*, home gardens and domestic landscapes and support planning and conservation practices that ensure the sustainable use of our Island's finite *groundwater* resources.

**Guiding Principle #3**

**Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.**

**Guiding Policy 3.1**

Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create *affordable housing*.

**Guiding Policy 3.2**

Make budget decisions that adequately consider the well-being of all Island residents with the goal of providing opportunities to be contributing members of the community.

**Guiding Policy 3.3**

Support, protect and enhance the value of the arts and humanities as essential to education, quality of life, economic vitality, the broadening of mind and spirit, and as treasure in trust for our descendants.

**Guiding Principle #4**

**Consider the costs and benefits to Island residents and property owners in making *land use* decisions.**

**Guiding Policy 4.1**

Respect private property rights protected by the State and U.S. Constitutions.

**Guiding Policy 4.2**

Recognize that private property rights are not absolute but must be balanced with necessary and reasonable regulation to protect the public health, safety and welfare.

**Guiding Principle #5**

**The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.**

**Guiding Policy 5.1**

Regulate all development on the Island consistent with the long-term health and carrying capacity of its natural systems.

**Guiding Policy 5.2**

Recognize that the sustainable use of the Island's finite land base is served by *green building* practices.

**Guiding Policy 5.3**

Preserve and enhance the Island's natural systems, natural beauty and environmental quality.

**Guiding Policy 5.4**

Protect and enhance wildlife, fish resources and natural ecosystems on Bainbridge Island.

**Guiding Policy 5.5**

Recognize and protect the Usual and Accustomed fishing areas of neighboring Tribes.



## Guiding Principle #6

**Nurture Bainbridge Island as a *sustainable community* by meeting the needs of the present without compromising the ability of future generations to meet their own needs.**

### Guiding Policy 6.1

Promote environmental *sustainability* by supplementing the State's mandated 20-year plan horizon with a horizon of one hundred years in order to recognize the longer-term life cycles of natural systems. Tailor *green building* practices and public *infrastructure* investments to be in line with this longer-term perspective.

### Guiding Policy 6.2

Promote an equitable social environment on the Island by addressing basic human needs including *affordable housing*, personal health and safety, mobility and increased access to human services, civic and cultural amenities.

### Guiding Policy 6.3

Promote economic *sustainability* and work to provide economic opportunities for all community residents.

### Guiding Policy 6.4

Promote food production as part of the *land use* planning process.

**Fig. IN-6 Sustainable Community**



## Guiding Principle #7

**Reduce *greenhouse gas* emissions and increase the Island's *climate resilience*.**

### Guiding Policy 7.1

Mitigation: Participate with state, regional and local partners to reduce *greenhouse gas* emissions consistent with the 1990 benchmark and future year targets set forth in state law, educate the public about *climate change* and incentivize Island activities including *land use* patterns and building practices that reduce *greenhouse gas* emissions.

### Guiding Policy 7.2

Adaptation: Minimize or ameliorate the impacts of *climate change* on our community and our Island's ecosystems through climate-informed policies, programs and *development regulations*.

### Guiding Policy 7.3

Evaluate the climate vulnerabilities and implications of City actions and identify policies that alleviate those vulnerabilities. Consider the effects of shifting conditions (sea level rise, changing rainfall patterns, increasing temperatures and more extreme weather events) and the effects they cause (altered vegetation, changing water demands, economic shifts).

## Guiding Principle #8

**Support the Island's *Guiding Principles* and Policies through the City's organizational and operating budget decisions.**

### Guiding Policy 8.1

Promote good governance and an Island culture of citizenship, stewardship and civic engagement.

### Guiding Policy 8.2

Update each City Department's work program annually, allocate sufficient time and resources and provide needed policy direction to achieve consistency with and implement the *Comprehensive Plan* in a manner that is transparent and consistent with the community *Vision*.

### Guiding Policy 8.3

Grow a diversified and vibrant local economy.

### Guiding Policy 8.4

Nurture a healthy and attractive community including a focus on the quality of the built environment through progressive *development regulations* and reviews.

### Guiding Policy 8.5

Build reliable *infrastructure* and connected mobility that encourages physical activity such as biking and walking while also respecting the Island's scenic qualities.

### Guiding Policy 8.6

Grow a green, well-planned, environmentally sustainable community.

**Guiding Policy 8.7**

Plan for a safe city where citizens, City Officials, and Law Enforcement work together in an environment of accountability and trust.

**Guiding Policy 8.8**

When implementing policies, consider longer-term, indirect or unintended consequences of decisions.

## WHAT A COMPREHENSIVE PLAN IS AND IS NOT

There is an important distinction between a *comprehensive plan* and a *development regulation*. The former is a policy statement that provides direction. The latter is a control on how land may be used, which is one of the ways in which a *policy* statement is implemented.

The GMA definition of a *comprehensive plan* is:

"Comprehensive land use plan," "*comprehensive plan*," or "plan" means a generalized coordinated land use policy statement...

RCW 36.70A.030(4)

Thus, the Bainbridge Island *Comprehensive Plan* is a "policy statement" that provides important direction to a variety of City actions including but not limited to, the adoption of its capital budget and its *development regulations*. However, the Plan is not a "land use control" which means that it is not designed or intended to be applied directly to development permits.

The GMA definition of *development regulations* is:

"Development regulations" or "regulation" means the controls placed on development or land use activities by a . . . city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto . . ."

RCW 36.70A.030(7)

The GMA also states:

"Each county and city that is required or chooses to plan under RCW 36.70A.040 shall perform its activities and make capital budget decisions in conformity with its *comprehensive plan*."

RCW 36.70A.120

The "shall perform its activities" phrase suggests broader application of *comprehensive plan* policies than simply codes and capital budgets. On Bainbridge Island, the City maintains a number of *functional plans*, such as the City's utility plans as well as programs it funds and

administers through its budget. The City also coordinates with other units of local government, e.g., the Bainbridge Island School, Fire, and Parks districts, each of which maintains its own programs and functional or operational plans. These are inventoried in the Plan's Capital Facilities Element.

### **Types and Degrees of Policy Direction**

The Elements in this *Comprehensive Plan* consist of Goals and Policies. Goals express the high-rank order values that are most important to the Island community. They are aspirational, frequently describing desired outcomes. The Policies listed under each Goal identify strategies or specific actions to be taken to move the community in the direction of fulfilling the Goal.

Depending on the issue and the Element, the Goals and Policies may provide direction to the City Council, Planning Commission, Hearing Examiner and City Staff. Some of the actions will take the form of land use or other *development regulations*; others will be capital projects or programs; and still others may take the form of outreach, education, coordination or partnership with citizens, organizations or other units of government.

The goal and policy statements sometimes use very directive verbs such as “maintain” or “adopt.” In other cases, less directive verbs are used such as “consider” or “encourage.”

The more directive verbs convey a higher rank order of *policy* direction. Directive goal or policy language may call for the updating of *development regulations*, however that does not convert them into controls or conditions that can be directly applied to a permit decision.

A similar distinction can be made between the auxiliary verbs “*should*” and “*shall*.” Both terms are used in the *Comprehensive Plan* and it is intended that both provide substantive direction. The difference in meaning between “*should*” and “*shall*” is one of degree rather than kind. As used in this Plan, the word “*shall*” imparts a higher order of substantive direction than the word “*should*.” However as with the active verbs, the use of “*shall*” remains substantive *policy* direction not a land use control within the GMA meaning and definitions cited above.

### **How and when may the *Comprehensive Plan* be amended?**

In addition to the eight-year cycle for the periodic review of the *Comprehensive Plan*, the GMA also includes requirements regarding potential plan amendments in the intervening years. Set forth at RCW 36.70A.130, these include:

- A *comprehensive plan* may be amended no more than once in any calendar year. The City's *comprehensive plan* amendment process allows privately initiated amendments every three years (BIMC 2.16.190).
- All proposed plan amendments, including those initiated by private parties or by the City, should be considered concurrently to determine the cumulative effect of the proposals.
- Procedures must be adopted for any interested person to suggest amendments to either the *Comprehensive Plan* or *development regulations*.
- A city must establish a means by which it will “docket” (i.e., compile and maintain a list) of all suggested plan or development regulation amendments and consider



- whether or not to adopt them during the amendment process.
- Public participation programs must be developed and followed for proposed amendments to the *Comprehensive Plan* or *development regulations*.

### **VISION 2040: Puget Sound Regional Council**

**Puget Sound Regional Council (PSRC)** is the metropolitan planning organization for the greater Seattle area (Kitsap, Snohomish, King and Pierce counties). The Bainbridge Island 2016 Comprehensive Plan advances the sustainable approach to growth and future development that is the cornerstone of **Vision 2040**. *Sustainability* is integrated throughout all Elements of the city's comprehensive plan. We have incorporated a systems approach to planning and decision-making that addresses protection of the natural environment. The Plan commits to maintaining and restoring ecosystems, reduce *greenhouse gas* emissions, promotes non-motorized transportation, alternatives to single-occupancy vehicle travel, encourage compact development and prioritizes the creation of new *affordable housing*. The Plan also has established an *affordable housing goals* for this planning period. The plan includes provisions that ensure that a healthy environment remains available for future generations in our city.

The Plan has been updated based on residential and employment targets that align with **Vision 2040**, as demonstrated through the population and employment capacity analysis in the **Kitsap County 2014 Buildable Lands Report**. The City's existing residential and commercial zoning accommodates those target- see tables below.

**Table IN-1: City of Bainbridge Island  
Population Capacity and Demand**

|                                                    |        |
|----------------------------------------------------|--------|
| <b>2036 Residential Population Forecast/Target</b> | 28,660 |
| <b>Population Capacity Under Existing Zoning</b>   | 6,814  |
| <b>2010-2036 Allocated Population Growth</b>       | 5,635  |
| <b>Net 20-Year Population Capacity (+ or -)</b>    | +1,179 |
| <b>Population Capacity/Demand Ratio</b>            | 1.21   |

**Table IN-2: City of Bainbridge Island  
Employment Capacity and Demand**

|                                                             |            |
|-------------------------------------------------------------|------------|
| <b>Employment Capacity Under Existing Commercial Zoning</b> | 2,941 jobs |
| <b>2036 Employment Growth Forecast/Target</b>               | 2,808 jobs |
| <b>Net 20-Year Population Capacity (+ or -)</b>             | +133 jobs  |
| <b>Employment Capacity/Demand Ratio</b>                     | 1.04       |

# LAND USE ELEMENT

## LAND USE VISION 2036

The environment, values and culture of our Island community have been protected, conserved and enhanced by managing growth according to the *Comprehensive Plan's Guiding Principles, Goals and Policies*.



Fig. LU-1 Typical Island Designated Center

Most of the preceding two decades of growth have been attracted to the high quality of life in the Island's thriving **Designated Centers** where cultural amenities, employment and housing opportunities abound and *public services*, utilities and *infrastructure* are efficiently provided.

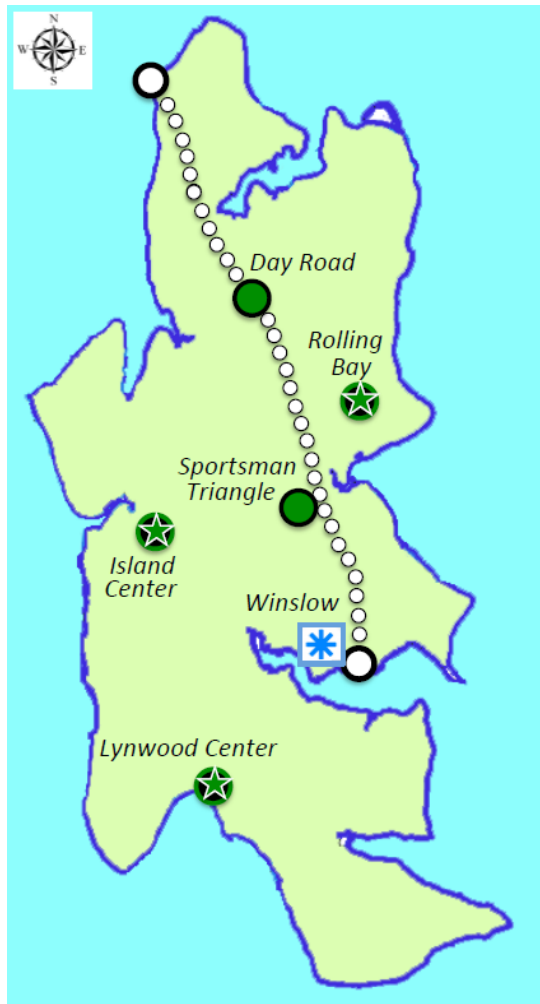
These **Designated Centers** are compact, human-scaled and pedestrian-oriented, promoting a healthy lifestyle and are linked to each other and the region by a network of trails and *transit*. (See Fig. LU-1.)



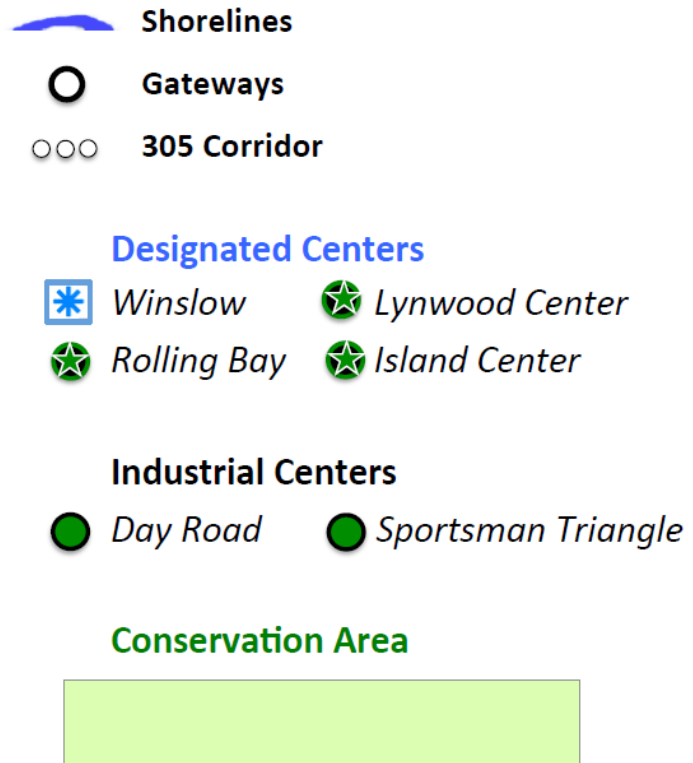
Fig. LU-2 Typical Island Conservation Area

Outside of the **Designated Centers**, almost 90% of the Island is a green and open landscape. The residential *land use* pattern in this **Conservation Area** minimizes the footprint of the built environment and embodies design principles that protect the Island's *aquifers*, surface waters and *fish and wildlife habitat*.

This broad landscape of canopied woodlots, parks and saltwater shorelines is dotted with working *farms*, historic structures, freestanding residences and *conservation villages*. (See Fig. LU-2.)



**Fig. LU-3. Island-wide Land Use Concept**



## ISLAND-WIDE CONSERVATION AND DEVELOPMENT STRATEGY

### GOAL LU-4

As part of a long-term Island-wide Conservation and Development Strategy, focus residential and commercial development in *designated centers*, increase a network of conservation lands, maximize public access while protecting the shoreline, minimize impacts from the SR 305 corridor and conserve the Island's ecosystems and the green and open character of its landscape.

#### Policy LU 4.1

Focus development and redevelopment on the Island over the next fifty years in *designated centers* that have or will have urban levels of services and *infrastructure* while increasing conservation, protection and restoration on the Island, including shorelines, especially where there is interaction between the fresh and saltwater environments.

#### Policy LU 4.2

Adopt a multi-year work program to undertake the subarea planning for the *designated centers* of Island Center, Rolling Bay, Sportsman Triangle and Day Road. The product will be *Subarea*

*Plans for each of the designated centers that will be adopted as part of the Comprehensive Plan.*

#### **Policy LU 4.3**

Updating the Winslow Master Plan is a high work program priority because the greatest potential for achieving many of the City's development priorities is focused there including increasing the diversity of *housing types* and the supply of *affordable housing* while helping to reduce the development pressures in the Island's conservation areas.

#### **Policy LU 4.4**

Subarea planning for each *designated center shall* be informed by surface water and aquifer data in the respective watershed and appropriate provision made to limit permitted uses or require specific measures to protect the water resource.

#### **Policy LU 4.5**

Subarea planning for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix and the desired and required services and *infrastructure* to serve the selected use mix and intensity.

#### **Policy LU 4.6**

The Future Land Use Map in Fig. LU-5 establishes the future distribution, extent and location of generalized *land uses* on the Island.

#### **Policy LU 4.7**

Continue to utilize the *goals, policies* and use regulations of the Shoreline Master Program to protect the environmental quality of and public access to the Island's saltwater shoreline.

#### **Policy LU 4.8**

The SR 305 corridor with its gateways at the Washington State Ferry landing in Winslow and the Agate Pass Bridge, is a major regional facility managed by the Washington State Department of Transportation. Actively work with the State and others to minimize the traffic impacts of SR 305 on mobility, safety, air quality, noise and the visual character of Bainbridge Island while also serving both the motorized and non-motorized needs of Island residents and businesses.

**Policy LU 4.9** Coordinate the City's planning programs and *development regulations* concerning *open space* preservation with the efforts of appropriate organizations to identify and prioritize conservation and *open space* opportunities, and to acquire and administer *conservation easements*.

#### **Policy LU 4.10**

Lands shown on Fig. LU-3 as "Conservation Areas" are appropriate for residential, recreational, agricultural, habitat and *open space* uses. The City will use a variety of conservation tools,



including public acquisition of certain properties, regulatory protection of *critical areas* and innovative tools such as aquifer conservation zoning and conservation villages to minimize the development footprint within these Conservation Areas.

#### **Policy LU 4.11**

To the greatest degree practical, prohibit clearcutting and grading of the natural landscape.

### **DESIGNATED CENTERS**

#### **GOAL LU-5**

##### **Focus Urban Development in *Designated Centers***

The Plan focuses residential, commercial, and industrial growth in Winslow and other *designated centers* with urban services such as the Neighborhood Centers, and the industrial centers at Day Road, and Sportsman Triangle. Collectively, Winslow, the Neighborhood Centers, and the two industrial centers constitute Bainbridge Island's *designated centers*.

This is a change from the 1994 and 2004 Plans both of which specified a numeric growth strategy as follows: accommodate 50% of the population growth in Winslow through the year 2012 and accommodate 5% of population growth in the Neighborhood Centers. The balance of the growth was to be absorbed throughout the remainder of the Island.

#### **Policy LU 5.1**

Winslow is the urban core of the Island while the Neighborhood Centers are smaller-scale mixed-use centers. In order to achieve the *goals* of the GMA this Plan:

- Encourages development in areas where *public facilities* and services exist or can be provided in an efficient and effective manner.
- Provides a vibrant, pedestrian-oriented core.
- Reduces sprawl.
- Provides choice of housing location and lifestyle.
- Maintains and protects environmentally sensitive and resource lands.
- Encourages the retention of open space.
- Maintains and enhances fish and wildlife habitat.

#### **Policy LU 5.2**

Increased density over and above the existing zoning in the Neighborhood Centers *should* only occur through a shift in *density* from areas identified in the Island-wide Conservation Strategy through *PDRs*, *TDRs* or other mechanisms and through the use of *density bonuses* for *affordable housing*.

#### **Policy LU 5.3**

Encourage *residential uses* in a variety of forms and *densities* as part of the use mix in Winslow and neighborhood centers.

#### Policy LU 5.4

Sustainable development and redevelopment will be focused in the *designated centers* through a combination of intergovernmental and public-private partnerships, *affordable housing* programs, “green” capital projects and *low impact development* standards.

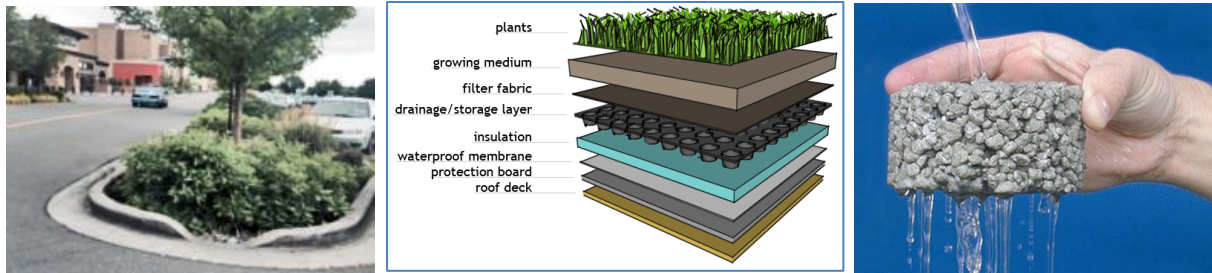


Fig. LU-7 *Low Impact Development* methods mimic natural drainage processes

#### Policy LU 5.5

Implement a *green building* code.

#### Policy LU 5.6

Create mechanisms for retaining and preserving *open space* near *designated centers*.

#### Policy LU 5.7

Encourage the design of buildings in *designated centers* for a long life and adaptability to successive uses over time.

#### Policy LU 5.8

Adopt *development standards* and program public improvements to encourage walkability within each *designated center* and to the surrounding areas.

#### Policy LU 5.9

Design and locate development to avoid or minimize potential conflicts with agricultural activities and recognize right-to-farm regulations in developments located adjacent to agricultural uses.

