



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 11, 2024**

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/86561143070](https://bainbridgewa.zoom.us/j/86561143070)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 865 6114 3070

AGENDA

1. **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:00 PM**
We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.
2. **PLANNING COMMISSION MEETING MINUTES - 6:05 PM**
Review and approve meeting minutes.
 - 2.a **Planning Commission Meeting Minutes - Dec. 14, 2023** 5 Minutes
[12142023 PC Meeting Minutes.pdf](#)
3. **PUBLIC COMMENT - 6:10 PM**
 - 3.a **Public Comment** 10 Minutes
[Instructions for Providing Public Comment at Hybrid Meetings.pdf](#)
4. **PUBLIC PARTICIPATING MEETING (PPM) - 6:20 PM**
 - 4.a **XX PM - Pleasant Beach Village South Subdivision Public Participation Meeting** 45 Minutes
[Pleasant Beach South PLN52657 Preapplication Summary Letter.pdf](#)
[Conceptual Design_Narrative_10-21-23.pdf](#)

5. NEW BUSINESS - 7:05 PM

5.a [Code Amendment Requests from Puget Sound Energy](#) 10 Minutes

6. PLANNING DIRECTOR'S REPORT - 7:15 PM

7. FOR THE GOOD OF THE ORDER - 7:20 PM

8. ADJOURNMENT - 7:20 PM

GUIDING PRINCIPLES

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 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 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 Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

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 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 Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: January 11, 2024

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Planning Commission Meeting Minutes - Dec. 14, 2023

AGENDA CATEGORY: Minutes

PROPOSED BY: Renee Argetsinger

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the December 14, 2023, meeting minutes as presented.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



Planning Commission Regular Meeting December 14, 2023

Meeting Minutes

1) **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW -**

Chair Mathews opened the Planning Commission at 6:00 PM and read the Land Acknowledgement.

Present in Chambers were Commissioners Ashley Mathews, Sarah Blossom, and Sean Sullivan and Benjamin Deines. Peter Schaab was present via Zoom, excused was Yesh Subramanian, and Ariel Birtley was absent. Council Liaison Jon Quitslund was also present. City staff in attendance were Director Patty Charnas and Senior Planner - Kelly Tayara.

2) **PLANNING COMMISSION MEETING MINUTES -**

2.a Minutes

[Cover Page](#)

[PC Minutes 09282023.pdf](#)

[PC Minutes 11092023.pdf](#)

MOTION: I move to approve the September 28th, 2023, minutes and the November 9, 2023, minutes as presented.

Blossom/Sullivan: The motion carried unanimously, 4 – 0.

Motion carried 4 - 0

AYES: Ashley Mathews, Sarah Blossom, Peter Schaab, Sean Sullivan

NOES: None

ABSENT: Ariel Birtley, Benjamin Deines, Yesh Subramanian

ABSTAIN: None

3) **PUBLIC COMMENT -**

3.a Instructions for Providing Public Comment

[Cover Page](#)

[Instructions for Providing Public Comment at Hybrid Meetings.docx](#)

No public comments.

4) PUBLIC PARTICIPATION MEETING -

4.a Deercliff Multi-family Community Public Participation Meeting

[Cover Page](#)

[Deercliff MF_Project Narrative_7-29-23.pdf](#)

[Deercliff MF_A-1 Site Photo Aerial.pdf](#)

[Deercliff MF Conceptual Site Plan_7-31-23.pdf](#)

Chair Mathews opened the public participation meeting and introduced COBI Senior Planner, Kelly Tayara. Senior Planner - Kelly Tayara provided brief information regarding the project and introduced Charlie Wenzlau, who presented the project and then answered questions from the Commissioners.