#### Policy LU 5.10

Improve transportation facilities between *designated centers* to reduce *vehicle miles traveled* and *greenhouse gas* emissions.

#### Policy LU 5.11

Commercial and residential *density* within *designated centers* may be increased through the use of:

- *Affordable housing*.
- *TDRs (transferable development rights)*.
- Contributions to public *infrastructure* and public amenities in excess of what is required to mitigate the impacts of development.
- Transfer of residential *density* within the MUTC and the High School Road Districts or within neighborhood centers.
- Preservation of on-site of historic structures eligible for inclusion on a local, state or federal register of historic places.
- Locating ferry-related parking under building.

## GOAL LU-6

**Ensure a development pattern that is true to the *Vision* for Bainbridge Island by reducing the conversion of undeveloped land into sprawling development. Encourage improvement of aging or underutilized developments over development of previously undeveloped property.**

### Policy LU 6.1

*Land use* designations reflect the priority of Bainbridge Island to remain primarily residential and agricultural with nonresidential development concentrated in the *designated centers*.

### Policy LU 6.3

Island Center, Rolling Bay, and Lynwood Center offer housing and small-scale, commercial and service activity outside of Winslow. These Neighborhood Centers are allowed to develop at higher *densities* to reinforce their roles as centers.

## NEIGHBORHOOD CENTERS

The Neighborhood Centers provide Island-wide commercial and service activity outside Winslow. These areas are to be developed at higher *densities* to reinforce their roles as community centers. The neighborhood centers will help reduce traffic congestion by providing an alternative to shopping in Winslow.

## GOAL LU-9

**Encourage the development of the Neighborhood Centers at Rolling Bay, Lynwood Center, and Island Center as areas with small-scale commercial, mixed use and residential development outside Winslow.**

### Policy LU 9.1

The Neighborhood Centers provide Island-wide small-scale commercial and service activity and *mixed-use development* outside Winslow.

### Policy LU 9.2

Orient development toward the pedestrian. Retail uses are encouraged on the ground-floor to prevent blank walls with little visual interest for the pedestrian. Offices and/or residential uses are encouraged above ground floor retail.

### Policy LU 9.3

Allow development of Neighborhood Centers in areas designated on the Future Land Use Map.

## Island Center

### Policy LU 9.5

The boundaries for Island Center are as shown on Fig. LU-5, the Future Land Use Map. Any changes to the boundaries may be considered during the subarea planning process.

## Contract Zone: Miller Road/Battle Point Drive

### Policy LU 9.6

The 16.7-acre site on Miller Road is designated a contract zone to recognize the activities currently occurring on-site under the provisions of an Unclassified Use Permit and to consider some expansion of those activities.

### Standards for all Neighborhood Centers

The following standards ensure that development will be designed to fit into the scale and character of the existing centers and the adjacent residential *neighborhoods*. The City developed design prototypes or illustrated design guidelines for each of the three Neighborhood Centers to serve as a visual reference for the future development of the community. These design guidelines can be crafted to recognize the distinct qualities of each *designated center*.

### Policy LU 9.8

The Neighborhood Centers achieve a mix of neighborhood-scale businesses, public uses and housing which are compatible with the scale and intensity of the surrounding residential *neighborhood* and which minimize the impact of noise, odor, lighting, fire safety and transportation on the *neighborhood*.

### Policy LU 9.9

*Mixed use development* is encouraged.

### Policy LU 9.10

Proposed uses must consider the impact on water quality, stormwater *runoff* and *environmentally sensitive areas* such as *wetlands*, *streams* and *aquifer recharge areas*.

### Policy LU 9.11

The *development regulations* should include design standards for:

- Building height, bulk, massing and articulation to promote a pedestrian scale.
- Parking requirements including location of parking to the rear or side yards unless otherwise provided for in a *Subarea Plan*.
- Landscaping including parking lots and buffer areas between higher and lower intensity uses and consideration of trees that allow solar access.
- Lighting standards that prevent unnecessary glare and light trespass on neighboring residential properties.
- Noise level limits appropriate for *mixed use development*.
- Location and screening of service areas such as dumpsters.
- *Open space*.
- Pedestrian linkages.

### Policy LU 9.12

Encourage *neighborhood* participation in defining the design standards for each Neighborhood Center.



**Policy LU 9.13**

Establish and implement a street tree plan and planting program for major roadways at the Neighborhood Centers.

**Policy LU 9.14**

Develop a parking plan for each Neighborhood Center if appropriate.

**Policy LU 9.15**

Consider opportunities for providing a *neighborhood* commons or meeting place with any proposal for major redevelopment of an existing Neighborhood Center or as part of development of a new Neighborhood Center to encourage the use of the Neighborhood Center by surrounding residents.

**Policy LU 9.16**

To minimize visual and environmental impacts, encourage parking in the rear or side yards or underground of *multifamily*, commercial and *mixed use developments*. Design parking lots to be *pedestrian-oriented* and provide pedestrian and bicycle routes between the street, parking area and main entrance. Consider solar access when planning size and type of trees within a parking lot.

**Policy LU 9.17**

Infill within the boundaries of Neighborhood Centers through the *transfer of development rights* from the *Conservation Areas* of the Island (See Fig. LU-3) or through an *affordable housing density bonus*.

# ECONOMIC ELEMENT

## DIVERSIFIED ECONOMY

### GOAL EC-1

#### **Promote economic vitality, growth and stability.**

Bainbridge Island has the opportunity to create a robust, resilient and durable economy by demonstrating early leadership and acknowledging the changes that will affect our economy. Planning for these changes and taking actions that support and encourage a local economy will help reduce community vulnerability to issues such as aging demographics, housing availability, transportation constraints, and climate change.

By providing enterprises that both serve and employ local residents, Bainbridge Island will be better able to withstand fluctuations in the larger regional economy. In addition, people who live and work in their community are available to invest time and money in their families, organizations, and community life. A key to a healthy, stable and vital economy is to create and undertake business opportunities that anticipate and respond to conditions that affect our community. This would include identifying emerging needs and markets so that Bainbridge Island businesses benefit from being on the leading edge of change.

## INFRASTRUCTURE

### GOAL EC-2

Provide sufficient and resilient infrastructure that is supportive of a healthy economy and environment, particularly telecommunications and electrical reliability.

**Policy EC 2.1** Identify long-term infrastructure needs that support economic sustainability and are designed to withstand future conditions.

**Policy EC 2.2** Support infrastructure enhancement to accommodate new information

## JOBS/HOUSING BALANCE

### GOAL EC-5

**Provide a variety of *affordable housing* choices so that more people who work on Bainbridge Island can live here.**

The Housing Element of the *comprehensive plan* provides several options for the development of *affordable housing* on the Island.

#### **Policy EC 5.1**

Continue to monitor the progress in implementing the Housing Element and evaluate new ways of providing *affordable housing*.

## **Policy EC 5.2**

In concert with the Housing Element's Goals and Policies, pursue a housing strategy that seeks to accommodate a wide variety of housing options, both in design and affordability, to meet the demands of the full range of the population including service sector employees, retirees, students, artists, farmers and craftspeople.

## **DEVELOPMENT IN DESIGNATED CENTERS**

### **GOAL EC-6**

**As the city's *designated centers* evolve, balance their functions as places of commerce and employment with their roles helping to meet housing needs and provide focal points for civic engagement and cultural enrichment.**

#### **Policy EC 6.1**

Enhance the existing *designated centers* to help the Island economy prosper and provide a high quality of life, creating ancillary benefits such as decreasing pollution (including *greenhouse gas emissions*), protecting *open space*, and creating local family wage jobs.

#### **Policy EC 6.2**

Utilize urban design strategies and approaches to ensure that changes to the built environment are at a locally appropriate scale and enhance the Island's unique attributes, in recognition of the economic value of "sense of place."

#### **Policy EC 6.3**

Develop urban design strategies to ensure that the built environment is appropriate for present and future conditions, including the impacts of *climate change*.

#### **Policy EC 6.4**

Ensure the efficient flow of people, goods, services, and information in and throughout the Island with *infrastructure* investments, particularly within and connecting to *designated centers*, to anticipate the needs of the Island's businesses.

#### **Policy EC 6.5**

Promote emerging business sectors such as artisanal and small-scale producers, including *craft food and beverages*, as well as low-impact, specialty manufacturing, including software, electronics and green technology.

#### **Policy EC 6.6**

Preserve and enhance activities that feature Bainbridge Island's history of maritime, agricultural and artistic enterprises.

#### **Policy EC 6.7**

Monitor parking requirements in the *designated centers* and revise them as needed to encourage business development, while reasonably accommodating parking demand. This should be done in concert with efforts to increase use of multi-modal transportation options, reduce dependence on automobiles and improve our local environment.

# ENVIRONMENTAL ELEMENT

## ENVIRONMENT

### GOAL EN-1

**Preserve and enhance Bainbridge Island's natural systems, natural beauty and environmental quality.**

#### Policy EN 1.1

A primary goal of the *Comprehensive Plan* is protecting the Island's natural environment; land use decisions implement this *goal*.

## AIR QUALITY

### GOAL EN-10

**Protect and promote clean air.**

These policies address the need for clean air to protect the Island's residents and ecosystems, under current and future climatological conditions. For example, increasing regional air temperatures are increasing air pollution components such as ground level ozone and smog.

#### Policy EN 10.1

Promote *land use* patterns and transportation policies that ensure that the Island's contribution to regional air quality is consistent with or better than State and Federal standards.

#### Policy EN 10.2

Encourage the retention of existing trees and vegetation and the planting of new trees and vegetation that provides natural filtration of suspended particulate matter, removes carbon dioxide and improves air quality.

## GREENHOUSE GASES

### GOAL EN-12

**Reduce *greenhouse gas* emissions through compliance with federal, state and regional policies while developing local strategies to reduce emissions further.**

#### Policy EN 12.1

Support and implement climate pledges and commitments undertaken by the City and other multi-jurisdictional efforts to reduce *greenhouse gas* emissions, address *climate change*, sea-level rise, ocean acidification and other impacts of changing global conditions.



**Policy EN 12.2**

Facilitate the improvement and convenience of low carbon mass transit and increased car-sharing, cycling, walking and the development of alternative vehicle infrastructure (e.g., charging stations) to reduce *greenhouse gas* emissions.

**Policy EN 12.3**

Strive for reduced *greenhouse gas* emissions by, among other actions, integrating *climate change* into the city planning process, including *land use* and transportation planning and management, and making *climate change* considerations and meeting *greenhouse gas* emission reduction goals a component of city decision making.

## HOUSING ELEMENT

**GOAL HO-1**

**Make steady progress toward the following aspirational targets for increasing the diversity of *housing types* and the supply of *affordable housing*.**

**Policy HO 3.7**

Expand opportunities for infill in the residential neighborhoods of the Winslow Master Plan study area and the Neighborhood Centers. Allow the creation of small lots (e.g., in the 3,000 square foot range) as well as smaller footprint homes (e.g., under 1,200 square feet).

**GOAL HO-6**

**Facilitate the provision of a diverse *affordable housing* stock in all geographic areas of the community.**

# WATER RESOURCES ELEMENT

## GENERAL WATER RESOURCES

### GOAL WR-1

**Manage the water resources of the Island in ways that preserve, protect, maintain, and where possible restore and enhance their ecological and hydrologic function.**

- Degradation of water resources is not allowed.
- The long-term *sustainability* of the Island's water resources is maintained, taking into account future climatic conditions and their effects on the water cycle.
- New development and population growth are managed so that water resources remain adequate and affordable for the indefinite future.
- *Groundwater*, surface water and *stormwater* monitoring, data assessment and reporting are current and available including future projections of availability, quality and need.
- Use current and future technology to maintain and protect water resources.

## CULTURAL ELEMENT

### Policy CUL 1.5

Support the emergence of cultural spaces Island-wide especially in *designated centers* where they are accessible to a broad range of people encouraging both informal and planned gatherings and recreation.

### Policy CUL 1.7

Make creative *placemaking* a part of *subarea planning* and redevelopment projects.

### Policy CUL 5.4

Maintain the artistic aesthetic of Bainbridge Island through inclusion of support for inspiring public spaces.

# TRANSPORTATION ELEMENT

## MULTIMODAL

### GOAL TR-1

**Encourage the development of an integrated multimodal transportation system that provides a range of safe transportation alternatives and increases the through movement of people, maximizing use of non-motorized and public *transit*.**

## NON-MOTORIZED SYSTEM

### GOAL TR-2

**Provide a non-motorized transportation system that is a planned and coordinated network of shoulders, sidewalks, trails, footpaths, bikeways and multi- purpose trails that connect *neighborhoods* with parks, schools, the shoreline, the ferry terminal and commercial areas.**

#### **Policy TR 2.1**

Provide a non-motorized transportation system that effectively serves the needs of people of all ages and abilities who walk, bike, or ride horses, or use wheel chairs; encourages non-motorized travel; and provides continuous networks of safe, efficient and attractive shoulders, sidewalks, pathways (footpaths), and multi-purpose trails throughout the Island that are also connecting to regional systems.

Provide safe and appropriately scaled non-motorized access that connects *designated centers*, the ferry terminal, services such as a doctors' offices, schools, parks, recreation areas, shorelines (including road-ends), and *transit* connections including to ferry and bus services.

The non-motorized system *should* maximize mobility, provide safety, efficiency and comfort for pedestrians, bicyclists, and equestrians, respect property owners' rights, protect the natural environment and complement the character of *neighborhoods*.

The non-motorized system should allow for students at all Bainbridge Island schools of all ages to safely bike to and from school.

#### **Policy TR 8.3**

Develop a circulation and access management plan for *neighborhoods* and neighborhood centers so that as properties develop, vehicular and non-motorized connectivity and circulation are maintained.

#### **Policy TR 11.3**

Create safe, attractive, and functional pedestrian and bicycle circulation within Winslow and designated *neighborhood* centers through the design and implementation of Complete Streets to enhance community character.



# DRAFT ISLAND CENTER SUBAREA PLAN GOALS

## PLACE/IDENTITY

1. Enhance the sense of community at Island Center and make it a place where people want to meet and spend time.
2. Recognize and encourage continued agricultural and horticultural uses.
3. Link and celebrate the parks open spaces, services and attractions in and near Island Center
4. Ensure that new development reinforces Island Center's physical character and social connections.
5. Guide the built environment by incorporating Island Center's existing and historic character, and fostering a diverse design aesthetic that features a mix of small-scale buildings.
6. Preserve and enhance Island Center's natural environment and landscape character, which is an important part of its aesthetic character.

## BUSINESS/ECONOMY

1. Recognize the importance of the existing business community and help it thrive and diversify.
2. Encourage the creation of new, independent, economically and environmentally sustainable businesses that benefit the community and are appropriate in scope, size, and design according to Island Center design guidelines and standards.

## TRANSPORTATION

1. Improve mobility, circulation, and safety for all transportation modes.
2. Ensure available parking is aligned with housing, business and community needs while minimizing its impact on both the natural and existing environment.

## ENVIRONMENT

1. Preserve, protect, and restore natural features, including salt water bodies, shorelines, stream corridors, open spaces and stands of mature trees.
2. Provide better visual and public access to and between Fletcher Bay, the Grand Forest and other local open spaces and attractions.
3. Protect watershed viability and surface and groundwater, including aquifer recharge, and take steps to ensure that water quality and natural shoreline conditions on Fletcher Bay are maintained, if not improved.
4. Recognize and protect wildlife and fish and their habitat.
5. Ensure that development minimizes and mitigates significant impacts, including impacts to the watershed's natural systems (so there is no net loss of ecological function) and increases in air, noise, and light pollution (impacts to dark skies).

## HOUSING

1. Integrate low, moderate and middle income housing while providing diversity of size and type.
2. Allow increased density when accompanied by sufficient public benefit.
3. Utilize approaches aligned with the Comprehensive Plan.





## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

**Date:** February 13, 2019  
**To:** Planning Commission  
**From:** Christy Carr, AICP  
Senior Planner  
**Subject:** Ordinance 2019-03: Subdivision Update

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The purpose of the February 13, 2019 agenda item is to:

- Provide a brief overview presentation on the subdivision update
- Hold a public hearing
- Provide the Planning Commission with time for discussion

Background materials provided in the agenda packet include:

- Ordinance 2019-03 – Subdivision update (includes proposed revisions to BIMC 17, 18.12, 18.15, and 18.18)
  - Exhibit A – Proposed revisions to BIMC 17.12
  - Exhibit B – Proposed revisions to BIMC 17.28
  - Exhibit C – Subdivision Design Guidelines
- Staff presentation from January 22, 2019 City Council meeting
- Input from Commissioner Quitslund

Staff anticipates the public hearing will be continued to the February 28, 2019 Planning Commission meeting, at which the Planning Commission will make a recommendation to the City Council on Ordinance 2019-03.

**If you have questions, please forward them to me by end of day February 12, 2019 so I can have time to consider and prepare a response for the full Planning Commission. You may also forward suggested edits to the text; if needed, staff can provided the ordinance in a Word document.**



# Revisions to BIMC 17 and 18 Subdivision Update

City Council Meeting  
January 22, 2019

# Introduction

Why are we doing a subdivision update?

- Current standards do not result in residential development that supports or reflects many **Comprehensive Plan** goals and policies.
- Identified by the Planning Commission and Design Review Board as a critical component of the **moratorium work plan**.

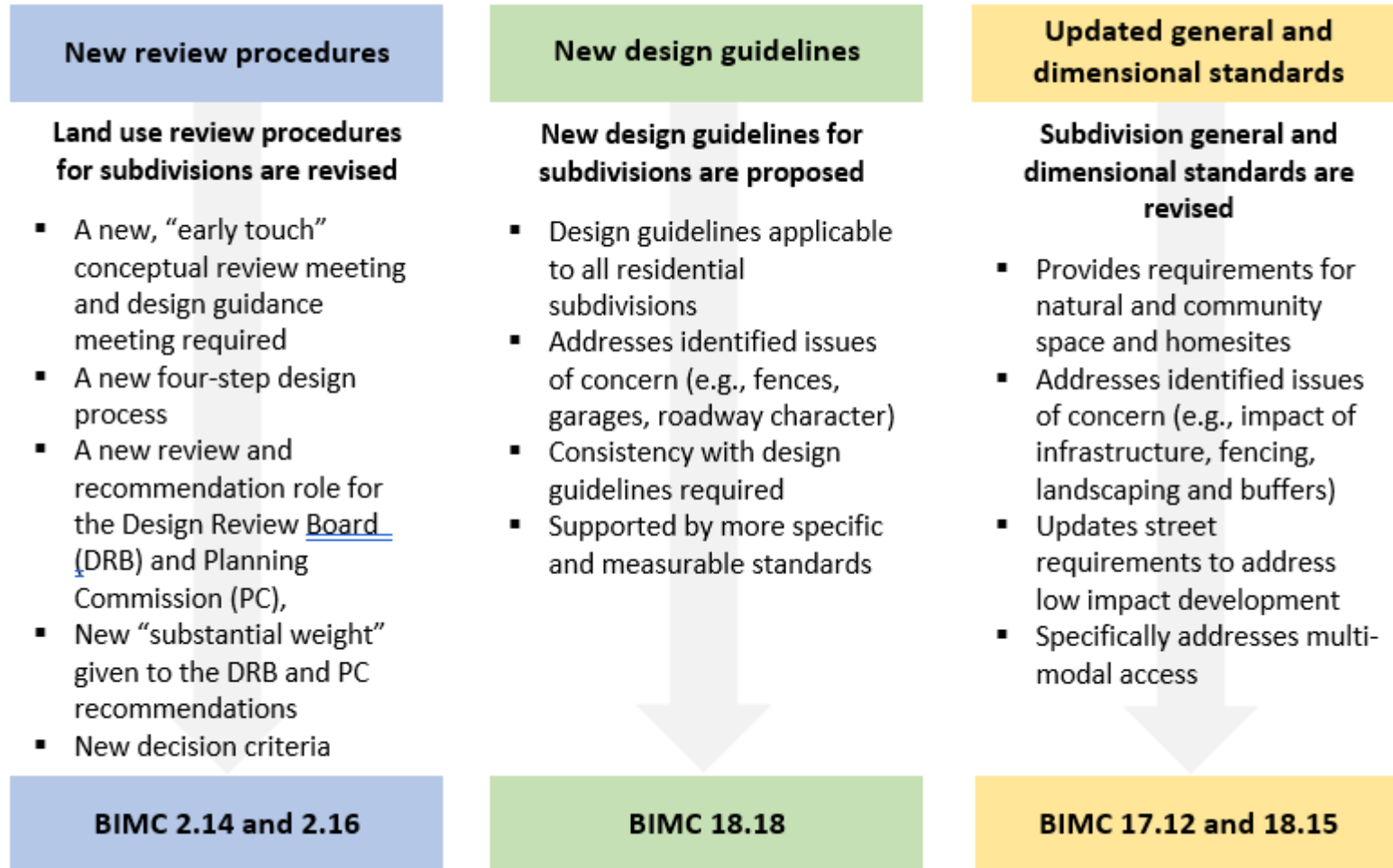
What is the purpose of tonight's agenda item?

Staff is presenting a **briefing** to bring the City Council up to speed on work to date and **solicit feedback** on identified issues of concern, project goals, the proposed approach, and what needs to change.

What are the next steps?