Public Comments for the Public Participation Meeting:

1. Ms. Gunda Lunde: expressed concerns about impacts to traffic in the neighborhood with the project.
2. Ms. Maribel Gordon: expressed concerns about impacts to both road and pedestrian traffic.
3. Mr. Elias Gordan: concerned about additional traffic on already unsafe roadways and additional dangers to pedestrians.
4. Ms. Maegan Blackwell: concerned about safety to the neighborhood school children with the additional traffic and impact to area wetlands and groundwater.
5. Mr. Chris Blackwell: expressed concerns about the area wildlife, storm water management and the size of the project.
6. Mr. Jim Gordon: concerned about traffic flow with existing roadway conditions in the neighborhood, utilities, groundwater management and environmental impact.
7. Ms. Rosalia Untalasco: concerned about safety to existing dangerous neighborhood roadways, inquired about traffic study for the neighborhood.
8. Mr. Michael Schwank: concerned that development size is too large for the parcel.
9. Mr. Richard Potter: expressed concerns about the traffic and access to the development.
10. Mr. Emilz Yoshida: concerned about additional traffic to existing roadways, parking, delivery vehicles, and pedestrian safety.
11. Ms. Maggie Land: expressed concerns about pedestrian traffic with additional road traffic under existing conditions.
12. Mr. Chris Kuhn: spoke about traffic concerns, pedestrian traffic, parking, water runoff, and large commercial vehicles on existing narrow roadways.

13. Ms. Ann Pomerantz: concerned about additional traffic on existing neighborhood roadways, current road conditions, pedestrian traffic, poor internet availability, ferry traffic, sewer management, and groundwater/stormwater issues.

14. Ms. Patty Perez: concerned about storm water management, wildlife habitat, privacy concerns, and the safety of children walking to school.

15. Mr. Paul Cohen: expressed concerns about safety to pedestrian traffic, no sidewalks.

16. Ms. Thuy Ygugn: spoke about concerns about neighborhood safety and to pedestrian traffic.

17. Ms. Rose Eppers: spoke about current neighborhood conditions and concerned how additional traffic would negatively impact them when there currently are no sidewalks, not enough road space or parking, not adhering to stated guiding principles regarding greenhouse gases due to additional neighborhood traffic.

18. Ms. Nancy cited traffic concerns and already dangerous road conditions, especially for pedestrian traffic.

19. Ms. Janis supports all the previous speakers who have expressed concerns regarding traffic and feels it would ruin the neighborhood.

20. Ms. Darlene does not support the project due to traffic and pedestrian concerns.

21. Ms. Kari – concerned about the wetlands, flora and fauna, privacy to existing residences, and concerned about impact to stormwater management.

Vice Chair Blossom asked for a 2nd PPM with a Developmental Engineer available to address the public's questions. Commissioner Schaab agrees with Commissioner Blossom.

Discussion among Planning Commissioners: stormwater management on the site, traffic and pedestrian safety, design, and utility connections. Mr. Wenzlau said that there is more analysis to be done on these concerns.

Adam Wheeler, with Brown Wheeler Engineers, discussed some of the water systems in place around the project and that more studies need to be conducted.

Commissioner Blossom expressed concerns regarding several elements of the project and looks forward to receiving additional data. Chair Mathews supported the concerns voiced and related the need to be active stewards to the land.

5) **NEW BUSINESS -**

5.a Planning Commission Consideration of Public Comments Received, Deliberation & Recommendation on the Baker Hill 7 Preliminary Subdivision (City File No. PLN52091 SUB)

[Cover Page](#)

[Baker Hill 7 Staff Report to Planning Commission.pdf](#)

[Applicant Project Narrative dated 27SEP2021.pdf](#)

[Preliminary Plat 7544PP-Sheets 1-10 2023.02.02 Revisions dated 02FEB2023 submitted 03FEB2023.pdf](#)
[C1 Conceptual Utilities Plan REV1 dated 24JAN2023 submitted 24JAN2023.pdf](#)
[SEPA Checklist dated 29AUG2022.pdf](#)
[Geotechnical Engineering Report Revised 01JUN2023.pdf](#)
[Evaluation of Septic System Feasibility dated 29MAR2022.pdf](#)
[Traffic Impact Analysis dated Oct 2022.pdf](#)
[Tree Retention Plan dated 29AUG2022.pdf](#)
[Public Comment \(4\).pdf](#)
[DRB Final Review and Recommendation Preapplication Phase_15AUG2023.pdf](#)

Chair Mathews introduced COBI Senior Planner, Kelly Tayara, who introduced the Baker Hill 7 subdivision project. She summarized the project, residents' comments received on the project, and introduced Kyle Kutz of Green Canopy Node.

Kyle Kutz - presented and highlighted the preliminary plat of the project including the special features including a new septic system that is friendly to the existing land and includes a net-zero design. Commissioners asked questions of Mr. Kutz. Commissioners Blossom and Deines provided positive comments regarding the project.

MOTION: I move to approve the proposal, as conditioned by City staff.

Sullivan/Deines: The motion was carried unanimously, 5 - 0.

Motion carried 5 - 0

AYES: Ashley Mathews, Sarah Blossom, Benjamin Deines, Peter Schaab, Sean Sullivan

NOES: None

ABSENT: Ariel Birtley, Yesh Subramanian

ABSTAIN: None

5.b Noise Variance for Puget Sound Electric (PSE) to replace overhead electric distribution system wires crossing over State Route 305 at NE Hidden Cove Road and NE Day Road overnight on December 20 and 21, 2023.

[Cover Page](#)

[SR305_Noise_Variance_Land_Use_Application Signed.pdf](#)

[SR305_Noise_Variance_Work_Locations_Map.pdf](#)

[SR305_Noise_Variance_Aerial_Maps.pdf](#)

Director Patty Charnas introduced the noise variance.

MOTION: I move to approve the noise variance.

Sullivan/Blossom: The motion carried unanimously, 5 - 0.

Motion carried 5 - 0

AYES: Ashley Mathews, Sarah Blossom, Benjamin Deines, Peter Schaab, Sean Sullivan

NOES: None

ABSENT: Ariel Birtley, Yesh Subramanian

ABSTAIN: None

6) PLANNING DIRECTOR'S REPORT -

Director Charnas would like to provide a-year-in-review at the first meeting in January. She also provided information about recent State House Bill 1293 & Senate Bill 5290 that warrant implementing a taskforce for design review and permit review processes. Commissioners Deines and Blossom will serve on this taskforce.

7) FOR THE GOOD OF THE ORDER -

Chair Mathews shared that this is her last Planning Commission meeting as she is taking a City Council position. Commission Deines related that he recused himself during the PPM due to a conflict. Director Charnas asked Planning Commissioners to recruit for the vacancies on the Planning Commission.

8) ADJOURNMENT – 8:16 PM

_____, Planning Commission Acting Chair

Renee Argetsinger, Clerk to the Planning Commission



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: January 11, 2024

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Public Comment

AGENDA CATEGORY: Discussion

PROPOSED BY: Renee Argetsinger

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Instructions for providing Public Comment at Hybrid Meetings

SUMMARY:

BACKGROUND:

ATTACHMENTS:

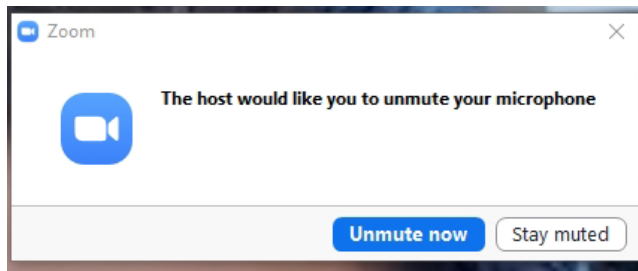


PLANNING AND COMMUNITY DEVELOPMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing Commissioners directly or sending comments to pcd@bainbridgewa.gov and City staff will forward your comment directly to Commissioners on your behalf. Members of the public who wish to provide public comment may attend the meeting in Council Chambers or may participate remotely by following the instructions outlined below. If you are attending in-person, please sign up to speak on the sign-in sheet by the Chamber doors. The Chair or Acting Chair will call the people signed up on the sign-in sheet in Council Chambers first, and speakers will have three minutes to speak from the podium. Following the in-person comment, people who have raised their hands in the Zoom meeting will be called on next. A timer on the screen will indicate when 3 minutes have elapsed. Guidelines for public comment are also attached.