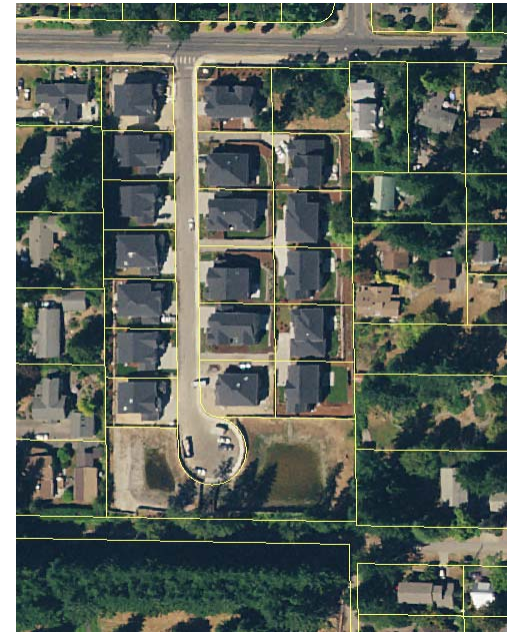
Planning Commission will continue their discussion and hold a **public hearing in February**. Staff will transmit their recommendation to the City Council in **early March**.

# What is the subdivision update?





## Recent subdivision development



R-4.3; 200,000 sf parcel; 19 lots permitted (18 created)

# Recent subdivision development



R-1; 407,000 sf parcel; 10 lots permitted (10 created)

## Identified issues of concern

- Excessive site disturbance, natural contours and vegetation not retained
- Excessive lot coverage (large houses on small lots)
- Tree removal throughout site
- No native vegetation retention in buffers
- Isolated stormwater ponds – not enough infiltration/dispersion
- No maximum impervious surface area
- Road widths too wide
- No variety in housing type/size
- Emphasis on garages
- Fences at street and stormwater ponds
- Structures/signs allowed in buffers
- Doesn't fit roadside/neighborhood character

### Council input

- Is anything missing?
- Is anything on the list not a concern?



# What are the goals of the update?

## Council input

- Is anything missing?
- Is anything on the list not a goal?

## *Create subdivision regulations that will:*

- Enhance the character and valuable functions of the Island's conservation area (i.e., aquifer recharge, fish and wildlife habitat, recreation)
- Conserve ecosystems and the Island's green, natural, open character
- Discourage the land, energy and natural resource consumptive pattern of large single-family homes
- Minimize development footprint
- Result in context-sensitive development
- Promote low impact development
- Promote and maintain a variety of housing types
- Encourage development of small to mid-size single-family housing units
- Support the development of livable neighborhoods



## A Different Approach to Subdivision Development



Parcel size: 200,000 sf

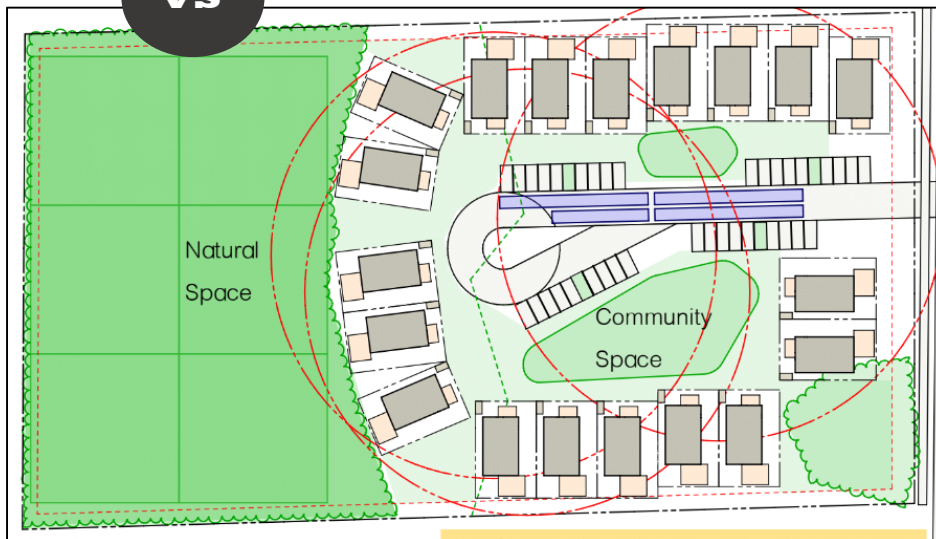
Zoning: R-4.3

Number of lots: 19

Lot size: 6,000 – 7,800 sf

Home size: 3,500-4,500 sf + garage

**VS**



Parcel size: 200,000 sf

Zoning: R-4.3

Number of lots: 19

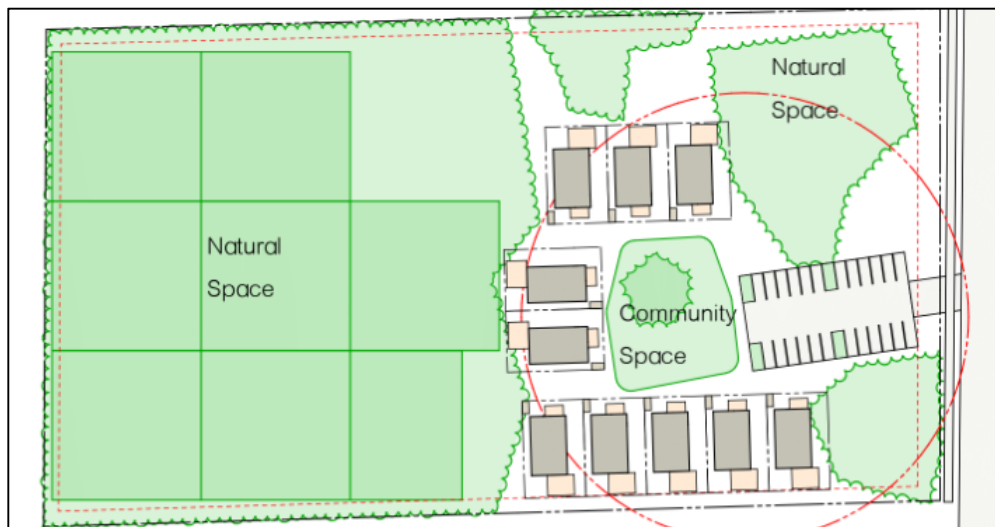
Lot size: 2,600 – 3,000 sf

Home size: 1,800 – 2,000 sf

Natural area: 37% (74,000 sf)

Community space: 18% (38,000 sf)

## A Different Approach to Subdivision Development



Parcel size: 200,000 sf

Zoning: **R-2**

Number of lots: **10**

Lot size: 2,600 – 3,000 sf

Home size: 1,800 – 2,000 sf

Natural area: 65% (131,000 sf)

Community space: 11% (21,000 sf)

## A Different Approach to Subdivision Development



29% natural area – all within required buffers

30,000 sf lots

VS



Natural area



Community space



7,500 sf homesite

— Road/parking

*Lot size per Health District*

----- Trails

## What needs to change?

### Council input

- Is anything missing?
- Should something on the list not change or change differently?

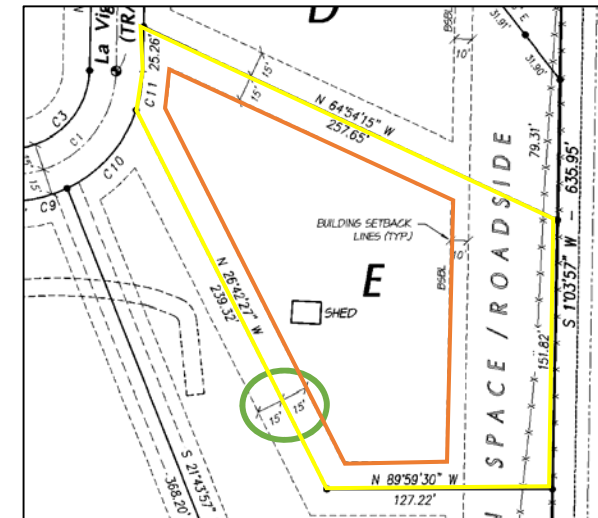
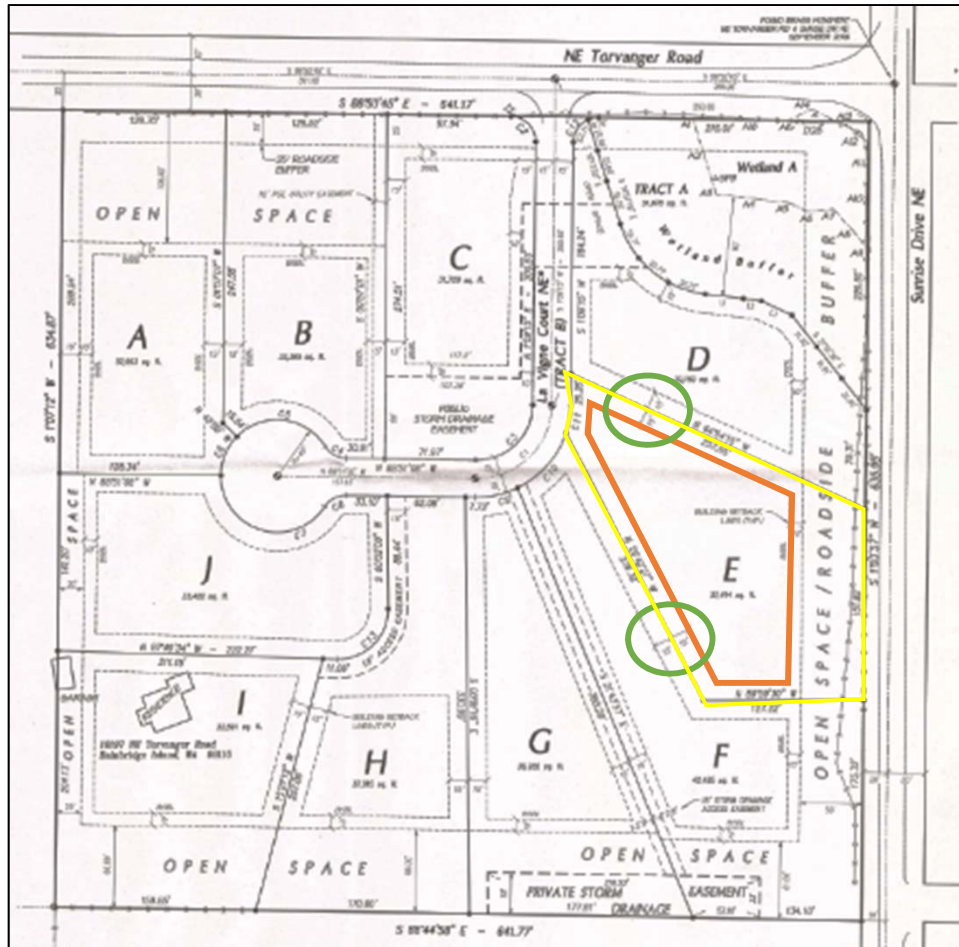
- Require site analysis and four-step design process
- Require consistency with (new) design guidelines
- Require homesites and homesite clustering
- Increase natural area requirement in some zones
- Eliminate flexlot design process
- Eliminate minimum lot size
- Require community space
- Revise landscaping (buffer) standards
- Allow remote parking
- Revise dimensional standards to support changes



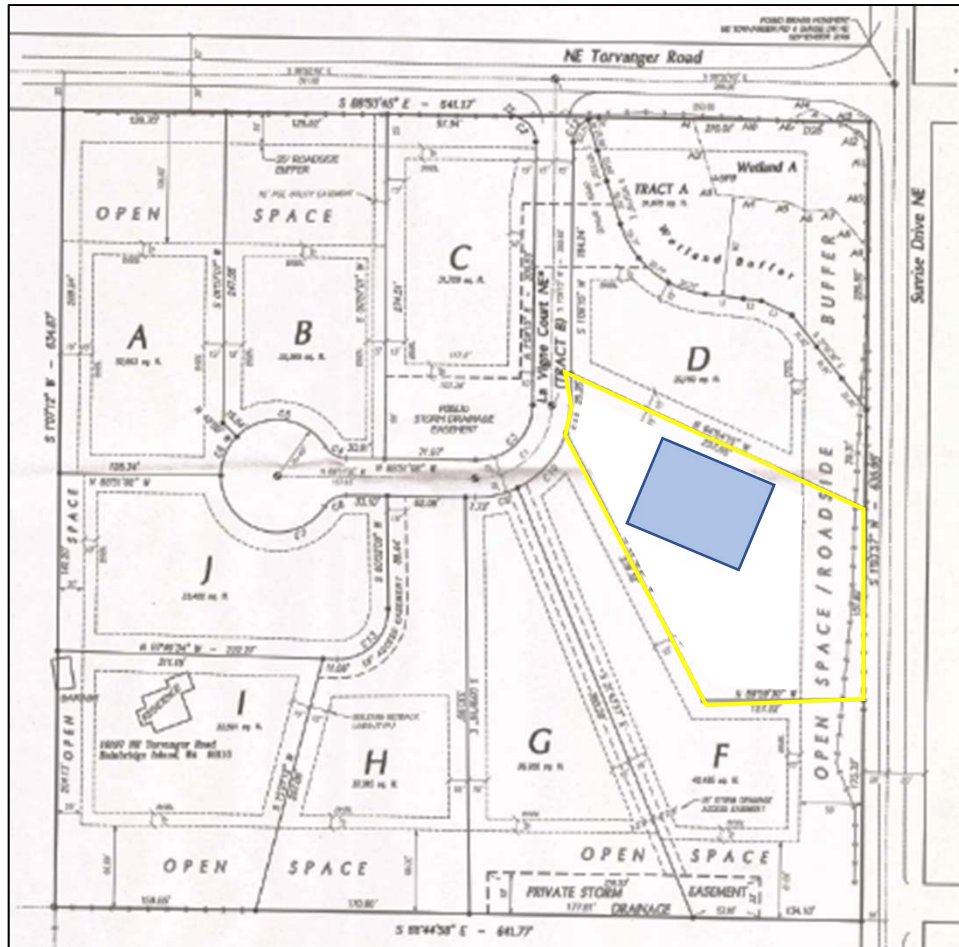


# Revisions to BIMC 17 and 18 Subdivision Update

## QUESTIONS



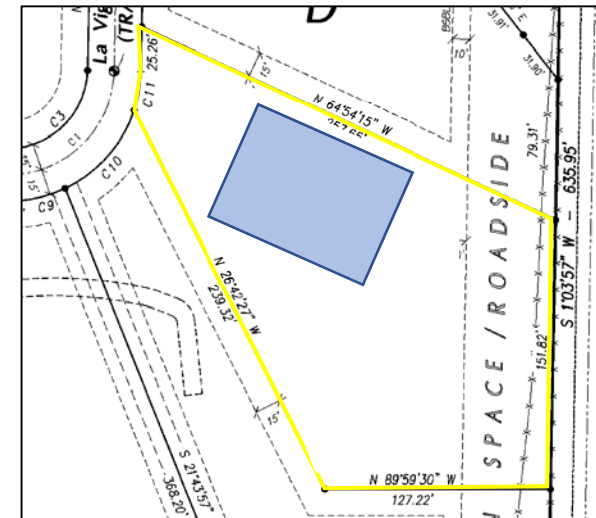
-  Individual lot line
-  Building area
-  Dimensional standards



Individual lot line



7,500 sf homesite = building area



## **ORDINANCE NO. 2019-03**

**AN ORDINANCE** of the City of Bainbridge Island, Washington, relating to subdivision standards, revising Title 17, repealing Chapter 17.12, and adopting an updated Chapter 17.12, repealing Table 18.12.020-1, and revising Chapter 18.12.040, 18.15.010, 18.15.020, and 18.18.030 of the Bainbridge Island Municipal Code.

**WHEREAS**, the City Council of the City of Bainbridge Island (“City”) updated the City’s Comprehensive Plan in February of 2017; and

**WHEREAS**, the City Council has expressed significant concerns about development and growth in the City under current regulations in the context of the vision and goals of the City’s Comprehensive Plan, and wishes to revise development regulations to best accommodate growth and development in both general and specific ways; and

**WHEREAS**, Ordinance No. 2018-02 imposed a temporary six-month moratorium on the acceptance of certain development, stating the City Council’s concerns regarding likely adverse impacts related to growth and development under existing regulations; and

**WHEREAS**, based on these and related concerns, the City Council required additional time to review the regulations and policies at issue to ensure that the vision and goals of the City’s Comprehensive Plan are being met to the Council’s satisfaction; and

**WHEREAS**, a number of priorities to address the items at issue in the moratorium were identified at a joint meeting of the City’s Design Review Board and Planning Commission on February 22, 2018, including the following:

- (1) Initiate rewrite of subdivision design standards (BIMC 17.12)
- (2) Identify specific development standards to review/revise (BIMC 18.12 and 18.15);  
and
- (3) Consider alternatives and identify preference for design guidelines framework

**WHEREAS**, at an April 3, 2018 City Council study session, the City’s Department of Planning and Community Development provided a briefing on the Design Review Board and Planning Commission joint meeting wherein the City Council authorized staff to proceed with a work plan addressing the priorities identified at the joint meeting; and

**WHEREAS**, on May 7 and 21 and on June 4, 2018, the City’s Design Review Board discussed alternatives for land use review procedures; and



**WHEREAS**, on May 10 and 24, June 7, 14, and 21, July 12, and November 8 and 27, 2018, the City's Planning Commission discussed alternatives for revisions to the City's land use review procedures; and

**WHEREAS**, each of the eleven Design Review Board and Planning Commission meetings included an opportunity for public comment on the alternatives for revisions to the City's land use review procedures; and

**WHEREAS**, staff forwarded the Planning Commission's recommendations related to land use approval bodies, land use review procedures, and land use decision-making authority to the City Council at its July 24, 2018 regular meeting; and

**WHEREAS**, the City Council reviewed and considered the alternatives for revisions to the City's land use review procedures and decision-making authority at regularly scheduled meetings on September 4 and 11, October 9, and December 4, 2018; and

**WHEREAS**, the City issued a State Environmental Policy Act ("SEPA") Determination of Non-Significance for this Ordinance No. 2019-03 on June 8, 2018, which was revised and reissued on September 24, 2018; and

**WHEREAS**, the City notified the Department of Commerce on June 11, 2018 of its intent to revise its development regulations relating to land use review procedures; and

**WHEREAS**, the City Council conducted a public hearing on Ordinance No. 2019-03 on October 23 and December 11, 2018; and

**WHEREAS**, the City possesses land use jurisdiction and regulatory authority over the City's incorporated lands.

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

**Section 1.** Section 17.04.010 of the Bainbridge Island Municipal Code is hereby amended as follows.

A. The purpose of this title is to regulate the division of land into short subdivisions, long subdivisions, and large lot subdivisions ~~to promote the public health, safety and general welfare of the citizens of the city in accordance with state law and the city's comprehensive plan. To carry out this purpose and further the comprehensive plan policies addressing residential subdivision of land, this title establishes a flexible lot process for short and long subdivisions that promotes the preservation and consolidation of open space and clustering of development within residential subdivisions. This process facilitates the fair and predictable division of land, maintains the current character of the city, encourages efficient and cost-effective provisions for~~

~~infrastructure, limits the development impact area, minimizes impervious surface area and provides for greater flexibility in the division and establishment of residential lots. in a manner consistent with the established zoning classifications for residential and other uses, in order to promote the public health, safety, and general welfare of citizens. In accordance with state law and the city's comprehensive plan, this title establishes a planning process for short and long residential subdivisions that promotes the preservation and consolidation of natural areas and the clustering of homes, in order to facilitate the fair and predictable division of land, limit the environmental impacts of development, achieve efficient and cost-effective provisions for utilities and infrastructure, and maintain the current character of the city.~~

~~B. A further purpose of this title is to:~~

- ~~1. Prevent the overcrowding of land;~~
- ~~2. Lessen congestion in the streets and highways;~~
- ~~3. Provide for adequate light and air;~~
- ~~4. Facilitate adequate provision for water, sewage, storm water drainage, parks and recreation areas, sites for schools and school grounds and other public requirements;~~
- ~~5. Provide for proper ingress and egress;~~
- ~~6. Provide a variety of housing opportunities; and~~
- ~~7. Maintain the quality of life of the city.~~

~~C. Through this title, the city will also allow for the subdivision of land for nonresidential, multifamily, and mixed use, and accomplish uniform monumenting of land divisions and conveyance by accurate legal description.~~

~~D. An additional purpose of this title is to provide criteria for summary administrative approval of boundary line adjustments that satisfy public concerns of health, safety and welfare, or where arranging or rectifying boundary lines is otherwise requested.~~

E. A ~~final~~ further purpose of this title is to comply with the provisions of RCW Title 58 (Boundaries and Plats) or its successors, and other applicable law of Washington State, and no provision of this title shall be interpreted to authorize or require actions inconsistent with those laws. (Ord. 2011-02 § 2 (Exh. A), 2011)

**Section 2.** Section 17.04.020 of the Bainbridge Island Municipal Code is hereby amended as follows.

B. Location of Review and Approval Procedures and Application Materials. The procedures for approval of short, long, large lot, nonresidential and multifamily subdivisions, as well as the vesting of rights related to those types of approvals, are set forth in BIMC Title 2 (Administration and Personnel). All such provisions require consistency with the requirements of RCW Title 58 (Boundaries and Plats) or its successors as applicable to the type of land division being proposed. Required application materials are provided in the Bainbridge Island administrative manual.