INSTRUCTIONS FOR PROVIDING PUBLIC COMMENT REMOTELY

1. Join the Zoom webinar by following the link posted on the agenda and on the City calendar.
2. Sign in to Zoom with your full name.
3. The Chair will indicate when it is time for public comment.
4. Attendee indicates desire to speak by clicking on “Raise Hand” option at the bottom of the screen. If you are calling in by phone and would like to make a comment, *6 mute/unmute *9 raise/lower hand to be called on to speak.
5. Attendee clicks button “Unmute now” after they are called to speak by the Chair.



6. Attendee will appear on screen with other panelists, but without video, just name.

IMPORTANT NOTE: If you do not have the latest version of Zoom, you will be promoted to panelist. You will then appear with video enabled. Look for the video icon in the bottom left-hand corner of the screen to turn off your video.

7. Attendee provides comment.
8. A timer on the screen will track your time.
9. Stop speaking when the timer reaches the 3-minute mark.
10. Attendee is returned to attendee group, and microphone is muted.
11. Public comment is simply received by the Planning Commission, with no response.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: January 11, 2024

ESTIMATED TIME: 45 Minutes

AGENDA ITEM: XX PM - Pleasant Beach Village South Subdivision Public Participation Meeting

AGENDA CATEGORY: Discussion

PROPOSED BY: Kelly Tayara

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):** None

PREVIOUS COUCIL REVIEW DATE(S): None

RECOMMENDED MOTION:
Presentation and Discussion

SUMMARY:
The Public Participation Meeting is required as part of the preapplication phase of the land use permit process.

BACKGROUND: Pleasant Beach Village South Subdivision (City Project No. PLN52657) is a proposed 11 lot long subdivision: Ten single-family lots and one lot containing two residential units and 1,600 sf of commercial space are proposed. The three acre site is primarily located in the Neighborhood Center district, at 4500 Pleasant Beach Drive.

The project requires long subdivision and major Site Plan and Design Review permit approval, and is subject to SEPA review. The applicant participated in a preapplication conference with City staff on Oct. 17, 2023 and Conceptual Design Review meeting with the DRB on Dec. 4, 2023. After a public participation meeting, next steps include: Design Guidance meeting and Final Review and Recommendation meeting with the DRB prior to land use application, Planning Commission review and recommendation on the land use permit, and Hearing Examiner decision.

ATTACHMENTS:



November 7, 2023

Charles Wenzlau
490 Madison Avenue Suite 105
Bainbridge Island, WA 98110

Re: Preapplication Conference Summary: Pleasant Beach South Subdivision PLN52657 PRE

Dear Mr. Wenzlau,

Thank you for meeting with City staff on October 17, 2023 to discuss the development. This letter provides a summary of City staff and agency review, along with submittal requirements for land use application.

The proposal is an 11 lot subdivision: Ten single-family lots and one lot containing mixed use consisting of 1,600 square feet commercial space and two residential units. As proposed in the conference request, the proposal included three existing adjacent lots, and involved a boundary line adjustment between the primary lot (Lot 002 at 4500 Pleasant Beach Drive) and Lot 100 to the north (which is also known as the "Corner Apartments" lot). However, during the conference, the applicant determined that this project would include only Lot 002 and Lot 006 to the south which is proposed to contain portions of parking spaces serving the single-family residences. Use of existing parking spaces in the Pleasant Beach Drive right-of-way is proposed to serve the mixed-use building.