~~E. Application Materials. Materials required to be submitted with an application for a short or long subdivision, subdivision, large lot subdivision, nonresidential or multifamily subdivision or boundary line adjustment are available in the Bainbridge Island administrative manual.~~

**Section 3.** Section 17.08.020 of the Bainbridge Island Municipal Code is hereby amended as follows.

~~H. Short subdivisions shall not be used, either by a person alone or by persons acting together, at one time or over a period of time, as a means to circumvent compliance with the more stringent subdivision requirements that control the subdivision of land into five or more lots. When an application for a short subdivision is filed within five years after the approval of a short subdivision on a contiguous land parcel, a presumption of an attempt to circumvent short subdivision requirements may be invoked by the director as a basis for further investigation to assure compliance with the intent of this provision. (Ord. 2011-02 § 2 (Exh. A), 2011)~~

**Section 4.** Chapter 17.12 of the Bainbridge Island Municipal Code is hereby repealed.

**Section 5.** An updated Chapter 17.12 BIMC is hereby adopted, as set forth in Exhibit A and as incorporated herein.

**Section 6.** Chapter 17.28 of the Bainbridge Island Municipal Code is hereby amended as set forth in Exhibit B and as incorporated herein.

**Section 7.** Table 18.12.020-1, *Flexlot Subdivision Dimensional Standards for Residential Zone Districts*, is hereby repealed.

**Section 8.** Chapter 18.12.040 of the Bainbridge Island Municipal Code is hereby amended as follows.

A. Permitted Setback/Height Modifications. Minimum and maximum setbacks and maximum heights established in Tables 18.12.020-1, 18.12.020-2, and 18.12.020-3 and in BIMC 18.12.030 may be encroached as set forth in Table 18.12.040 and may also be modified by applicable provisions of adopted fire codes, the shoreline master program, and/or the building code. These modifications are not permitted in required perimeter or roadside buffers.

**Section 9.** Section 18.15.005 of the Bainbridge Island Municipal Code is hereby amended as follows.

G. BIMC 17.12.030, ~~flexible lot design open space/cluster~~ general subdivision standards; BIMC 17.20.020, dedication of land for parks and open space facilities;

**Section 10.** Table 18.15.010-1, *Landscape Requirements by Zone District*, of the Bainbridge Island Municipal Code is hereby amended as follows.

| Landscape Requirements for Land Uses and Districts     | Significant Tree and Tree Stand Retention | Perimeter Landscape              | Roadside Buffer | Parking Lot Landscaping | Total Site Tree Unit Requirements | Planting Requirements | Irrigation | Maintenance |
|--------------------------------------------------------|-------------------------------------------|----------------------------------|-----------------|-------------------------|-----------------------------------|-----------------------|------------|-------------|
| Single-Family Residential Short Plats and Subdivisions | X                                         | X<br>(Cluster Subdivisions Only) | X               | -                       | -                                 | X                     | X          | X           |

**Section 11.** Table 18.15.010-3, *Perimeter Landscaping Requirements by Land Use and Zoning District*, of the Bainbridge Island Municipal Code is hereby amended as follows.

| Abutting Zoning or Land Use District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Perimeter Landscape Type | Perimeter Width (ft.) | Minimum Perimeter Width (ft.) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------|-------------------------------|
| <b>Short Plats and Subdivisions in Residential Zoning Districts [1]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                       |                               |
| Residential subdivision in the R-0.4, R-1, and R-2 districts (cluster option only)                                                                                                                                                                                                                                                                                                                                                                                                                                         | Edge Planting Standard   | 25                    | 25                            |
| Multifamily subdivision in the R-2, R-1, and R-0.4 zoning districts (cluster option only)                                                                                                                                                                                                                                                                                                                                                                                                                                  | Full Screen              | 25                    | 25                            |
| Park and conservation land buffer: applies to all single family subdivisions (OS) [2]                                                                                                                                                                                                                                                                                                                                                                                                                                      | Edge Planting Standard   | 25                    | 25                            |
| <b>Winslow Town Center Mixed Use District {3} [1]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |                       |                               |
| Non-B/I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Full Screen [4] [2]      | 50                    | 35                            |
| <p>[1] — Properties with less than one acre being subdivided are not subject to perimeter buffer requirements.</p> <p>[2] — (OS) indicates that the buffer may be calculated in the required open space area for the subdivision.</p> <p>[3] [1] For perimeter landscaping requirements in the ferry terminal district transition area, north of Winslow Way, reference BIMC 18.12.030.C.</p> <p>[4] [2] This perimeter buffer applies even when a private access road separates a B/I property from non-B/I property.</p> |                          |                       |                               |



**Section 12.** Section 18.15.010.D of the Bainbridge Island Municipal Code is hereby amended as follows.

3. ~~Perimeter Buffers in Residential Cluster Short Subdivisions, Cluster Long Subdivisions, and Multifamily Subdivisions in the R-2, R-1, and R-0.4 Zoning Districts.~~ for residential and commercial subdivisions are required pursuant to BIMC 17.12.060.N. The buffers shall be pursuant to the standards set forth in subsection D.4 of this section. The tree retention, replacement, and protection standards of subsection C of this section apply to perimeter buffers for residential and commercial subdivisions.

- ~~a. When the cluster development option is selected pursuant to BIMC 17.12.030.B for property with a gross area of one acre or more and that is located in the R-0.4, R-1, R-2 and R-2.9 districts, a 25-foot wide, edge planting standard landscape perimeter shall be required along the subdivision boundary.~~
- ~~b. When the cluster development option is selected pursuant to BIMC 17.12.030.B for property with a gross area of one acre or more and that is located in the R-3.5, R-4.3, R-5, R-6, R-8, and R-14 zone districts, a 10-foot wide, edge planting standard landscape perimeter shall be required along the subdivision boundary.~~
- ~~c. In order to buffer the visual impact of the proposed subdivision and protect off-site views, additional landscaping shall be planted within landscape perimeter buffers where mature trees and shrubs cannot provide such screening, pursuant to subsection D.4 of this section.~~
- ~~d. Required landscape buffer width may be reduced through buffer averaging in accordance with the criteria in subsection D.5 of this section, perimeter landscape requirements. For example, buffers may be adjusted when such adjustments contribute to the neighborhood character by incorporating significant trees and native vegetation, incorporate a unique landscape feature, or accommodate a unique situation that allows continuation of an existing use, such as a utility or other easement providing continued use.~~
- ~~e. Landscape buffers may be included in the required open space calculations for a subdivision as noted in Table 18.15.010-3. Table 18.15.010-3 depicts the landscape buffer requirements for subdivisions by zoning district and denotes when the buffer may be included in the open space calculations. These standards apply unless alternative buffers are required pursuant to critical area review, the requirements of the Shoreline Management Act, conditioned by SEPA review, or required for public health or safety reasons.~~
- ~~f. When a multifamily subdivision is created within the R-2, R-1, and R-0.4 zoning districts, a 25-foot wide, full screen landscape perimeter shall be required along the subdivision boundary.~~

**Section 13.** Section 18.15.010.E of the Bainbridge Island Municipal Code is hereby amended as follows.

2. Roadside Buffers for Residential and Commercial Subdivisions are required pursuant to BIMC 17.12.070.O. ~~Roadside buffers are required for both residential and commercial subdivisions—see Table 18.15.010-4. The type and width of the required buffer varies by the type of roadway the subdivision is adjacent to, as well as the condition of the existing roadside vegetation.~~ The buffers shall be pursuant to the standards set forth in subsection D.4 of this section ~~and Table 18.15.010-4~~. The tree retention, replacement, and protection standards of subsection C of this section apply to roadside buffers for residential and commercial subdivisions. These requirements do not apply to projects involving only interior renovations of existing buildings.

~~a. Roadside Buffer General Requirements. All residential subdivisions and short subdivisions subject to landscape buffering requirements shall comply with the standards in this subsection, including those in Table 18.15.010-4.~~

~~b. Roadside Buffers in Residential Short Subdivisions.~~

~~i. Except for properties containing a gross area of less than one acre, on a property located adjacent to public roads that are designated as collector or arterial roads on the adopted road classification map, a 25-foot wide vegetative buffer shall be maintained. However, in the R-3.5, R-4.3, R-5, R-6, R-8 and R-14 districts a roadside buffer is not required unless it is determined that a landscape buffer is necessary to maintain the character of the neighborhood or to reflect neighboring development patterns.~~

~~ii. Where there are no mature trees and shrubs that contribute to the existing forested character of these roads, the character of the neighborhood shall be maintained by establishing building setbacks equal to or greater than the existing building setbacks on the adjacent properties. At no point shall the building setback be less than requirements in this title.~~

~~iii. To accommodate an existing house that is located within 25 feet of the property line adjacent to a collector or arterial road, the roadside buffer area width shall be reduced to the width adjoining the existing home between the existing house and the property line adjacent to the collector or arterial road.~~

~~c. Roadside Buffers in Residential Long Subdivisions.~~

~~i. For subdivisions located in the R-0.4, R-1, R-2 and R-2.9 districts located adjacent to public roads that are designated as collector or arterial roads on the adopted road classification map, a 25-foot wide vegetative buffer shall be maintained. In the R-3.5, R-4.3, R-5, R-6, R-8, and R-14 districts a roadside buffer is not required unless it is determined that a landscape buffer is necessary to maintain the character of the neighborhood or to reflect neighboring development patterns.~~

ii. For property with a gross area of one acre or more and that is located in districts R-0.4, R-1, R-2 and R-2.9, where there is no existing vegetation that contributes to the existing vegetation character of the roads, a 25-foot full screen landscape buffer shall be planted consistent with the requirements of subsection D.4.a of this section, except as noted below in this subsection.

iii. To accommodate an existing house that is located within 25 feet of the property line adjacent to a collector or arterial road (or within 25 feet of such a property line if subsection E.2.c.ii of this section applies), and to maintain the character of the neighborhood and reflect neighboring development patterns, the roadside buffer area width shall be reduced to the width adjoining the existing home between the existing house and the property line adjacent to the collector or arterial road. At no point shall the building setback be less than requirements in this title.

iv. For subdivisions designating open space that is intended for agricultural use and would be adversely impacted by the addition of screening landscaping, a 25-foot roadside buffer as prescribed in subsection E.2.c.ii of this section shall not be required.

d. Roadside Buffers in Multifamily and Commercial Subdivisions. A minimum 50-foot vegetative buffer shall be established adjacent to all designated scenic roads. The buffer shall be consistent with the requirements for a full screen buffer, pursuant to subsection D.4.a of this section.

e. Multiple Street Frontages. For properties subject to the roadside buffers requirement along two property boundaries, the roadside buffer abutting the street with the lower classification may be reduced to 25 feet in width. For properties that abut more than two streets requiring roadside buffers or in situations where both abutting streets are of the same road classification, one roadside buffer of the full required width shall be required and all other roadside buffers may be reduced to 25 feet; provided, that the full required width buffer is located where a greater number of significant trees can be incorporated into the buffer.

**Section 14.** Table 18.15.010-4, *Roadside Buffer Requirements by District and Land Use*, of the Bainbridge Island Municipal Code is hereby amended as follows.

| Existing Zoning/Use                                                            | Adjacent Right-of-Way Type                                                                                                      |             |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------|
|                                                                                | Right-of-Way (not including Highway 305)                                                                                        | Highway 305 |
| <b>Residential Subdivision in the R-0.4, R-1, R-2, and R-2.9 Districts [4]</b> | 25' Full Screen or maintain existing vegetation within 25' buffer (OS) [5][6];<br>Applies only to collectors and arterial roads |             |

| Existing Zoning/Use                                                                       | Adjacent Right-of-Way Type                                                                                                             |             |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                                                                                           | Right-of-Way (not including Highway 305)                                                                                               | Highway 305 |
| <b>Residential Subdivision in the R 3.5, R 4.3, R 5, R 6, R 8, and R 14 Districts [4]</b> | No requirement unless necessary to reflect neighboring development patterns (OS) [5];<br>Applies only to collectors and arterial roads |             |

[1] All roadside buffers must be planted if not already existing.

[2] For perimeter landscaping requirements in the ferry terminal district transition area, north of Winslow Way, reference BIMC [18.12.030.C](#).

[3] Beginning 100' north of Winslow Way.

~~[4] Properties being subdivided with less than one acre are not subject to roadside buffer requirements.~~

~~[5] (OS) indicates that the buffer may be calculated in the required open space area for open space subdivision.~~

~~[6] Existing vegetation must remain in the 25 foot buffer area. When existing vegetation does not constitute a full screen, the applicant will not be required to plant a full screen. If existing vegetation within the 25 foot buffer area does constitute a full screen, but dense vegetation is not part of the neighborhood character, then the applicant may choose between maintaining a 25 foot full screen roadside buffer, or averaging that buffer to retain trees and vegetation elsewhere on the property and eliminating the roadside buffer.~~

**Section 15.** Section 18.15.020.D of the Bainbridge Island Municipal Code is hereby amended as follows.

3. Parking spaces serving dwelling units shall be located on the same lot with the building they serve, except in subdivisions where parking spaces may be located on a separate lot or tract. In the central core, gateway, and ferry terminal districts, one parking space per unit must be located on site and any additional spaces may be located off site. All off-site spaces must be within a 1,000-foot radius of the edge of the development parcel and must be acquired through fee-in-lieu, fee simple ownership, or a leasehold permanently linked to the unit.

**Section 16.** Section 18.18.030 of the Bainbridge Island Municipal Code is hereby amended as follows.

~~A. Detached Single Family Residential Developed Using the R-8SF Urban Single Family Overlay District. Detached single family residential developed in accordance with the R-8SF~~



~~urban single family overlay district transfer of development rights program shall comply with those regulations contained in “Design Guidelines for R-8SF Urban Single Family Overlay District” if they want to develop at overlay zone densities.~~ Residential subdivision development in all zoning districts except Neighborhood Center and Mixed Use Town Center shall comply with those regulations contained in “Design Guidelines for Residential Subdivisions.”

**Section 17.** If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

**Section 18.** 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 \_\_\_\_ day of \_\_\_\_\_, 2019.

APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Kol Medina, Mayor

ATTEST/AUTHENTICATE:

\_\_\_\_\_  
Christine Brown, City Clerk

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|-----------------------------|----------------|
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## **Chapter 17.12**

### **SUBDIVISION STANDARDS**

**Note: \*\*Blue text\*\* highlights concepts and policy questions under consideration for which specific regulatory language is not yet drafted.**

#### **17.12.010 Applicability.**

This section sets forth standards for short subdivisions, long subdivisions, large lot subdivisions, and nonresidential and multifamily subdivisions. Specific requirements relevant to each individual type of subdivision are provided throughout various chapters of this title.

#### **17.12.020 Subdivision Design Guidelines.**

All residential subdivisions outside the Neighborhood Center and Mixed Use Town Center zoning districts shall comply with those design guidelines contained in “Design Guidelines for Residential Subdivisions” set forth in BIMC 18.18 and its reference documents, which are adopted as part of this title by reference.

The purpose of subdivision design guidelines is to define the qualities of subdivisions that meet the guiding principles, goals, and policies of the city’s Comprehensive Plan and to serve as a tool for guiding individual projects to meet those expectations through the city’s land use review procedures. The design guidelines offer a forum for the public to participate in discussions about new subdivisions in their neighborhood, and as a means of allowing flexibility in the application of development standards and zoning requirements. An applicant may be granted a departure from the design guidelines by demonstrating that an alternative design better meets the intent of the design guidelines.

#### **17.12.030 Four-Step Design Process**

The city’s subdivision approach requires a four-step system that places the identification and conservation of resources as the primary and leading goal. This approach reverses the conventional site planning approach which typically begins by laying out the streets, lot lines and building footprints as the first part of the process. Instead of first identifying development areas, the design process begins by analyzing on-site resources and the site’s connections to surrounding resources to identify what areas are best for preserving and those areas of the site that can best accommodate development.

The four-step design process is required for all residential subdivisions except the division or redivision of land into two lots. The process, further defined in BIMC 2.16.125.D, consists of four steps: 1) Delineate Natural Area; 2) Locate Homesites and Community Space; 3) Define Access; and, 4) Draw Lot Lines.

#### **17.12.040 Administrative Departures**

A. A departure is a request by the applicant to meet or exceed a particular subdivision standard through the use of a technique or alternative standard not otherwise listed under the applicable requirements of BIMC 17.12.050 through BIMC 17.12.070. Departures are not variances and are not required to meet the criteria associated with a variance application. Rather, departures allow adjustment of standards to achieve better outcomes in cases where strict application of the standard would result in an inferior subdivision design.

B. Departures from the subdivision standards BIMC 17.12.050 through BIMC 17.12.090, may be permitted as part of the subdivision review process. In order for a departure from subdivision standards to be allowed, an applicant must demonstrate that the overall development, including departures from the standards, would better serve the

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public interest, and a finding shall be made in the affirmative that each proposed departure meets or exceeds the intent of the respective standard as compared to a strict application of the established standard.

C. Any request for one or more departures shall be made at the Design Guidance Review Meeting as part of the pre-application phase of the project. Departures shall be reviewed concurrently with an application for subdivision.

D. Upon affirmative recommendation of approval from the Planning Commission, the hearing examiner may grant a departure from the subdivision standards BIMC 17.12.050 through BIMC 17.12.090 if it is shown that the proposal is consistent with the following criteria:

1. Because of unusual shape, exceptional topographic conditions, environmental constraints or other extraordinary situation or condition in connection with a specific piece of property, strict adherence to the standard would create undue hardship or result in an undesirable plat; or
2. The granting of the departure results in better plat and/or lot design. Better plat and/or lot design means situations such as creating plats that result in greater natural resource conservation value, less adverse impact to adjoining properties, or more practical design because of topography, critical area, or other extenuating circumstance; and
3. All possible efforts to comply with the standard or minimize potential harm or adverse impacts have been undertaken. Economic consideration may be taken into account but shall not be the overriding factor in approval; and
4. The departure is consistent with other applicable regulations and standards; and
5. The granting of any departure will not be unduly detrimental to the public welfare nor injurious to the property or improvements in the vicinity in which the property is located.

#### **17.12.050 Natural Area and Community Space.**

A. Natural Area Required. All residential subdivisions shall provide natural area consistent with BIMC 17.28, Definitions, Table 17.12.070-1, and the following standards:

1. Natural Area Objectives. Natural areas shall accomplish one or more of the following objectives:

- a. Conservation natural resources, including wildlife habitat;
- b. Protection of groundwater recharge;
- c. Conservation of native soils;
- d. Expansion or enhancement of the value to adjacent or neighboring open space, parks, forested areas, conservation easements, shorelines, or critical areas;
- e. Preservation of unique natural land or rock features;
- f. Preservation of visual qualities along highway, road and street corridors or scenic vistas.

2. Amount of Natural Area Required. The minimum natural area shown in Table 17.12.070-1 shall be provided and shall be depicted on the face of the plat.

3. Designation of Natural Area. Natural area shall be designated as the first step in the four-step design process defined in BIMC 2.16.125.D. Natural areas are made up of primary and secondary natural areas. If the primary natural areas make up less than the required percentage of natural area, the balance of the required natural area shall be made up of secondary natural areas.

a. Primary Natural Areas (PNA). PNAs form the core of the natural area to be protected. PNA's include the following:

- i. Critical areas other than critical aquifer recharge areas;
  - ii. Critical area buffers;
  - iii. Aquifer recharge protection area as required by BIMC 16.20.100;
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b. Secondary Natural Areas (SNA). SNAs are locally noteworthy or significant features of the natural landscape. SNA's include the following:

- i. Mature woodlands;
- ii. Freestanding significant trees;
- iii. Wildlife corridors;
- iv. Greenways and trails;
- v. Scenic viewsheds;
- vi. Mature vegetation on ridgelines

c. Aquifer Recharge Protection Area (ARPA). Subdivisions in the R-0.4, R-1, and R-2 zoning districts shall include designation of an ARPA in accordance with BIMC 16.20.100 and the following standards:

- i. If a proposed subdivision includes more than one parcel, the ARPA shall be calculated based on the total square footage of all parcels;
- ii. If the required ARPA is greater than the required natural area, the natural area shall be increased to achieve the required ARPA area;
- iii. If the required ARPA is less than the required natural area, the natural area shall include other PNAs or SNAs to achieve the required natural area.

4. Natural Area Configuration. Designated natural areas shall be configured in a manner that enhances and promotes the natural character of the island and natural resource characteristics of the property and surrounding area. Natural area configuration shall satisfy the following guidelines:

- a. Natural area should be concentrated in large, consolidated areas; and
- b. Natural area should connect to adjacent off-site open space areas, designated wildlife corridors and trails, and/or critical areas; and
- c. Natural area should be designed to preserve views from off site of the subject property; and
- d. Natural area should be delineated with a low perimeter-to-area ratio with a minimum width of fifty (50) feet; and
- e. Natural area may be included as a portion of one or more lots or may be contained in a separate tract.

5. Natural Area Fencing and Signage. Either fences and/or signs delineating the boundary of natural areas are required. The director shall determine which option (fence or sign) is required, based on the recommendations from the Design Guidance Review Meeting.

- a. If fencing is required:
  - i. Low-impact fences are preferred and must be constructed in accordance with the definition in BIMC 17.28.020; and
  - ii. Fencing is not required at the exterior boundary of the subdivision; and
  - iii. Gaps in fencing not exceeding five (5) feet are permitted.
- b. If signs are required:
  - i. They shall be constructed in accordance with the definition in BIMC 17.28.020; and
  - ii. They shall be generally spaced at intervals of 50 feet, unless otherwise approved by the director due to reasons such as topography, configuration of open space, distance from other features, etc.
- c. If signage is required and encroachments into the designated natural area occur, the director may require that the owner install fencing and/or additional signage to prevent future encroachments. Required fencing and signs must be maintained in good repair, with repair or replacement to occur within 60 days of notification from the city that repair or replacement is required.