Please find attached permitting requirements and comment. These documents are provided to assist you in identifying applicable city plans, goals, policies, codes or guidelines and possible revisions to the proposed project that will enhance the proposal with respect to requirements. Reviewer contact information is found at the end of the attached checklist.

The proposed development requires Site Plan and Design Review (major) and Long Subdivision land use permit approval, and is subject to SEPA review. Depending on the use of the commercial space, additional land use permit(s) may be required. The proposed development exceeds base density standards for the Neighborhood Center (NC) district, and requires use of Municipal Code bonus density provisions: The NC district is eligible for increased density through the purchase or transfer of development rights in accordance with BIMC [18.12.030](#).D.1 and D.3: Prior to final approval of the site plan, the applicant must provide a deed of development rights.

Please note the following:

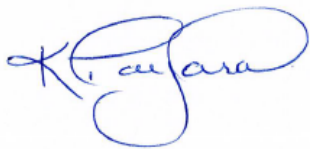
- The project narrative proposes development of the mixed-use building "...as a separate phase to allow the City to consider a (Municipal) code change to allow up to 8 workforce units. The site plan does not include workforce housing but may be amended under a subsequent planning application pending approval of (Municipal) code changes". This summary does not evaluate potential changes to the Municipal Code, and changes to the proposal evaluated in this preapplication conference request may require a new preapplication conference and additional land use permit(s).
- Parking on Lot 006 to the south appears to be proposed within an easement benefiting Lot 001 which is to the east of Lot 006. Any use may not interfere with easement rights.
- Parking on Lot 006 may be viewed as a parking lot. Please anticipate providing landscaping meeting the spirit and intent of BIMC 18.15.010.F.

- Existing parking spaces in the Pleasant Beach right-of-way are proposed to entirely serve the mixed-use building. There is no provision in the Municipal Code for long-term right-of-way use that will physically disturb the right-of-way, such as that necessary to privately serve residences. Designation of parking spaces for each of the residential units within the mixed use building is required, and may otherwise be located outside of individual lots, consolidated in a remote or satellite parking area, or in individual or shared garages.
- Parking requirements are based on unit type in the NC district.
- [New electric vehicle \(EV\) charging requirements](#) take effect March 15, 2024.

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

Please do not hesitate to contact me at ktayara@bainbridgewa.gov or 206.780.3787 in the event you have any questions.

Sincerely,



Kelly Tayara, Senior Planner

General Information			
Pre-Application Conference Date: October 17, 2023			
Project Name and Number: Pleasant Beach South Subdivision PLN52657			
Project Description: Project will include (2) multi-family units, commercial space, and (10) detached single family homes, created as a long subdivision. Planner note: The proposal is an 11 lot subdivision: Ten single-family lots and one mixed-use lot consisting of 1,600 square feet commercial space and two residential units. The proposal, as revised during the conference, involves two existing adjacent lots. Lot 002 (4500 Pleasant Beach Drive) is the primary lot, and Lot 006 to the south which will contain portions of parking spaces serving the single-family residences. Use of existing parking spaces in the Pleasant Beach Drive right-of-way is proposed to entirely serve the mixed-use building.			
Project Address: 4500 Pleasant Beach Drive / No street address			
Tax Parcel Number: 042402-1-002-2008 / 042402-1-006-2004			
Zoning Designation: Neighborhood Center / R - 5 / R - 2			
Comprehensive Plan Designation: Neighborhood Center / Residential - 2			
City Project Manager: Kelly Tayara, Senior Planner ktayara@bainbridgewa.gov 206.780.3787			
Land Use Review Process			
Reviews required prior to Land Use Application / Required Land Use Application(s)			
Review / Permit	Process	Recommendation / Decision	Fee
Preapplication Conference	BIMC 2.16.020.I	N/A	\$ 2,850.00 (pd)
DRB Conceptual Review Meeting*	BIMC 2.16.125.D.2	N/A	930.00 (pd)
Public Participation Meeting	BIMC 2.16.125.D.3	N/A	930.00 (pd)
DRB Design Guidance Meeting*	BIMC 2.16.125.D.4	N/A	-
DRB Final Review Meeting*	BIMC 2.16.125.D.5	DRB	-
Site Plan Design Review (major) +	BIMC 2.16.040	Planning Commission / PCD Director	17,530.00
Subdivision – Preliminary +	BIMC 2.16.125	Planning Commission, PCD Director / Hearing Examiner	32,360.00
Consolidated Project Review+ (at the applicant's option)	BIMC 2.16.170	Planning Commission, PCD Director / Hearing Examiner	The highest permit fee plus 1/3 all others
Plat Utilities Permit	Contact Department of Public Works for information.		
Subdivision – Final	BIMC 2.16.160	PCD Director / City Council	-
Health District Review (KPUD / Sewer District 7)			

A forest practice permit from the State Department of Natural Resources may be required pursuant to Chapter 76.09 RCW. Failure to obtain an applicable permit shall be grounds for denial of City permits or approvals relating to non-forestry land use for a period of six years, including building permits and subdivisions.	Contact City Arborist Drue Morris at dmorris@bainbridgewa.gov or 206.780.3717 for questions.
* All DRB meetings included in this fee Verify all fees with the permit technician upon submittal	
To Request a meeting or submit application	
• DRB meetings: Follow the instructions on the City’s website Submitting a Building or Land Use Permit Application If you have any questions about submittal, please contact a permit specialist through pcd@bainbridgewa.gov or telephone 206.780.3770. Please submit all information identified in Design for Bainbridge, Appendix A. • Public Participation Meeting: This meeting is scheduled with the Planning Commission; it meets the 2nd and 4th Thursday of each month. Contact the project planner at least three weeks ahead of the requested meeting to schedule. There are no submittal requirements, but Planning Commission expects that the applicant will make a brief presentation, and is typically provided the applicant’s proposal from the preapplication or conceptual meeting materials. • Land use application: Follow the instructions on the City’s website Submitting a Building or Land Use Permit Application If you have any questions about submittal, please contact a permit specialist through pcd@bainbridgewa.gov or telephone 206.780.3770. Please submit all information identified in the Administrative Manual for Land Use Permits, in addition to additional submittals identified below. • Additional required plans, reports, and any other requirements for application submittal: ○ Master Land Use Application ○ SEPA Checklist ○ Geotechnical information: Geotechnical Hazards Assessment (Step One Form) ○ Identify all Landmark Trees in NC district on the site plan (See BIMC 16.32) ○ Site-specific Evaluation of Total Impact on Tree Coverage (BIMC 18.15.010.G) ○ Identify residential unit type (studio / one bedroom or more than one bedroom) ○ Non-binding Water / Sewer Availability letters (all lots) for preliminary plat, binding for final plat ○ Traffic Impact Analysis: Contact Department of Public Works for scope approval prior to executing ○ Site Assessment Review (SAR) letter ○ Statement regarding water pollutant (may be infeasible to provide until commercial use is known) ○ Copy of either a deed of development rights or a contract for the purchase of development rights (deed required prior to Site Plan and Design Review approval)	