6. Natural Area Ownership. Ownership of natural area shall be established consistent with one of the following forms of ownership:

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- a. Private Ownership. Natural area may be held in private ownership if established by easements, restrictive covenants, natural area management plan, or other similar legal means; or
- b. Common Ownership. Natural areas may be held in common by a home or property owners' association or other similar organization. For the purposes of this title, ownership of and/or conservation easement being held by a land trust, or other similar conservancy organization, shall be considered common ownership. If this ownership pattern is selected, covenant, conditions, and/or restrictions shall be required; or
- c. Public Ownership. Designated natural areas shall not be required to be dedicated to the city or other public agency, and the owner shall not be required to permit public access to designated natural areas. However, if the owner offers to dedicate, the city or other public agency may choose to accept ownership of natural areas. Consequently, upon approval and acceptance by the city council, natural areas shall be dedicated to the public.

7. Natural Area Maintenance. An applicant shall submit a draft natural area management plan (NAMP) as described in the Bainbridge Island administrative manual, for review as part of the preliminary plat application. Final approval of the NAMP will occur at the time of final plat approval. The natural area management plan shall include:

- a. A list of all approved uses for the natural areas. Where uses in separate natural areas vary, the specific location of each use shall be depicted graphically.
- b. A maintenance plan for natural areas that clearly describes the frequency and scope of maintenance activities for natural areas and that meets all requirements set forth in subsection 7 herein and the Bainbridge Island administrative manual.
- c. The approved NAMP must be filed with the Kitsap County Auditor. In the event that the natural area is not maintained consistent with the NAMP, the city shall have the right to enter the property for necessary maintenance, with the cost of such maintenance assessed against the landowner or, in the case of a homeowner's association, the owners of the properties within the subdivision and shall, if unpaid, become a tax lien on such property or properties.

8. Allowed Uses in Natural Area. Allowed uses within natural areas include:

- a. Installation of native plants.
- b. Maintenance pruning of trees and shrubs provided the structural integrity and long-term health of the vegetation is preserved.
- c. Wildfire mitigation activities, other than tree removal, within a 30-foot defensible space around a primary structure, in accordance with the Bainbridge Island community wildfire protection plan and as described by Section 603 of the International Wildland Urban Interface Code.
- d. Removal of invasive plant species.
- e. Passive recreation, including pervious trails.
- f. Potable water wells and well houses.
- g. Low impact fencing or signs marking the natural area boundary.
- h. On-site sewage drainfield facilities, if construction of the system will not require the use of heavy equipment or removal of significant trees.
- i. Storm drainage facilities if the applicant can demonstrate that (i) the system meets the low impact design (LID) standards of Chapter 15.20 BIMC, and (ii) construction of the system will not require the use of heavy equipment or removal of significant trees.
- j. Accessory solar panels, small wind energy generators, composting bins, rainwater harvesting barrels, and cisterns, as defined in Chapter 18.36 BIMC.
- k. Other structures or hard surfaces with a total footprint of no greater than 200 square feet.

B. Community Space Required. All residential subdivisions shall provide community space consistent with BIMC 17.28, Definitions, Table 17.12.070-1, and the following standards:

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1. Community Space Objectives. Community space shall accomplish one or more of the following objectives:

- a. Provide a place for residents to gather in shared space.
- b. Provide common buildings, open space, or gardens.
- c. Provide space for unstructured recreation.
- d. Enhance a felt and actual sense of security, identity, and community.
- e. Provide a protected, traffic-free environment.

2. Amount of Community Space Required. The minimum community space shown in Table 17.12.070-1 shall be provided and shall be depicted on the face of the plat.

3. Community Space Configuration. Community space shall adjoin the largest practicable number of lots within the development. Non-adjoining lots shall be provided with safe and convenient pedestrian access to community space.

4. Community Space Ownership. Ownership of community space shall be established consistent with one of the forms of ownership set forth in BIMC 17.12.050.A.5.

5. Community Space Maintenance. An applicant shall submit a draft community space management plan (CSMP) as described in the Bainbridge Island administrative manual, for review as part of the preliminary plat application. Final approval of the CSMP will occur at the time of final plat approval. The community space management plan shall include:

- a. A list of all approved uses for the community space. Where uses in separate community spaces vary, the specific location of each use shall be depicted graphically.
- b. A maintenance plan for community space that clearly describes the frequency and scope of maintenance activities and that meets all requirements set forth in subsection 5 herein and the Bainbridge Island administrative manual.
- c. The approved CSMP must be filed with the Kitsap County Auditor within thirty (30) days of final plat approval. In the event that the community space is not maintained consistent with the CSMP, the city shall have the right to enter the property for necessary maintenance, with the cost of such maintenance assessed against the landowner or, in the case of a homeowner's association, the owners of the properties within the subdivision and shall, if unpaid, become a tax lien on such property or properties.

6. Allowed Uses in Community Space. Community space may include uses such as crop and animal agriculture, meadows, orchards, pastures, turf fields, and common buildings. Prohibited and allowed uses within community space shall be included in the draft terms, conditions, covenants, and agreements proposed for the subdivision, which shall be submitted with the preliminary subdivision application. Final terms, conditions, covenants, and agreements must be filed with the Kitsap County Auditor within thirty (30) days of final plat approval.

**17.12.060 Homesites.** All single-family residential subdivisions require homesites located and designed consistent with BIMC 17.28, Definitions, Table 17.12.070-1, and the following standards:

A. Homesite Area.

1. A homesite area with the maximum area shown in Table 17.12.070-1 shall be provided for each lot and shall be depicted on the face of the plat.
  2. The homesite area shall include the primary residential dwelling, accessory buildings, and on-site parking, if provided for each lot within the subdivision.
  3. Other allowed uses and structures include residential landscaping, pathways, and turf; individual water, stormwater, and septic infrastructure; and fences.
  4. Homesites shall not contain any critical areas, except for critical aquifer recharge areas, or their buffers or setbacks, shoreline buffers, or any portion of required natural areas.
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B. Homesite Clustering. All single-family subdivisions resulting in four or more lots require homesite clustering. The purpose of clustering is to facilitate the efficient use of land by reducing disturbed areas, impervious surfaces, utility extensions, and roadways. Homesites shall be located in cluster groups and the efficient location of infrastructure shall be used to maximize the undeveloped area.

1. Cluster groups shall be a minimum of four homesites.
2. No more than three cluster groups are allowed within any subdivision.
3. All homesites in a cluster grouping shall adjoin or be located a maximum of 50 feet from another homesite. *\*\*Is additional language needed to prevent “daisy-chaining”?\*\**
4. Homesite cluster groups shall be located to minimize adverse impacts to adjacent, previously existing residential development.
5. The location of homesite cluster groups is not required to be located near any existing home on the property.
6. Homesite cluster groups shall be configured to maintain the natural features of the site and minimize topographic alteration and clearing of existing vegetation.

#### **17.12.070 General residential subdivision standards.**

A. Constrained lots. If, due to site or design constraints, no homesite with supporting infrastructure can be located on a subject property, no division of land is permitted.

B. Preexisting lots. Lots that have previously received final approval from the city, or that have previously received final approval from Kitsap County prior to inclusion within the city boundaries, and that do not comply with standards of this chapter shall be considered existing nonconforming lots, but any future resubdivision of any such lots shall comply with the requirements of this title.

C. Short subdivisions shall not be used, either by a person alone or by persons acting together, at one time or over a period of time, as a means to circumvent compliance with the more stringent subdivision requirements that control the subdivision of land into five or more lots. When an application for a short subdivision is filed within five years after the approval of a short subdivision on a contiguous land parcel, a presumption of an attempt to circumvent short subdivision requirements may be invoked by the director as a basis for further investigation to assure compliance with the intent of this provision.

D. Remaining area. Any area not designated as public or private access, lots, or utility tracts shall be designated as either natural area or community space, in accordance with the objectives in either BIMC 17.12.050.A.1 or 17.12.050.B.1.

E. Site Disturbance. Land disturbing activities, as defined in BIMC 15.20.020.22 shall be limited to the maximum extent feasible. *\*\*Can site disturbance be further limited; e.g., site disturbance cannot exceed 10 percent greater than homesite area (depending on where utilities are)?\*\**

#### **F. Compatibility with Adjacent Development**

1. Subdivisions shall be designed and located to ensure compatibility with existing adjacent development.
2. Views of house lots from exterior roads and abutting properties shall be minimized by preserving the natural topography and existing vegetation to the furthest extent possible.
3. An alternative design of portions of the site plan may be required in order to fulfill subsections 1 and 2 above.

G. Dimensional standards. Table 17.12.070-1 sets forth required dimensional standards. Where a property is located in more than one zone district, units permitted by density calculations within each zone district must be constructed on the portion of the property located within that zone district and required setbacks for each zone district must be met. Permitted densities are not “blended” across the zone district line.

H. Septic Systems. Locations of individual or community drainfields and associated reserve drainfields shall comply with all applicable standards established by the Kitsap Public Health District or Washington Department of Health.

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Reserve drainfield areas shall remain undisturbed until such time their use is required. This standard shall be noted on the face of the preliminary and final plat.

I. Streets and Vehicle Access. Subdivisions shall comply with the following standards unless modified by the City Engineer:

1. Subdivisions shall comply with all applicable standards of the “City of Bainbridge Island Design and Construction Standards and Specifications,” as amended. Deviations from the “City of Bainbridge Island Design and Construction Standards and Specifications” may be granted by the City Engineer upon evidence that such deviations are in the public interest and that they are based on sound engineering principles and practices. All requirements for safety, function, appearance and maintainability must be fully met. Desired deviations must be requested at the Design Guidance Review Meeting during the pre-application phase of the project.
2. Each lot in a residential subdivision shall have direct access to a public or private street, except for those with shared driveways or alternative lot designs that provide shared or clustered parking outside of individual lots.
3. The street system of proposed subdivisions shall be designed to connect with existing, proposed, and planned streets outside of the subdivision to the maximum extent feasible or to create a connection beneficial to the overall circulation of the surrounding area, as determined by the City Engineer.
4. Interior street layout shall be oriented on the east/west axis, if feasible, to maximize active and passive solar access.
5. To minimize impervious surfaces, public rights-of-way, access easements, private streets, and driveways shall not be greater than the minimum dimensions required to meet standards.
6. Street names and traffic regulatory signs shall be provided, and their locations shall be indicated on the plat/plan. The location of mailboxes and traffic regulatory signs is only required to be indicated on the plat/plan when other public improvements are required.
7. Transit stops shall be provided as recommended by Kitsap Transit.

J. Parking and Garages.

1. Parking shall be provided consistent with BIMC 18.15.020, except as modified by this subsection.
2. Parking spaces provided on individual lots must be located within the designated homesite.
3. Parking spaces may be located outside of individual lots, consolidated in a remote or satellite parking area, or in individual or shared garages.
4. Consolidated parking areas shall be landscaped in accordance with BIMC 18.15.010.F.
5. Shared garages are limited to five vehicle spaces and shall not exceed 60 feet in length or 144 square feet total.
6. Garages, including detached garages, located on individual homesites facing a public street shall be:
  - a. Limited to two vehicles; and
  - b. Either accessed from the side or rear or set back from the most front-facing exterior wall of habitable space a minimum of five feet unless the house is not visible from the public street.

K. Circulation and Access.

1. All subdivisions shall include a circulation and access system of walkways, paths, sidewalks, or trails that interconnect lots, natural area, community space, and adjacent access facilities.
  2. Multi-modal facilities shall be consistent with the applicable standards of the “City of Bainbridge Island Design and Construction Standards and Specifications.”
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3. Subdivisions may be required to provide dedicated access easements if one or more “trail connection zones” are located on the site as shown on Map C and D (Non-Motorized System Plan) of the Island-Wide Transportation Plan.
4. Pursuant to RCW 58.17.110(1) sidewalks or other planning features shall be provided to assure safe walking conditions for students who walk to and from school.

L. Fencing.

1. Sight obscuring fencing is prohibited at the exterior boundary of a subdivision along a public right of way.
2. Fencing at the exterior boundary of a subdivision along a public right of way shall not exceed 3 feet, 6 inches in height. **\*\*option for higher fences to be set back minimum 5 feet from edge of ROW and planted in front\*\***
3. Fencing at the exterior boundary of a subdivision along a public right of way is prohibited within the roadside buffer or at the edge of right of way.
4. Fencing around surface stormwater ponds shall not exceed 3 feet, 6 inches in height unless required by the City Engineer for safety reasons.

M. Landscaping

1. Turf grass shall be limited to  $\leq 20$  percent of individual homesite areas. Turf grass is not permitted on individual lots outside of homesites.
2. Landscaping on individual lots shall include at least 60 percent native vegetation.
3. Landscaping within community space shall:
  - a. Be limited to  $\leq 30$  percent turf grass; and
  - b. Include at least 40 percent native vegetation; except that, plants and vegetation used for gardening or agriculture shall are not required to be native vegetation.

N. Perimeter Buffers. The intent of perimeter buffers is to visually and physically separate adjacent land uses, when necessary, to minimize impacts of new development on adjacent properties.

1. Perimeter buffers shall be provided at the exterior boundary of all subdivisions. The minimum width of perimeter buffers shall equal the minimum homesite boundary to exterior plat boundary required in accordance with Table 17.12.070-1.
  2. Perimeter buffers shall be shown on the face of the preliminary plat. No structures, buildings, or parking facilities may be located within perimeter buffers, except that, public and private streets, utility lines, and trails may be located within perimeter buffers provided no significant trees are removed.
  3. Existing, native vegetation, including significant trees and tree stands, shall be preserved within perimeter buffers. The tree retention, protection, and replacement requirements of BIMC 18.15.010.C apply to perimeter buffers unless modified by this section.
  4. If existing vegetation provides an effective visual screen, no additional planting is required. If existing vegetation does not provide an effective year-round visual screen, additional plant material shall be installed, consistent with the following:
    - a. Additional plant material shall be installed to achieve the full screen landscape standard provided in BIMC 18.15.010.D.4.a.. Any additional plant material shall be native species and no turf or lawn is permitted.
    - b. In the R-0.4, R-1, and R-2 zoning district, additional plant material is not required if:
      - i. The perimeter buffer meets natural area designation objectives and designation standards in BIMC 17.12.050.1 and 17.12.050.3 or;
      - ii. The nearest structure within the subdivision is located a distance at least two times the required homesite boundary to exterior plat boundary dimension provided in Table 17.12.070-1.
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5. Perimeter buffers may be included as a portion of one or more lots or may be contained in a separate tract.
6. Perimeter buffers may be included as a portion of the natural area required in BIMC 17.12.050.A if the buffer meets the standards of that subsection.
7. The performance and maintenance assurances requirements of BIMC 18.15.010.H apply to perimeter buffers.
8. The irrigation and maintenance standards of BIMC 18.15.010 apply to perimeter buffers.

O. Roadside Buffers. The intent of roadside buffers is to enhance or retain Island character through the minimization of disturbance of existing roadside vegetation and screen new development from more highly traveled roads.

1. Roadside buffers are required for all subdivisions along collector or arterial roads in the R-0.4, R-1, and R-2 zoning designation. The minimum width of roadside buffers is 25 feet.
2. Roadside buffers shall be shown on the face of the preliminary plat. Roadside buffers may not be part of individual lots and must be contained in a separate tract.
3. No structures, buildings, or parking facilities may be located within perimeter buffers, except that, public and private streets, utility lines and boxes, and trails may be located within roadside buffers provided no significant trees are removed. **\*\*Entry signs/treatment – limited/prohibited\*\***
4. Existing, native vegetation, including significant trees and tree stands, must be preserved within roadside buffers. Tree retention, protection, and replacement requirements in BIMC 18.15.010.C apply to roadside buffers.
5. If existing vegetation provides an effective visual screen, or is consistent with existing roadside character, no additional planting is required. If existing vegetation does not provide an effective year-round visual screen, additional plant material shall be installed, consistent with the following:
  - a. Additional plant material shall be installed to achieve the full screen landscape standard provided in BIMC 18.15.010.D.4.a. Any additional plant material shall be native species and no turf or lawn is permitted;
  - b. Additional plant material is not required if mature forest or other dense vegetation is not part of the existing roadside character.
6. Roadside buffers may not be included as a portion of the natural area or community space required in BIMC 17.12.050.
7. The performance and maintenance assurances requirements of BIMC 18.15.010.H apply to perimeter buffers.
8. The irrigation and maintenance standards of BIMC 18.15.010 apply to perimeter buffers.
9. For subdivisions designating community space that is intended for agricultural use and would be adversely impacted by the addition of screening landscaping, a roadside buffer shall not be required.
10. To accommodate an existing house that is located within 25 feet of the subdivision boundary adjacent to a collector or arterial road, the roadside buffer width shall be reduced to the width adjoining the existing home between the existing house and the subdivision boundary adjacent to the collector or arterial road.

P. Design Diversity. Subdivisions shall avoid monotonous rows of duplicative dwellings and incorporated measures that promote design diversity by:

1. Providing a mixture of lot sizes and/or front setbacks; and/or
  2. Providing a diversity of floor plans and façade treatments.
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Q. No City Maintenance of Streets in Short Subdivisions. Streets within a short subdivision shall not be maintained by the city unless such streets have been dedicated as a right-of-way, improved to current city standards, and accepted as part of the approved short subdivision. Therefore, unless accepted, the responsibility for maintenance shall lie with the owners of the lots.

R. Improvements.

1. Where the buildout of a subdivision is divided into phases, land dedications and infrastructure development will be required on a pro rata basis as each phase is developed unless the applicant negotiates an alternative phasing schedule with the city. This will be required to be documented on a plat note.
2. On any approved large lot, no further lot divisions shall be approved until the required improvements are installed by the applicant and approved by the city.
3. All large lot subdivisions shall have the following improvements developed and/or installed prior to recording:
  - a. Streets shall be cleared, grubbed, and rocked or graveled to provide adequate year-round passage.
  - b. Appropriate drainage, including erosion control, facilities shall be provided consistent with a plan approved by the city engineer prior to clearing and construction of any plat improvements.

**17.12.080 Multifamily and nonresidential subdivisions.**

A. Subdivisions established for multifamily and nonresidential shall comply with all provisions of BIMC Title 18 (Zoning) applicable to the zone district where the property is located and the type of development anticipated. This requirement shall include, without limitation, compliance with lot areas, dimensions, and design, mobility and access, landscaping, screening, and vegetative buffers.

**17.12.090 Special requirements for critical areas and shoreline.**

A. Critical Areas. Any portion of a short or long subdivision, large lot subdivision, nonresidential or multifamily subdivision that contains a critical area as defined in Chapter 16.12 BIMC must conform to all requirements of that chapter.

B. Shoreline. Any portion of a short or long subdivision, large lot subdivision, nonresidential or multifamily subdivision located within the jurisdiction of the shoreline master program, as defined in Chapter 16.12 BIMC, must conform to all requirements of that chapter.

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**Table 17.12.070-1 Subdivision Dimensional Standards**

[Numbers in brackets indicate additional requirements listed at the end of the table.]

| ZONING DISTRICT<br>DIMENSIONAL STANDARD                                                                                                                                                                                                        | R-0.4                                                                                                                                                                                                                                                                                                                                         | R-1            | R-2                | R-2.9          | R-3.5          | R-4.3          | R-5           | R-6           | R-8           | R-14          | NC            | MUTC          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|----------------|----------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|
| MINIMUM LOT AREA                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                               |                |                    |                |                |                |               |               |               |               |               |               |
| Short and Long Subdivision                                                                                                                                                                                                                     | If the site is not served by a public sewer system, the minimum individual lot area shall be determined by the Kitsap Public Health District in accordance with Section 15 of the Kitsap County Board of Health Ordinance 2008A-01, Amended June 7, 2011, <i>Onsite Sewage System and General Sewage Sanitation Regulations</i> , as amended. |                |                    |                |                |                |               |               |               |               |               |               |
|                                                                                                                                                                                                                                                | If the site is served by a public sewer system, there is no minimum lot area.                                                                                                                                                                                                                                                                 |                |                    |                |                |                |               |               |               |               |               |               |
|                                                                                                                                                                                                                                                | Individual lots may contain portions of natural and community space and access easements.                                                                                                                                                                                                                                                     |                |                    |                |                |                |               |               |               |               |               |               |
| Large Lot Subdivision                                                                                                                                                                                                                          | 5 ac or 1/128th of a section, whichever is smaller.                                                                                                                                                                                                                                                                                           | N/A            |                    |                |                |                |               |               |               |               |               |               |
| MAXIMUM DENSITY (Minimum lot area per dwelling unit)                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                               |                |                    |                |                |                |               |               |               |               |               |               |
| Note: Subdivisions containing irregularly shaped lots and lots containing critical areas may not be permitted to achieve maximum density. Additional regulations on density may apply pursuant to BIMC 16.20.                                  |                                                                                                                                                                                                                                                                                                                                               |                |                    |                |                |                |               |               |               |               |               |               |
| Short, Long and Large Lot Subdivisions                                                                                                                                                                                                         | The maximum number of lots permitted shall be calculated by dividing the total lot area of the property (without deducting areas to be dedicated as public rights-of-way or areas to be encumbered by private road easements) by the minimum lot area for standard lots in the zone district.                                                 |                |                    |                |                |                |               |               |               |               |               |               |
| Base Density (minimum lot area)                                                                                                                                                                                                                | 100,000 sq. ft.                                                                                                                                                                                                                                                                                                                               | 40,000 sq. ft. | 20,000 sq. ft. [1] | 15,000 sq. ft. | 12,500 sq. ft. | 10,000 sq. ft. | 8,500 sq. ft. | 7,260 sq. ft. | 5,400 sq. ft. | 3,100 sq. ft. | 8,500 sq. ft. | See FAR table |
| Bonus Density pursuant to BIMC 18.12.030.A (minimum lot area)                                                                                                                                                                                  | N/A                                                                                                                                                                                                                                                                                                                                           | N/A            | N/A                | N/A            | N/A            | N/A            | N/A           | N/A           | 3,630 sq. ft. | 2,074 sq. ft. | N/A           | N/A           |
| NATURAL AREA                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                               |                |                    |                |                |                |               |               |               |               |               |               |
| Minimum percentage of total site                                                                                                                                                                                                               | 55%                                                                                                                                                                                                                                                                                                                                           | 45%            | 30%                | 25%            | 25%            | 20%            | 15%           | N/A           | 10%           | 5%            | 15%           | 5%            |
| Minimum width                                                                                                                                                                                                                                  | 50 ft.                                                                                                                                                                                                                                                                                                                                        |                |                    |                |                |                |               |               |               |               |               |               |
| COMMUNITY SPACE <a href="#">[x]</a><br><a href="#">[x]</a> Instead of providing the required 5% community space, that area may be added to the required natural area if it can be demonstrated that greater conservation area can be achieved. |                                                                                                                                                                                                                                                                                                                                               |                |                    |                |                |                |               |               |               |               |               |               |
| Minimum percentage of total site                                                                                                                                                                                                               | 5% <a href="#">[x]</a>                                                                                                                                                                                                                                                                                                                        | 7.5%           | 10%                | 15%            |                |                |               |               |               | 10%           | 15%           | 10%           |
|                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                               |                |                    |                |                |                |               |               |               |               |               |               |



| ZONING DISTRICT<br>DIMENSIONAL STANDARD                                                                                                  | R-0.4                                                                                                                                                                                                                                                                                                                                                         | R-1                          | R-2                      | R-2.9         | R-3.5                        | R-4.3                       | R-5                         | R-6 | R-8                      | R-14          | NC                       | MUTC          |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------|---------------|------------------------------|-----------------------------|-----------------------------|-----|--------------------------|---------------|--------------------------|---------------|
| HOMESITE                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| Note: Refer to definition of homesite and standards for homesites.                                                                       |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| Maximum size                                                                                                                             | 10,000 sq. ft.                                                                                                                                                                                                                                                                                                                                                | 7,500 sq. ft.                | 6,500 sq. ft.            | 5,500 sq. ft. | 4,500 sq. ft.                | 3,500 sq. ft.               | 3,500 sq. ft.               | N/A | 3,000 sq. ft.            | 2,250 sq. ft. | 3,500 sq. ft.            | 2,250 sq. ft. |
| Maximum separation – homesite                                                                                                            | 25 ft.                                                                                                                                                                                                                                                                                                                                                        |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| Maximum separation – homesite cluster group                                                                                              | 50 ft.                                                                                                                                                                                                                                                                                                                                                        |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| HOME SIZE                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| Maximum size                                                                                                                             | N/A                                                                                                                                                                                                                                                                                                                                                           |                              |                          |               |                              |                             |                             |     | 1,600 sq. ft.            |               |                          |               |
| MAXIMUM LOT COVERAGE [3]                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| Short and Long Subdivision                                                                                                               | Same as applied to the entire property that is the subject of the subdivision application, a portion of which shall be assigned to each lot at the time of preliminary plat approval.<br><b>**May want to consider eliminating maximum lot coverage, particularly in higher density zones. Homesite requirement lessens need for lot coverage standard.**</b> |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| Large Lot Subdivision                                                                                                                    | 10%                                                                                                                                                                                                                                                                                                                                                           | 15%                          | 20%                      | N/A           | N/A                          | N/A                         | N/A                         | N/A | 25%                      | 40%           | N/A                      | N/A           |
| MINIMUM SETBACKS                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| Note: Additional setbacks may be required by:                                                                                            |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| (a) Chapter 16.08 or 16.12 BIMC, or                                                                                                      |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| (b) Chapter 16.20 BIMC, Critical Areas, or                                                                                               |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| (c) BIMC 16.28.040, mining regulations, or                                                                                               |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| (d) BIMC 18.09.030, Use-specific standards, or                                                                                           |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| <b>[x] Attached or zero lot line allowed in all districts but R-0.4 if building is 1,600 sf or less</b>                                  |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| <b>[y] ADUs do not need to meet TOTAL building to homesite boundary setback – only minimum setback; must be located within homesite.</b> |                                                                                                                                                                                                                                                                                                                                                               |                              |                          |               |                              |                             |                             |     |                          |               |                          |               |
| Building to homesite boundary<br>Net building size 1,600 sq. ft. or less<br>Minimum/total <b>[x] [y]</b>                                 | 5 ft. min., 10 ft. total                                                                                                                                                                                                                                                                                                                                      |                              |                          |               |                              |                             | 3 ft. min., 10 ft. total    |     |                          |               |                          |               |
| Building to homesite boundary<br>Net building size 1,601 sq. ft. or more<br>Minimum/total                                                | 15 ft. min.,<br>50 ft. total                                                                                                                                                                                                                                                                                                                                  | 10 ft. min.,<br>25 ft. total | 5 ft. min., 20 ft. total |               | 10 ft. min.,<br>20 ft. total | 5 ft. min., 20<br>ft. total | 5 ft. min., 15<br>ft. total | N/A | 5 ft. min., 10 ft. total |               | 3 ft. min., 10 ft. total |               |

| ZONING DISTRICT<br>DIMENSIONAL STANDARD                                                                                     | R-0.4                                                                                                                                                                                                                           | R-1    | R-2    | R-2.9  | R-3.5  | R-4.3  | R-5   | R-6 | R-8    | R-14 | NC     | MUTC   |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|--------|--------|--------|-------|-----|--------|------|--------|--------|
| Building outside homesite to exterior plat boundary line<br>Net building size 200 sq. ft. or less                           | 50 ft.                                                                                                                                                                                                                          | 25 ft. |        | 10 ft. |        | 5 ft.  |       |     |        |      |        |        |
| Building outside homesite to exterior plat boundary line<br>Net building size 200 sq. ft. or more                           | 50 ft.                                                                                                                                                                                                                          | 25 ft. |        | 10 ft. |        | 10 ft. |       |     |        |      | 5 ft.  |        |
| Homesite to exterior plat boundary line                                                                                     | 50 ft.                                                                                                                                                                                                                          | 25 ft. |        | 10 ft. |        | 5 ft.  |       |     |        |      |        |        |
| Any building to SR 305 right-of-way                                                                                         | 75 ft.                                                                                                                                                                                                                          | 75 ft. | 75 ft. | N/A    | 25 ft. | N/A    | N/A   | N/A | 25 ft. | N/A  | 25 ft. | 25 ft. |
| Homesite to edge of arterial and collector right-of-way                                                                     | 25 ft.                                                                                                                                                                                                                          |        |        | 10 ft. |        |        |       |     |        |      |        |        |
| Building outside homesite to edge of arterial and collector right-of-way                                                    | 25 ft.                                                                                                                                                                                                                          |        |        | 10 ft. |        |        |       |     |        |      |        |        |
| Any building to all other streets                                                                                           | 10 ft.                                                                                                                                                                                                                          |        |        |        |        |        | 5 ft. |     |        |      |        |        |
| Building to trail, natural or community space or access easement (except for natural areas that are also perimeter buffers) | 10 ft.                                                                                                                                                                                                                          |        |        |        |        | 5 ft.  |       |     |        |      | 10 ft. | 5 ft.  |
| Shoreline Jurisdiction                                                                                                      | See Table 16.12.030-2, Dimensional Standards Table, and BIMC 18.12.030.F, Shoreline Structure Setbacks. For properties abutting the shoreline, dimensional standards in BIMC 16.12 replace the zoning setbacks along the water. |        |        |        |        |        |       |     |        |      |        |        |
| GARAGE DIMENSIONAL STANDARDS                                                                                                |                                                                                                                                                                                                                                 |        |        |        |        |        |       |     |        |      |        |        |
| Shared garage to public ROW                                                                                                 | 0 feet                                                                                                                                                                                                                          |        |        |        |        |        |       |     |        |      |        |        |
| Private garage to public ROW                                                                                                | 10 feet                                                                                                                                                                                                                         |        |        |        |        |        |       |     |        |      |        |        |
| Garage to private access                                                                                                    | 0 feet                                                                                                                                                                                                                          |        |        |        |        |        |       |     |        |      |        |        |
| Shared garage to shared garage                                                                                              | 10 feet                                                                                                                                                                                                                         |        |        |        |        |        |       |     |        |      |        |        |
| Shared garage maximum size                                                                                                  | 60 feet long or 144 square feet total                                                                                                                                                                                           |        |        |        |        |        |       |     |        |      |        |        |
| MAXIMUM BUILDING HEIGHT                                                                                                     |                                                                                                                                                                                                                                 |        |        |        |        |        |       |     |        |      |        |        |
| Note: Bonus may not be available in the shoreline jurisdiction                                                              |                                                                                                                                                                                                                                 |        |        |        |        |        |       |     |        |      |        |        |
| Short, Long, and Large Lot Subdivisions                                                                                     | Height requirements for standard lots apply                                                                                                                                                                                     |        |        |        |        |        |       |     |        |      |        |        |

[1] The base density for that parcel in the Lynwood Center special planning area designated as R-2 is one unit per 20,000 sq. ft., but may be increased up to 3 units per acre; provided, that a public access easement is granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage. The base density of some parcels in the Fort Ward historic overlay district may be increased as shown in BIMC 18.24.070.

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## Chapter 17.28

### DEFINITIONS

#### Sections:

- 17.28.010 Rules of construction.  
17.28.020 Definitions.

#### **17.28.010 Rules of construction.**

Rules of construction shall be those listed in BIMC 18.36.010. (Ord. 2011-02 § 2 (Exh. A), 2011)

#### **17.28.020 Definitions.**

1. “Arterial” means an arterial road as defined in the City of Bainbridge Island Islandwide Transportation Plan, ~~major thoroughfare used mainly for through traffic rather than access to nearby property. Arterials have greater traffic carrying capacity than collector or local streets and are designed for continuously moving traffic.~~

2. “Block” means a group of lots, tracts or parcels within well defined and fixed boundaries.

23. “Buffer” means as defined in Chapter 18.36 BIMC.

4. “Circle template” means as defined in Chapter 18.36 BIMC.

5. “Cluster development” means a group of adjoining homesite areas situated in a suitable area of a property, ~~designed in such a manner that facilitates the efficient use of land by reducing disturbed areas, impervious surfaces, utility extensions and roadways, while providing for the protection of valued open space features.~~

36. “Cluster grouping” means a grouping of ~~two or more homesite areas for short subdivisions and a grouping of four or more homesites for long~~ within a subdivisions regulated by BIMC 17.12.030.B.

47. “Code” means the City of Bainbridge Island Municipal Code.

58. “Collector” means a collector road as defined in the ~~e~~City of Bainbridge Island comprehensive plan Islandwide Transportation Plan.

6. “Community space” means the portion of a subdivision reserved in perpetuity designated for the common use and enjoyment of property owners within the subdivision.

79. “Comprehensive plan” means as defined in Chapter 18.36 BIMC.

840. “Contiguous land” means land adjoining and touching other land regardless of whether or not portions of the parcels have separate tax numbers, or were purchased at different times, in different sections, are in different government lots or are separated from each other by public or private easement or right-of-way.

944. “Critical areas,” as used in this title, means critical areas, ~~and their protective buffers, and aquifer recharge protection areas~~ as described by Chapter 16.20 BIMC.

1042. “Dedication” means the deliberate assignment of land by an owner for any general and public uses, reserving to the owner no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat of a short or long subdivision, a large lot subdivision, or a nonresidential or multifamily subdivision showing the dedication. Acceptance of the filing shall be by approval of the final plat by the city.

1143. “Department” means as defined in Chapter 18.36 BIMC.

1244. “Director” means as defined in Chapter 18.36 BIMC.

1345. “Division” means a portion of property within an approved preliminary subdivision that is authorized to be recorded separately by the specific terms and conditions of the preliminary and/or final subdivision approval.

1446. “Easement” means a right of use granted by a property owner to specific persons or to the public for use of land for a specific purpose.

1547. “Effective visual screen” means a sight-obscuring barrier provided by: (a) a topographic variation, (b) a physical condition, such as an existing native forest, or (c) installed vegetation that provides a visual barrier within five years of planting.

1647. “Farms” and “farmland” mean land used for crop agriculture or livestock agriculture, as those terms are defined in Chapter 18.36 BIMC.

1748. “Final subdivision” or “final plat” means the final drawing of the subdivision and dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in Chapter 58.17 RCW or its successors and the Bainbridge Island Municipal Code.

19. “Flexible lot design” is the design process the city uses that permits flexibility in lot development and encourages a more creative approach than traditional lot by lot subdivision. The flexible lot design process includes lot design standards for the placement of buildings, use of open spaces and circulation that best addresses site characteristics. This design process permits clustering of lots, with a variety of lot sizes, to provide open space, maintain Island character and protect the island’s natural systems.

1820. “Footprint” means a building footprint as defined in BIMC 18.12.050.

1924. “Greenway” means a system composed of land areas and connector links. The land areas include, but are not limited to: large open areas, public lands, farmlands, critical areas, forests, shoreline areas, and parks. The features of the connector links include trail systems, riparian areas, visual or scenic views of ridgelines, wildlife corridors or any combination of these.

2022. “Health district” means the Kitsap Public Health District ~~County health district~~.

2123. “Hearing examiner” means the official designated as the hearing examiner for the city pursuant to BIMC Title

2224. “Homesite ~~area~~” means ~~the area that~~ portion of a lot depicted on the face of a plat that is intended for development of the primary residential dwelling and accessory buildings and necessary infrastructure within a ~~cluster~~ subdivision.

2325. “Island character” is the term used to describe the special character of the island – winding, narrow and vegetated roadways and forested areas, meadows, farms, areas that contain much of the island’s wetlands and streams, aquifer recharge areas and fish and wildlife habitat areas. For the purposes of this title, it does not refer to a level of service, or type of development, or measure of development intensity.

24. “Landscaping” means as defined in Chapter 18.36 BIMC.

2526. Large Lot Subdivision. A “large lot subdivision” means the division or redivision of land into two or more lots for the purpose of sale, lease or transfer of ownership where each lot is not smaller than five acres or 1/128th of a section (whichever is smaller); provided, that this shall not include division or redivision of land where all parcels are greater than 20 acres or 1/32nd of a section.

2627. “Laws of descent” means the rules of inheritance law established by the state of Washington and the federal government that apply in cases where there is no will naming the persons to receive the possessions of a person who has died.

2728. “Long subdivision” means the division or redivision of land into five or more lots, tracts (except tracts specifically reserved as ~~open space natural area~~), parcels, sites or divisions for the purpose of sale, lease or transfer of ownership, but shall not include a short subdivision.



~~2829~~. “Lot” means a lot as defined in Chapter 18.36 BIMC.

~~2930~~. “Low-impact fencing” means a fence designed to preserve views into an area and wildlife access to and from the area while providing a physical barrier to prevent livestock or humans from easily or inadvertently entering the area. Low-impact fencing includes without limitation two- or three-tier split-rail or horse-rail fencing not exceeding five feet in height, four-inch by four-inch wooden posts with two or three strands of cable in between, or other fencing with similar visual, barrier, and access characteristics as determined by the director.

~~3031~~. “Mature vegetation on ridgelines” means as defined in Chapter 18.36 BIMC.

~~3132~~. “Meadow” means an open, nonforested area formed by the land’s natural features and events of nature.

~~3233~~. “Native forest” means established forest areas primarily consisting of native trees and plants.

~~3334~~. “Native vegetation” means as defined in Chapter 18.36 BIMC.

34. “Natural area” means the undeveloped portion of a subdivision that contains natural resources features such as critical areas, significant tree stands, forested areas, native vegetation, and designated wildlife corridors, that is preserved in perpetuity designated or reserved for public use or enjoyment, or used for the private use and enjoyment of property owners within the subdivision.

35. “Off-site views” or “views from off site” means as defined in Chapter 18.36 BIMC.

~~36. “Open space” means any area of land that is predominantly undeveloped and that provides physical and/or visual relief from the developed environment in perpetuity, that is generally unimproved and set aside, designated or reserved for public use or enjoyment, or used for the private use and enjoyment of property owners. Open space may consist of undeveloped areas, such as pastures and farmlands, woodlands, greenbelts, critical areas, pedestrian corridors and other natural areas that provide recreational opportunity and visual relief from developed areas. Open space excludes tidelands, areas occupied by buildings, and any other developed areas such as driveways, all rights-of-way and any other impervious surfaces not incidental to open space purposes.~~

~~3637. “Open space Natural area sign” means a sign used to delineate the boundaries of designated open space, critical areas, and/or their buffers. Open space/critical areas signs shall be made of metal or similar durable material and shall be between 64 and 144 square inches in size.~~

~~3738~~. “Orchard” means as defined in Chapter 18.36 BIMC.

~~3839~~. “Pasture” means land used for grazing.

39. “Perimeter buffer” means a vegetated space retained or established at the exterior plat boundary of a subdivision that provides an effective visual screen between, and minimizes potentially adverse impacts to, adjacent properties.

40. “Phasing” means the use of limits on construction, permitting or occupancy to reduce the immediacy or severity of impacts of the subdivision on the environment or to better achieve the requirements of state law for the concurrence of the facilities and services with the needs generated by development.

41. “Plat” is a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys, or other divisions and dedications.

42. “Planning commission” means the Bainbridge Island planning commission, as described in BIMC 2.14.020.

43. “Platted lot” means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area and the flexible lot development standards contained within this title. The term includes tracts or parcels.

44. “Preliminary plat” is a drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of this title. The preliminary plat shall be the basis for the approval or disapproval of the layout of a subdivision.

45. “Public way” means a dedicated street, easement allowing public access, and other forms of access open to the public.

46. “Right-of-way” means land in which the state, county, city or other governmental entity owns the fee simple title or has an easement dedicated or required for a transportation or utility use. The right-of-way is the right to pass over the property of another. It refers to a strip of land legally established for the use of pedestrians, vehicles or utilities.

47. “Road” means as defined in Chapter 12.38 BIMC.

48. “Roadside buffer” means a vegetated space retained or established that provides an effective visual screen of new development or preserves existing roadside character, forested character, or scenic views.

~~49~~48. “Short plat” means the map or representation of a short subdivision.

~~50~~49. “Short subdivision” is the division or redivision of land into four or fewer lots, tracts (except tracts specifically reserved as open space natural area), parcels or sites, for the purpose of sale, lease or transfer of ownership, ~~except that the division or redivision of two or more existing lots into up to nine lots consistent with the procedures and standards contained in BIMC 17.12.030.A shall constitute a short subdivision if an applicant dedicates additional open space area pursuant to BIMC 17.12.030.A.5.~~

~~51~~50. “Significant tree” shall have the meaning defined in Chapter 18.36 BIMC.

~~52~~51. “Stormwater” shall have the meaning defined in Chapter 15.20 BIMC.

~~53~~52. “Street” shall have the meaning defined in Chapter 18.36 BIMC.

~~54~~53. “Testamentary provisions” means provisions of a last will or testament of a person who has died concerning land or property owned or controlled by that person, which provisions are generally carried out by an executor appointed by a court or public official on behalf of the deceased.

~~55~~54. “Wetland” shall have the meaning defined in Chapter 16.20 BIMC. (Ord. 2017-02 § 21, 2017; Ord. 2011-02 § 2 (Exh. A), 2011)

Exhibit C  
BIMC 18.18 -- Subdivision Design Guidelines

| Topic                                  | Design Guideline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        | Words/phrases <b>in bold</b> will have a definition in Title 17.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Island Character</b>                | <p><b>Intent:</b> Preserve and maintain <b>Island character</b>.</p> <p><b>Guideline:</b> Subdivisions should reflect the special character of the island which includes downtown Winslow's small town atmosphere and function, neighborhood centers, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.</p> <p><b>**Subsequent discussion that this guideline would be too challenging to implement.</b></p>                                |
| <b>Neighborhood Context</b>            | <p><b>Intent:</b> To reflect and/or enhance the context provided by existing roadway character and neighboring properties.</p> <p><b>Guideline:</b> Site design should support the purpose of the zoning district in which the development is located, complement the existing character of specific neighborhoods, provide continuity with adjoining properties and, where necessary, provide transition between land uses and protect privacy of residents on adjacent properties.</p>                                                              |
| <b>Natural Area</b>                    | <p><b>Intent:</b> To incorporate forested and/or other natural areas into site design in such a way that ecological and aesthetic integrity, qualities, and values are preserved or restored.</p> <p><b>Guideline:</b> The required natural area shall be treated as a feature intrinsic to the subdivision design in order to maintain existing on- and off-site ecological processes and provide an asset of value to subdivision residents.</p>                                                                                                    |
| <b>Natural Site Conditions</b>         | <p><b>Intent:</b> To preserve and integrate existing natural site patterns and features throughout the site.</p> <p><b>Guideline:</b> Site development should be designed to preserve and integrate the natural conditions of the site, including existing topography, native trees and vegetation, drainage patterns, and ecological features based on an inventory and analysis of existing conditions. Homesite and infrastructure placement should complement natural topography and retain native vegetation to the maximum extent feasible.</p> |
| <b>Historic and Cultural Resources</b> | <p><b>Intent:</b> To preserve important historic and cultural resources.</p> <p><b>Guideline:</b> Site design should maximize opportunities for preserving historic and cultural structures, and retain historic landscape features and connections.</p>                                                                                                                                                                                                                                                                                              |
| <b>Stormwater</b>                      | <p><b>Intent:</b> Integrate stormwater facilities in site design with emphasis on infiltration and dispersion practices.</p> <p><b>Guideline:</b> Stormwater facilities shall utilize existing drainage patterns and be designed as a site amenity, where feasible. Low impact development practices shall be used throughout the site to minimize the size of ponds or vaults. Open stormwater facilities (ponds and bioswales) shall</p>                                                                                                            |

| Topic                            | Design Guideline                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | provide a natural appearance through layout, design and landscape treatment, including shallow side slopes, curvilinear configuration, and use of native vegetation.                                                                                                                                                                                                                         |
| <b>Septic Systems</b>            | <p><b>Intent:</b> To minimize impact of septic facilities.</p> <p><b>Guideline:</b> Design and locate sewage facilities to minimize site disturbance and native vegetation removal and utilize shared systems where feasible.</p>                                                                                                                                                            |
| <b>Water Conservation</b>        | <p><b>Intent:</b> To protect the Island's finite groundwater resources and adapt to the impacts of a changing climate.</p> <p><b>Guideline:</b> Water conservation measures shall be considered in site design including use of native and drought tolerant vegetation, rainwater capture, and water reuse.</p>                                                                              |
| <b>Community Space</b>           | <p><b>Intent:</b> To promote a shared sense of community.</p> <p><b>Guideline:</b> <b>Community spaces</b> should function as an integral part of the development and be located adjacent to as many homesites as is feasible.</p>                                                                                                                                                           |
| <b>Cluster Homesites</b>         | <p><b>Intent:</b> To promote interaction within the community and facilitate the efficient use of land by reducing disturbed areas, impervious surfaces, utility extensions and roadways.</p> <p><b>Guideline:</b> Homesites shall be located in cluster groupings and, to the extent feasible, the efficient location of infrastructure shall be used to maximize the undeveloped area.</p> |
| <b>Solar Access</b>              | <p><b>Intent:</b> To provide solar access for wellbeing and energy production.</p> <p><b>Guideline:</b> Site design, including street, lot, and homesite layout and orientation, should allow for passive and active solar access. Massing of buildings, tree retention, and introduced vegetation should take into account the effects of shade.</p>                                        |
| <b>Access and Circulation</b>    | <p><b>Intent:</b> To provide a practical and pleasant network of multi-modal circulation.</p> <p><b>Guideline:</b> Adequate provisions for pathways and other pedestrian/bicycle amenities connecting various parts of the development, the surrounding road or trail network, and adjacent parcels should be included in site design.</p>                                                   |
| <b>Motor Vehicles</b>            | <p><b>Intent:</b> To minimize the prominence of motor vehicle use and storage.</p> <p><b>Guideline:</b> Site design and features related to motor vehicle use and storage should be minimized. Site design shall consider shared driveways, minimum road widths, traffic calming measures such as Woonerfs and chicanes, and shared or clustered parking areas or structures.</p>            |
| <b>Homesite Design</b>           | <p><b>Intent:</b> To efficiently configure building footprint(s) and allowed uses within a homesite.</p> <p><b>Guideline:</b> Homesite configuration should consider compact and energy-efficient home and site design with massive houses on small lots strongly discouraged.</p>                                                                                                           |
| <b>Diversity in House Design</b> | <p><b>Intent:</b> To provide a range of home sizes and designs to achieve diversity in visual appearance and affordability.</p> <p><b>Guideline:</b> House designs should be varied in size, massing, and frontage character using methods such as varied floor plans, staggered front yard setbacks, building modulation, and</p>                                                           |

| Topic                        | Design Guideline                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | changes in exterior materials. Houses should display shared architectural features to establish continuity and harmony.                                                                                                                                                                                                                                                                   |
| <b>Facing Public Streets</b> | <p><b>Intent:</b> To reinforce neighborliness of homes along a public street.</p> <p><b>Guideline:</b> Houses along interior public streets should orient the entry toward the street and avoid the use of solid walls and fences. Garages along the front façade should be de-emphasized by recessing vehicular entrances or locating the garage behind or on the side of the house.</p> |



A few comments on the DRAFT of BIMC 17.12:

17.12.040 “Administrative Departures” provides a lot of leeway, and I hope it doesn’t set us up for extensive haggling with applicants, first at the DRB and then again in PC review. Some leeway will be needed, and I think the criteria are well drafted, with first place given to “exceptional topographic conditions, etc.” On balance I think this will solve more problems than it creates.

In 17.12.050, I like the additional detail provided in A. #3 (Designation of Natural Area), and #5 (Fencing and Signage). I see that #4 in the earlier draft (Prioritization) has been set aside – Designation of Natural Area says it better.

In 17.12.060.A(1), I think my suggestion in the marked-up draft is better: “A homesite no greater than the zone-specific maximum area . . .” Some other small modifications in the marked-up draft may also help, but forget the insertion of “unless . . . infeasible,” because .040 (Departures) takes care of that. In .060.B(3) I guess that “daisy-chaining” means alignment in straight rows. The problem is inherent with clustering; it is dealt with elsewhere in the requirement of “Design Diversity” (bottom of p. 9). My problem is with “a maximum of 50 feet”: wouldn’t “no more than” be better?

I see a number of changes to “General residential subdivision standards” in this draft. In some places, suggestions in my marked-up version are still relevant. On p. 6, G (Dimensional standards), in place of “required” I suggest “certain minimum and maximum”.

On p. 8, M (Landscaping), those percentages for turf grass and native vegetation are apt to be flak-catchers, or at least irritants. This looks like nannying. Is there a better way to discourage lawns and encourage retention or planting of natives?

For P (bottom of p. 9), which was K on p. 9 of the other draft, I suggest “by incorporating measures that promote design diversity: 1) By providing . . .” etc.

On p. 8 of the other draft, under Landscaping, #4 addressed Perimeter Buffers in Multifamily Subdivisions, and I don’t find equivalent language in the latest version. I have heard opinions pro and con, and perhaps you are planning for discussion of this. Jonathan Davis has pointed out that Bethany Lutheran wants to build affordable housing on their land, and a similar proposal might come from Grace Episcopal some day. In the Table, on p. 12, “Attached or zero lot line allowed in all districts but R-0.4,” and I tend to agree with Jonathan that an exception for R-0.4 is not necessary, not wise. Any duplex or multi-family project should be judged on its merits.

Back on p. 5, in Community Space Objectives, I **especially like** “Enhance a felt and actual sense of security, identity, and community.”

## Chapter 17.12 – Subdivision Standards

### 17.12.010 Applicability.

This section ~~{chapter?}~~ sets forth standards for short subdivisions, long subdivisions, large lot subdivisions, and nonresidential and multifamily subdivisions. Specific requirements relevant to each individual type of subdivision are provided throughout various chapters of this title.

### 17.12.020 Subdivision Design Guidelines.

All residential subdivisions shall comply with ~~these~~ design guidelines contained in “Design Guidelines for Residential Subdivisions,” set forth in BIMC 18.18 and its reference documents, which are adopted as part of this title by reference.

The purpose of subdivision design guidelines is to define the qualities of subdivisions that meet the guiding principles, goals, and policies of the city’s Comprehensive Plan, and to serve as a tool for guiding individual projects to meet those expectations through the city’s land use review procedures. The design guidelines offer ~~reference points a forum~~ for the public to participate in discussion ~~of~~ ~~about~~ new subdivisions ~~in their neighborhood~~, and ~~they as a means of~~ allow ~~applicants some~~ flexibility ~~in response to design in the application of development~~ standards and zoning requirements. An applicant may be granted a departure from the design guidelines by demonstrating that an alternative design better meets the intent of the design guidelines.

### 17.12.030 Four-Step Design Process

The city’s ~~subdivision~~ approach ~~to planning for subdivisions~~ requires a four-step ~~proceduresystem~~ that ~~gives places the~~ highest priority to identification and conservation of resources on an undeveloped area of the site as the primary and leading goal. This ~~process approach~~ reverses the conventional site planning approach, which typically begins by laying out ~~the~~ streets, lot lines and building footprints ~~as the first part of the process~~. Instead of first identifying ~~the development~~ areas to be cleared for development, the design process begins by analyzing on-site resources and the site’s ~~relationship connections~~ to surrounding ~~properties, resources~~ in order to identify what ~~resources areas~~ are most worthy of best for preservation and ~~what those areas of the site that~~ can best accommodate development.

~~The four step design process is required for all residential subdivisions except the division or redivision of land into two lots. The~~ design process, further ~~described defined~~ in the city’s Administrative Manual, consists of ~~these four~~ steps: 1) Delineate Natural Area; 2) Locate Homesites and Community Space; 3) Define Access; and, 4) Draw Lot Lines. These steps, with some factors determined by site conditions and zoning classification, the four step design process are ~~is required for all residential subdivisions except the division or redivision of land into two lots.~~

### 17.12.040 Natural Area and Community Space.

A. Natural Area Required. All residential subdivisions shall provide natural area consistent with BIMC 17.28, Definitions, Table 17.12.060-1, and the following standards:

1. Natural Area Objectives. To the extent that the site allows, the Natural area(s) shall support~~accomplish one or more of~~ the following objectives:

- a. Conservation of natural resources, including wildlife habitat;
- b. Protection of groundwater recharge;
- c. Conservation of native soils;
- d. Enhancement of ~~the value to~~ adjacent or neighboring open space, parks, forested areas, conservation easements, shorelines, or critical areas;
- e. Enhancement of community agricultural opportunities;
- f. Preservation of farmland and historic sites;
- g. Preservation of unique natural land or rock features;
- h. Preservation of visual appeal~~qualities~~ along highway, road and street corridors or scenic vistas.

2. Amount of Natural Area Required. The minimum natural area shown in Table 17.12.060-1 shall be provided and shall be depicted on the face of the plat.

3. Natural Area Configuration. The area designated for ~~natural area~~ preservation shall be configured in a manner that makes the best use of the property's natural resources and provides long-term benefits to property owners and the community. The subdivision design enhances and promotes the natural character of the island and open space characteristics of the property. ~~Natural area configuration~~ shall satisfy the following guidelines:

- a. Natural area should be concentrated in large, consolidated areas; and
- b. Natural area should maintain or establish connections~~connect~~ to adjacent ~~off-site~~ open space areas, designated wildlife corridors, and/or critical areas; and
- c. Natural area should be designed to preserve views from off site of the subject property; and
- d. Natural area should be delineated with a low perimeter-to-area ratio with a minimum width of fifty (50) feet; and
- e. Natural area may be included as a portion of one or more lots or may be contained in a separate tract.

**FENCING? {It seems to me that fences are dealt with adequately elsewhere.}**

4. Prioritization of Valued Natural Area. The relative desirability of different types of natural areas is ranked in Table 17.12.040-1, and proposed subdivisions shall design natural areas to include areas with higher priority rankings if possible. If a subdivision site contains a n~~particularly~~ exceptional or rare ~~natural area~~ feature that is lower in priority, the applicant and/or city may choose to preserve that feature over another~~those~~ higher in the table. Where valued natural area features are present and some portion of those features is adjacent to the same or other listed valued features in Table 17.12.040-1, the protected natural area should be designed to include those areas contiguous to valued ~~natural area~~ features on adjacent properties.

**Table 17.12.040-1: Valued Natural Area Features for Residential Subdivisions**

| Priority | Natural Area Feature                                                                                      | Notes                                                                                                                                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.       | Critical Areas (as defined in Chapter 16.20 BIMC), Areas Contiguous with Critical Areas and their Buffers | All critical areas and their associated buffers shall be preserved.<br><br>Area required to be designated as Aquifer Recharge Protection Area (ARPA) as defined in Chapter 16.20.100 BIMC shall be preserved.             |
| 2.       | Shoreline Buffers (as defined in Chapter 16.12 BIMC)                                                      | All shoreline buffers shall be preserved.                                                                                                                                                                                 |
| 3.       | Significant Trees                                                                                         | Significant trees should be preserved <u>unless found to be hazardous.</u>                                                                                                                                                |
| 4.       | Wildlife Corridors                                                                                        | Designated wildlife corridors as adopted by Resolution No. 2001-12, or as identified in a City-adopted wildlife corridor plan, should be preserved.<br><u>Check resolution.</u>                                           |
| 5.       | Trail Corridors                                                                                           | Off-road trail corridors should be preserved.                                                                                                                                                                             |
| 6.       | Pastures, Meadows, Orchards, and Farmland                                                                 | Pastures, farmland and land areas currently or traditionally used in agriculture should be preserved. Where possible, the size and configuration of pasture and farmland areas should permit commercially viable farming. |
| 7.       | Mature Vegetation on Ridgelines                                                                           | Mature vegetation found on ridgelines of community significance (as viewed from off site) should be preserved.                                                                                                            |

5. Natural Area Ownership. Ownership of natural area shall be established consistent with one of the following forms of ownership:

- a. Private Ownership. Natural area may be held in private ownership if established by easements, restrictive covenants, natural area management plan, or other similar legal means; or
- b. Common Ownership. Natural areas may be held in common by a home or property owners' association or other similar organization. For the purposes of this title, ownership of and/or conservation easement being held by a land trust, or other similar conservancy organization, shall be considered common ownership. If this ownership pattern is selected, covenant, conditions, and/or restrictions shall be required; or
- c. Public Ownership. Designated natural areas shall not be required to be dedicated to the city or other public agency, and the owner shall not be required to permit public access to designated natural areas. However, if the owner offers to dedicate, the city or other public agency may choose to accept ownership of natural areas. Consequently, upon approval and acceptance by the city council, natural areas shall be dedicated to the public.

6. Natural Area Maintenance. An applicant shall submit a draft natural area management plan (NAMP) as described in the Bainbridge Island administrative manual, for review as part of the preliminary plat application. Final approval of the NAMP will occur at the time of final plat approval. The natural area management plan shall include:

- a. A list of all approved uses for the natural areas. Where uses in separate natural areas vary, the specific location of each use shall be depicted graphically.

- b. A maintenance plan for natural areas that clearly describes the frequency and scope of maintenance activities for natural areas and that meets all requirements set forth in subsection 7 herein and the Bainbridge Island administrative manual.
- c. The approved NAMP must be filed with the Kitsap County Auditor. In the event that the natural area is not maintained consistent with the NAMP, the city shall have the right to enter the property for necessary maintenance, with the cost of such maintenance assessed against the landowner or, in the case of a homeowner's association, the owners of the properties within the subdivision and shall, if unpaid, become a tax lien on such property or properties.

7. Allowed Uses in Natural Area. Developments and activities allowed within natural area include:

- a. Installation and care of native plants.
- b. Maintenance pruning of trees and shrubs, provided the structural integrity and long-term health of the vegetation is preserved.
- c. Wildfire mitigation activities, other than tree removal, within a 30-foot defensible space around a primary structure, in accordance with the Bainbridge Island community wildfire protection plan and as described by Section 603 of the International Wildland Urban Interface Code.
- d. Removal of invasive plant species.
- e. Passive recreation, including pervious trails.
- f. Potable water wells and well houses.
- g. Low impact fencing or signs marking the ARPA boundary.
- h. On-site sewage drainfield facilities, if construction of the system will not require the use of heavy equipment or removal of significant trees.
- i. Storm drainage facilities if the applicant can demonstrate that (i) the system meets the low impact design (LID) standards of Chapter [15.20](#) BIMC, and (ii) construction of the system will not require the use of heavy equipment or removal of significant trees.
- j. Accessory solar panels, small wind energy generators, composting bins, rainwater harvesting barrels, and cisterns, as defined in Chapter [18.36](#) BIMC.
- k. Other structures or hard surfaces with a total footprint ~~of~~ no greater than 200 square feet.

B. Community Space Required. All residential subdivisions shall provide community space consistent with BIMC 17.28, Definitions, Table 17.12.060-1, and the following standards:

1. Community Space Objectives. Community space shall accomplish one or more of the following objectives:

- a. Provide a place for residents to gather in shared space.
- b. Provide common buildings, open space, or gardens.
- c. Provide space for unstructured recreation.
- d. Enhance a felt and actual sense of security, identity, and community.
- e. Provide a protected, traffic-free environment.



2. Amount of Community Space Required. The minimum community space shown in Table 17.12.060-1 shall be provided and shall be depicted on the face of the plat.

3. Community Space Ownership. Ownership of community space shall be established consistent with one of the forms of ownership set forth in BIMC 17.12.040.A.5.

4. Community Space Maintenance. An applicant shall submit a draft community space management plan (CSMP) as described in the Bainbridge Island administrative manual, for review as part of the preliminary plat application. Final approval of the CSMP will occur at the time of final plat approval. The community space management plan shall include:

- a. A list of all approved uses for the community space. Where uses in separate community spaces vary, the specific location of each use shall be depicted graphically.
- b. A maintenance plan for community space that clearly describes the frequency and scope of maintenance activities, and that meets all requirements set forth in subsection 5 herein and the Bainbridge Island administrative manual.
- c. The approved CSMP must be filed with the Kitsap County Auditor within thirty (30) days of final plat approval. In the event that the community space is not maintained consistent with the CSMP, the city shall have the right to enter the property for necessary maintenance, with the cost of such maintenance assessed against the landowner or, in the case of a homeowner's association, the owners of the properties within the subdivision and shall, if unpaid, become a tax lien on such property or properties.

5. Allowed Uses in Community Space. Prohibited and allowed uses within community space shall be included in the draft terms, conditions, covenants, and agreements proposed for the subdivision, which shall be submitted with the preliminary subdivision application. Final terms, conditions, covenants, and agreements must be filed with the Kitsap County Auditor within thirty (30) days of final plat approval.

**17.12.050 Homesites.** All single-family residential subdivisions require homesites located and designed consistent with BIMC 17.28, Definitions, Table 17.12.060-1, and the following standards:

1. Homesite Area.

- a. A homesite ~~no greater than the zone-specific area with the~~ maximum area shown in Table 17.12.060-1 shall be provided for each lot and shall be depicted on the face of the plat.
- b. The homesite area shall include the primary residential dwelling, any accessory buildings, and on-site parking, if provided for each lot within the subdivision.
- c. Other allowed uses and structures include residential landscaping, pathways, ~~and turf, and fences;~~ individual water, stormwater, and septic infrastructure; ~~and fences.~~
- d. Homesites shall not contain any critical areas or their buffers or setbacks, shoreline buffers, or any portion of required natural areas.

2. Homesite Clustering. All single-family subdivisions resulting in four or more lots require homesite clustering, ~~{unless critical area or other site conditions render clustering infeasible.}~~. The purpose of clustering is to facilitate the efficient use of land by reducing disturbed areas, impervious surfaces,

utility extensions, and roadways. Homesites shall be located in cluster groups and the efficient location of infrastructure shall be used to maximize the undeveloped area.

- a. Cluster groups shall ~~include~~be a minimum of four homesites.
- b. No more than three cluster groups are allowed within any subdivision.
- c. All homesites in a cluster grouping shall adjoin or be located the maximum distance apart from another homesite provided in Table 17.12.060-1, Subdivision Dimensional Standards.
- d. Homesite cluster groups shall be located to minimize adverse impacts to adjacent, previously existing residential development.
- e. ~~No~~The location of homesite cluster groups ~~is not~~ required to be located near ~~any~~ existing home on the property.

#### **17.12.060 General residential subdivision standards.**

A. Constrained lots. If, due to site or design constraints, no homesite with supporting infrastructure can be located on a subject property, no division of land is permitted.

B. Preexisting lots. Lots that ~~have~~ previously received final approval from the city, or that ~~have previously~~ received final approval from Kitsap County prior to inclusion within the city boundaries, and that do not comply with the ~~adopted flexible~~ lot design requirements, shall be considered existing nonconforming lots, but any future resubdivision of ~~any~~ such lots shall comply with ~~adopted flexible~~ lot design requirements then in place.

C. Remaining area. Any area not designated as public or private access, lots, or utility tracts shall be designated as either natural area or community space, as applicable.

D. Dimensional standards. Table 17.12.060-1 sets forth certain minimum and maximum~~required~~ dimensional standards. Where a property is located in more than one zone district, units permitted by density calculations within each zone district must be constructed on the portion of the property located within that zone district and required setbacks for each zone district must be met. Permitted densities are not “blended” across the zone district line.

E. Septic Systems. Locations of individual or community drainfields and associated reserve drainfields shall comply with all applicable standards established by the Kitsap Public Health District or Washington Department of Health. Reserve drainfield areas shall remain undisturbed until such time as their use is required. This standard shall be noted on the face of the preliminary and final plat.

F. Streets and Vehicle Access. **Alleys?**

1. Subdivisions shall comply with all applicable standards of the “City of Bainbridge Island Design and Construction Standards and Specifications,” unless modified within this subsection or by the City Engineer.
2. Public and private streets within subdivisions with 20 or fewer lots shall meet the requirements of Table 7.2 “Optional Suburban Street Requirements” of the “City of Bainbridge Island Design and Construction Standards and Specifications,” unless modified within this subsection or by the City Engineer or Fire Marshal.

3. Public streets within subdivisions with more than 20 lots shall meet the requirements of Table 7.1 “Street Requirements” of the “City of Bainbridge Island Design and Construction Standards and Specifications,” unless modified within this subsection or by the City Engineer or Fire Marshal.

4. Each lot in a residential subdivision shall have direct access to a public or private street, except for those with shared driveways or alternative lot designs that provide shared or clustered parking outside of individual lots.

5. Deviations from the “City of Bainbridge Island Design and Construction Standards and Specifications” may be granted by the City Engineer upon evidence that such deviations are in the public interest and that they are based on sound engineering principles and practices. All requirements for safety, function, appearance and maintainability must be fully met. Desired deviations must be requested during the pre-application phase of the project.

6. The street system of proposed subdivisions shall be designed to connect with existing, proposed, and planned streets outside of the subdivision. Wherever a proposed development abuts unplatted land or other land with the capability of being further subdivided, street stubs shall be provided to allow access to future abutting subdivisions if deemed practicable by the City Engineer.

7. Interior street layout shall be oriented on the east/west axis, if feasible, to maximize active and passive solar access.

8. To minimize impervious surfaces, public rights-of-way, access easements, private streets, and driveways shall not be greater than the minimum dimensions required to meet standards.

9. Street names and traffic regulatory signs shall be provided, and their locations shall be indicated on the plat/plan. The location of mailboxes and traffic regulatory signs is only required to be indicated on the plat/plan when other public improvements are required.

10. Transit stops shall be provided as recommended by Kitsap Transit.

#### G. Parking and Garages. **\*\*Need to update 18.15**

1. Parking shall be provided consistent with BIMC 18.15.020, except as modified by this subsection.
2. Parking spaces provided on individual lots must be located within the designated homesite.
3. Parking spaces may be located outside of individual lots in individual or shared garages.
4. Parking spaces may be consolidated in a remote or satellite location within the subdivision.
5. Consolidated parking areas shall be landscaped in accordance with BIMC 18.15.010.F.
6. Shared garages are limited to five vehicle spaces and shall not exceed 60 feet in length.
7. Garages located on individual homesites facing a public street shall be:
  - a. Limited to two vehicles; and
  - b. Either accessed from the side or rear or set back from the front façade of the house a minimum of five feet.

#### H. Circulation and Access.

1. All subdivisions shall include a circulation and access system of walkways, paths, sidewalks, or trails that interconnect lots, natural area, community space, and adjacent access facilities.

2. Multi-modal facilities shall be consistent with the applicable standards of the “City of Bainbridge Island Design and Construction Standards and Specifications.”
3. Subdivision layout shall consider providing dedicated access easements if the site includes one or more “trail connection zones,” ~~are located on the site~~ as shown on Maps C and D (Non-Motorized System Plan) of the Island-Wide Transportation Plan.
4. Pursuant to RCW 58.17.110(1), sidewalks or other planning features shall be provided to assure safe walking conditions for students who walk to and from school.

#### I. Fencing.

1. Solid board fencing is prohibited at the exterior boundary of a subdivision along a public right of way.
2. Fencing at the exterior boundary of a subdivision along a public right of way shall not exceed 3 feet, 6 inches in height.
3. Fencing around surface stormwater ponds shall not exceed 3 feet, 6 inches in height unless required by the city engineer for safety reasons.

#### J. Landscaping. Section not complete – draft only.

1. Landscaping within homesites
2. Landscaping outside of homesites within individual lots
3. Perimeter Buffers in Single-Family Subdivisions. The intent of perimeter buffers is to provide an effective screen, either landscaped or comprised of existing vegetation, intended to reduce the potential off-site impacts of new development, including undesirable sights, noisesounds, and odors.
  - a. R-0.4, R-1, R-2 and R-2.9 districts
    - i. Adjacent to existing residence on parcel not further subdividable
    - ii. Adjacent to existing residence on parcel further subdividable
  - b. All other zone districts minimum width
  - c. Only required abutting developed portion of parcel (homesites and community space structures)
  - d. Existing native vegetation to be retained.
  - e. Perimeter buffers may be included in the natural area as required in Table 17.12.060-1 if the area complies with BIMC 17.12.040.1-7.
  - f. Nothing allowed in perimeter buffer except non-motorized access.
4. Perimeter Buffers in Multifamily Subdivisions. When a multifamily subdivision is created within the R-2, R-1, and R-0.4 zoning districts, a 25-foot-wide, full screen landscape perimeter shall be required along the subdivision boundary. {Permitting multifamily subdivisions in R-0.4 is apt to be controversial.}
5. Perimeter buffers in Commercial Subdivisions.

6. Roadside Buffers in Single-Family Residential Subdivisions. The intent of roadside buffers is to enhance or retain Island character through the minimization of disturbance of existing roadside vegetation and screen new development from ~~heavily~~more highly traveled roads.

- a. A roadside buffer shall meet the following standards:
  - a. Minimum 25 feet wide.
  - b. Existing native vegetation must be retained in the roadside buffer.
  - c. Comprised of new plant material, existing non-invasive vegetation, or a combination of both.
  - d. Provides an effective visual screen.
- b. Where there is no existing vegetation that contributes to the ~~roadway existing vegetation~~ character ~~of the roads~~, new plant material shall be installed to achieve an effective visual screen using the full screen standard in BIMC 18.15.010.D.4.a.
- c. ~~A roadside buffer c~~Cannot be included in natural area or community space.
- d. No ~~gapping is~~ allowed in a roadside buffer except a trails or access to the subdivision.
- e. ~~A buffer is Only~~ required only for properties located adjacent to public roads that are designated as collector or arterial roads in the city's Islandwide Transportation Plan.
- f. ~~A buffer is Only~~ required only for properties located in the R-0.4, R-1, R-2 and R-2.9 zoning districts. In all other zones, a roadside buffer is ~~not~~ required only if unless it is ~~determined [by xxx] that a roadside buffer is needed~~necessary to maintain the character of the existing roadside vegetation or to reflect neighboring development patterns.
- g. For subdivisions designating community space that is intended for agricultural use ~~that and~~ would be adversely impacted by the addition of screening landscaping, a roadside buffer shall not be required.
- h. To accommodate an existing house that is located within 25 feet of the subdivision boundary adjacent to a collector or arterial road, the roadside buffer width shall be reduced to the width adjoining the existing ~~house~~home between the existing house and the subdivision boundary adjacent to the collector or arterial road. {Does this say what needs to be said?}

7. Roadside Buffers in Multifamily and Commercial Subdivisions. A minimum 50-foot roadside buffer shall be established adjacent to all designated scenic roads consistent with the full screen standard in BIMC 18.15.010.D.4.a.

K. Design Diversity. Subdivisions shall avoid monotonous rows of duplicative dwellings ~~by and~~ incorporating measures that promote design diversity ~~by~~:

1. ~~By p~~Providing a mixture of lot sizes and/or front setbacks; and/or
2. ~~By p~~Providing a diversity of floor plans and façade treatments.

L. No City Maintenance of Streets in Short Subdivisions. Streets within a short subdivision shall not be maintained by the city unless such streets have been dedicated as a right-of-way, improved to current city standards, and accepted as part of the approved short subdivision. Therefore, unless accepted, the responsibility for maintenance shall lie with the owners of the lots.

M. Improvements.



1. Where the buildout of a subdivision is divided into phases, land dedications and infrastructure development will be required on a pro rata basis as each phase is developed, unless the applicant negotiates an alternative phasing schedule with the city. This ~~shall will be required to~~ be documented on a plat note.
2. On any approved large lot, no further lot divisions shall be approved until the required improvements are installed by the applicant and approved by the city.
3. All large lot subdivisions shall have the following improvements developed and/or installed prior to recording:
  - a. Streets shall be cleared, grubbed, and rocked or graveled to provide adequate year-round passage.
  - b. Appropriate drainage ~~facilities~~, including erosion control, ~~facilities~~ shall be provided consistent with a plan approved by the city engineer prior to clearing and construction of any plat improvements. (Ord. 2017-02 § 20, 2017; Ord. 2011-02 § 2 (Exh. A), 2011)

#### **17.12.070 Multifamily and nonresidential subdivisions. ~~{Include provision for mixed use?}~~**

~~A.~~ Subdivisions established for multifamily and nonresidential uses shall comply with all provisions of BIMC Title 18 (Zoning) applicable to the zone district where the property is located and the type of development anticipated. This requirement shall include, without limitation, compliance with lot areas, dimensions, and design, mobility and access, landscaping, screening, and vegetative buffers.

#### **17.12.080 Special requirements for critical areas and shoreline.**

A. Critical Areas. Any portion of a short or long subdivision, large lot subdivision, nonresidential or multifamily subdivision that contains a critical area as defined in Chapter 16.20 BIMC must conform to all requirements of that chapter.

B. Shoreline. Any portion of a short or long subdivision, large lot subdivision, nonresidential or multifamily subdivision located within the jurisdiction of the shoreline master program, as defined in Chapter 16.12 BIMC, must conform to all requirements of that chapter.

**Table 17.12.060-1 Subdivision Dimensional Standards**

[Numbers in brackets indicate additional requirements listed at the end of the table.]

| ZONING DISTRICT<br>DIMENSIONAL STANDARD                                                                                                                                                                                                                                                                                                           | R-0.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | R-1            | R-2                | R-2.9          | R-3.5          | R-4.3          | R-5           | R-6           | R-8           | R-14          | NC            | MUTC          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|----------------|----------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|
| MINIMUM LOT AREA                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                    |                |                |                |               |               |               |               |               |               |
| Short and Long Subdivision                                                                                                                                                                                                                                                                                                                        | If the site is not served by a public sewer system, the minimum individual lot area shall be determined by the Kitsap Public Health District in accordance with Section 15 of the Kitsap County Board of Health Ordinance 2008A-01, Amended June 7, 2011, <i>Onsite Sewage System and General Sewage Sanitation Regulations</i> , as amended.<br><br>If the site is served by a public sewer system, there is no minimum lot area.<br><br>Individual lots may contain portions of natural and community space and access easements. |                |                    |                |                |                |               |               |               |               |               |               |
| Large Lot Subdivision                                                                                                                                                                                                                                                                                                                             | 5 ac or 1/128th of a section, whichever is smaller.<br><br>Individual lots may contain portions of natural area and community space and access easements.                                                                                                                                                                                                                                                                                                                                                                           |                |                    |                |                |                |               |               |               |               |               |               |
| MAXIMUM DENSITY (Minimum lot area per dwelling unit)                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                    |                |                |                |               |               |               |               |               |               |
| Note: Subdivisions containing irregularly shaped lots and lots containing critical areas may not be permitted to achieve maximum density. Additional regulations on density may apply pursuant to:<br><br>(a) BIMC 16.20.160.F.5.a, Additional Development Standards for Regulated Uses, Land Divisions and Land Use Permits, Density Calculation |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                    |                |                |                |               |               |               |               |               |               |
| Short, Long and Large Lot Subdivisions                                                                                                                                                                                                                                                                                                            | The maximum number of lots permitted shall be calculated by dividing the total lot area of the property (without deducting areas to be dedicated as public rights-of-way or areas to be encumbered by private road easements) by the minimum lot area for standard lots in the zone district.                                                                                                                                                                                                                                       |                |                    |                |                |                |               |               |               |               |               |               |
| Base Density (minimum lot area)                                                                                                                                                                                                                                                                                                                   | 100,000 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 40,000 sq. ft. | 20,000 sq. ft. [1] | 15,000 sq. ft. | 12,500 sq. ft. | 10,000 sq. ft. | 8,500 sq. ft. | 7,260 sq. ft. | 5,400 sq. ft. | 3,100 sq. ft. | 8,500 sq. ft. | See FAR table |
| Bonus Density pursuant to BIMC 18.12.030.A (minimum lot area)                                                                                                                                                                                                                                                                                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N/A            | N/A                | N/A            | N/A            | N/A            | N/A           | N/A           | 3,630 sq. ft. | 2,074 sq. ft. | N/A           | N/A           |
| NATURAL AREA [x]                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                    |                |                |                |               |               |               |               |               |               |
| Note: xxxx                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                    |                |                |                |               |               |               |               |               |               |
| Minimum percentage of total site                                                                                                                                                                                                                                                                                                                  | 55%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 45%            | 30%                | 25%            | 25%            | 20%            | 15%           | N/A           | 10%           | 5%            | 15%           | 5%            |
| Minimum width                                                                                                                                                                                                                                                                                                                                     | 50 ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                    |                |                |                |               |               |               |               |               |               |
| COMMUNITY SPACE [x]                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                    |                |                |                |               |               |               |               |               |               |
| Note: xxxxx                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                    |                |                |                |               |               |               |               |               |               |
| Minimum percentage of total site                                                                                                                                                                                                                                                                                                                  | 5%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7.5%           | 10%                | 15%            |                |                |               |               |               | 10%           | 15%           | 10%           |

| ZONING DISTRICT<br>DIMENSIONAL STANDARD                                                                                                                                                    | R-0.4                                                                                                                                                                                 | R-1           | R-2           | R-2.9         | R-3.5         | R-4.3         | R-5                      | R-6 | R-8           | R-14          | NC            | MUTC          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|--------------------------|-----|---------------|---------------|---------------|---------------|--|
| HOMESITE [x]                                                                                                                                                                               |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| Note: Refer to definition of homesite and standards for homesites.                                                                                                                         |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| Maximum size                                                                                                                                                                               | 10,000 sq. ft.                                                                                                                                                                        | 7,500 sq. ft. | 6,500 sq. ft. | 5,500 sq. ft. | 4,500 sq. ft. | 3,500 sq. ft. | 3,500 sq. ft.            | N/A | 3,000 sq. ft. | 2,250 sq. ft. | 3,500 sq. ft. | 2,250 sq. ft. |  |
| Maximum separation – homesite                                                                                                                                                              | 25 ft.                                                                                                                                                                                |               |               |               |               |               |                          |     |               |               |               |               |  |
| Maximum separation – homesite cluster group                                                                                                                                                | 50 ft.                                                                                                                                                                                |               |               |               |               |               |                          |     |               |               |               |               |  |
| HOME SIZE                                                                                                                                                                                  |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| Maximum size                                                                                                                                                                               | N/A                                                                                                                                                                                   |               |               |               |               |               |                          |     | 1,600 sq. ft. |               |               |               |  |
| MAXIMUM LOT COVERAGE [3]                                                                                                                                                                   |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| Short and Long Subdivision                                                                                                                                                                 | Same as applied to the entire property that is the subject of the subdivision application, a portion of which shall be assigned to each lot at the time of preliminary plat approval. |               |               |               |               |               |                          |     |               |               |               |               |  |
| Large Lot Subdivision                                                                                                                                                                      | 10%                                                                                                                                                                                   | 15%           | 20%           | N/A           | N/A           | N/A           | N/A                      | N/A | 25%           | 40%           | N/A           | N/A           |  |
| MINIMUM SETBACKS [4]                                                                                                                                                                       |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| Note: Landscaped areas may serve as setbacks (i.e., setbacks are not in addition to landscaped areas), and some encroachments into setback areas are permitted pursuant to BIMC 18.12.040. |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| Note: Additional setbacks may be required by:                                                                                                                                              |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| (a) Chapter 16.08 or 16.12 BIMC, or                                                                                                                                                        |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| (b) Chapter 16.20 BIMC, Critical Areas, or                                                                                                                                                 |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| (c) BIMC 16.28.040, mining regulations, or                                                                                                                                                 |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| (d) BIMC 18.09.030, Use-specific standards, or                                                                                                                                             |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| (e) BIMC 18.12.030.F, Shoreline Structure Setbacks, or                                                                                                                                     |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| (f) BIMC 18.15.010, landscaping and screening.                                                                                                                                             |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| [x] attached or zero lot line allowed in all districts but R-0.4 if building is 1,600 sf or less                                                                                           |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| [x] ADUs do not need to meet TOTAL building to homesite boundary setback – only minimum setback; must be located within homesite.                                                          |                                                                                                                                                                                       |               |               |               |               |               |                          |     |               |               |               |               |  |
| Building to homesite boundary<br>Net building size 1,600 sq. ft. or less                                                                                                                   | 5 ft. min., 10 ft. total                                                                                                                                                              |               |               |               |               |               | 3 ft. min., 10 ft. total |     |               |               |               |               |  |

| ZONING DISTRICT<br>DIMENSIONAL STANDARD                                                                                                          | R-0.4                                                                                                                                                                                                                                                                    | R-1                          | R-2                      | R-2.9  | R-3.5                        | R-4.3                       | R-5                         | R-6 | R-8                      | R-14 | NC                       | MUTC   |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------|--------|------------------------------|-----------------------------|-----------------------------|-----|--------------------------|------|--------------------------|--------|
| Minimum/total <b>[x]</b>                                                                                                                         |                                                                                                                                                                                                                                                                          |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |
| Building to homesite boundary<br>Net building size 1,601 sq. ft. or more<br>Minimum/total                                                        | 15 ft. min.,<br>50 ft. total                                                                                                                                                                                                                                             | 10 ft. min.,<br>25 ft. total | 5 ft. min., 20 ft. total |        | 10 ft. min.,<br>20 ft. total | 5 ft. min., 20<br>ft. total | 5 ft. min., 15<br>ft. total | N/A | 5 ft. min., 10 ft. total |      | 3 ft. min., 10 ft. total |        |
| Building to exterior plat boundary line<br>Net building size 1,600 sq. ft. or less                                                               | 25 ft.                                                                                                                                                                                                                                                                   | 15 ft.                       |                          | 10 ft. |                              | 5 ft.                       |                             |     |                          |      |                          |        |
| Building to exterior plat boundary line<br>Net building size 1,601 sq. ft. or more                                                               | 25 ft.                                                                                                                                                                                                                                                                   |                              |                          |        |                              | 10 ft.                      |                             |     |                          |      | 5 ft.                    |        |
| Building to SR 305 right-of-way                                                                                                                  | 75 ft.                                                                                                                                                                                                                                                                   | 75 ft.                       | 75 ft.                   | N/A    | 25 ft.                       | N/A                         | N/A                         | N/A | 25 ft.                   | N/A  | 25 ft.                   | 25 ft. |
| Building to arterial and collector<br>rights-of-way                                                                                              | 25 ft.                                                                                                                                                                                                                                                                   | 10 ft.                       |                          |        |                              |                             |                             |     |                          |      |                          |        |
| Building to all other streets                                                                                                                    | 10 ft.                                                                                                                                                                                                                                                                   |                              |                          |        |                              |                             | 5 ft.                       |     |                          |      |                          |        |
| Building to trail, natural or community<br>space or access easement (except for<br>natural areas that are also roadside or<br>landscape buffers) | 10 ft.                                                                                                                                                                                                                                                                   |                              |                          |        |                              | 5 ft.                       |                             |     |                          |      | 10 ft.                   | 5 ft.  |
| Shoreline Jurisdiction                                                                                                                           | See Table 16.12.030-2, Dimensional Standards Table, and BIMC 18.12.030.F, Shoreline Structure Setbacks. For properties abutting the shoreline, the native vegetation zone required by BIMC 16.12.030 and Table 16.12.030-3 replaces the zoning setbacks along the water. |                              |                          |        |                              |                             |                             |     |                          |      | N/A                      |        |
| GARAGE DIMENSIONAL STANDARDS                                                                                                                     |                                                                                                                                                                                                                                                                          |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |
| Note: xxxxx                                                                                                                                      |                                                                                                                                                                                                                                                                          |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |
| Shared garage to public ROW                                                                                                                      | 0 feet                                                                                                                                                                                                                                                                   |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |
| Private garage to public ROW                                                                                                                     | 10 feet                                                                                                                                                                                                                                                                  |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |
| Garage to private access                                                                                                                         | 0 feet                                                                                                                                                                                                                                                                   |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |
| Shared garage to shared garage                                                                                                                   | 10 feet                                                                                                                                                                                                                                                                  |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |
| Shared garage maximum length                                                                                                                     | 60 feet                                                                                                                                                                                                                                                                  |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |
| MAXIMUM BUILDING HEIGHT                                                                                                                          |                                                                                                                                                                                                                                                                          |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |
| Note: Bonus may not be available in the shoreline jurisdiction                                                                                   |                                                                                                                                                                                                                                                                          |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |
| Short, Long, and Large Lot<br>Subdivisions                                                                                                       | Height requirements for standard lots apply <b>[4]</b>                                                                                                                                                                                                                   |                              |                          |        |                              |                             |                             |     |                          |      |                          |        |

- [1] The base density for that parcel in the Lynwood Center special planning area designated as R-2 is one unit per 20,000 sq. ft., but may be increased up to 3 units per acre; provided, that a public access easement is granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage. The base density of some parcels in the Fort Ward historic overlay district may be increased as shown in BIMC 18.24.070.
- [3] Educational, governmental, cultural, religious, and health care within residential zone districts must be processed as major conditional use permits pursuant to BIMC 2.16.110.E.
- [4] Setbacks from rights-of-way may be reduced to maintain neighborhood character by establishing building setbacks equal to or greater than the existing building setbacks on the adjacent properties. Where there are no developed properties adjacent to the property being subdivided, the setbacks in Table 18.12.020-1 shall apply.