Bainbridge Island Municipal Code Requirements

Critical Areas BIMC 16.20

- Aquifer Recharge Area [BIMC 16.20.100](#)
 - Aquifer Recharge Protection Area (ARPA) designation: **Not required in the NC district and is required in the R-2 district.**
 - **Proposals for any development, use or activity not associated with residential use that has the potential to generate a pollutant identified as a potential source of drinking water contamination (either in Appendix A of the Washington State Critical Aquifer Recharge Area Guidance Document or on the North American Industry Classification System as used by the city's department of public works) or known to be deleterious to the environment or human health shall require submittal of a hydrogeologic assessment, as set forth in BIMC [16.20.180.A](#). If the applicant has completed a site assessment review (SAR) in accordance with Chapter [15.19](#) BIMC that includes sufficient information to address the elements listed in BIMC [16.20.180.A](#), the SAR will suffice to fulfill this requirement.**
- Geologically Hazardous Areas BIMC [16.20.130](#)
 - 15 – 39% slopes; 40% + slopes; erosion hazard
[Geotechnical Hazards Assessment required \(Step One Form\)](#)

Protection of Landmark Trees BIMC [16.32](#)

Removal of a landmark tree may be authorized if all other applicable regulations are met and at least one of the following criteria is met:

1. The removal is necessary to enable construction on or reasonable use of the property, and no other alternative is feasible; or
 2. The removal is necessary to fulfill the terms of an easement or covenant recorded prior to the adoption of these regulations; or
 3. The tree is determined to have a high or extreme tree risk rating by an ISA certified TRAQ arborist in accordance with listed requirements.
- [Applicable in NC district only: Identify all landmark trees on the site plan.](#)

Preliminary Long Subdivisions [BIMC 2.16.125](#)

Final Long Subdivisions [BIMC 2.16.160](#)

Subdivision Standards [BIMC 17.12](#)

- All subdivisions must comply with "[Design for Bainbridge](#)", the Design Review Manual.
 - Street Type: [Neighborhood Main Street](#)
 - See "[Building Frontages](#)" page attached
- Departures from subdivision standards in BIMC [17.12.050](#) through [17.12.070](#) may be requested in accordance with the provisions of [BIMC 17.12.040](#). Departures from Natural Area / Community Space / homesite size standards are not permitted. **Any request for departures shall be made at the design guidance review meeting.**
- All subdivisions must comply with the four-step design process. The process is further defined in BIMC [2.16.125.D](#); and consists of four steps: (A) delineate natural area; (B) locate homesites and community space; (C) define access; and (D) draw lot lines.

- Natural Area and Community Space BIMC 17.12.050 The area provided for natural area shall be based on and consistent with the existing types of natural areas on the subject property, as categorized in BIMC 17.12.050.A.2 (Primary and Secondary), up to the maximum shown in Table 17.12.070-1. Please be sure to clearly delineate the natural area (e.g. Secondary Natural Area), to note the distinguishable features (e.g. mature trees and shrubs), and observe the configuration guidelines. - Homesites BIMC 17.12.060 Definitions BIMC 17.28 <i>“Homesite” means that portion of a lot depicted on the face of a plat that is intended for development of the <u>primary residential dwelling</u> and accessory dwelling unit <u>and necessary infrastructure</u> within a subdivision. Other accessory buildings and uses other than the primary residence and accessory dwelling unit can occur outside of the homesite area, natural area and community space.</i> - Homesite Clustering BIMC Table 17.12.060-1 25 ft maximum homesite separation - General Residential Subdivision Standards BIMC 17.12.070 - Dimensional Standards Table 17.12.070-1		
Lot Area	Served by public sewer system, no minimum lot area. Not served by public sewer system: Minimum individual lot area is determined by the Kitsap Public Health District.	KPUD / Sewer District 7
Base Density	Minimum square feet, in the aggregate	20,000 Maximum base: 107,160 / 20,000 = 5 lots
Bonus density BIMC 18.12.030.D.3	Five units per acre if mixed use development is on public water and sewer. Residential units must be located above the ground floor if the building is located on a collector road (Pleasant Beach Drive). In instances where a project contains both mixed use and residential-only buildings, the bonus density shall only be calculated based on the mixed use buildings. The residential-only buildings shall not be used to calculate the bonus density.	Proposed: 10 single-family lots + 2 multi-family units. Maximum: 107,160 / 43,560 = 2.46 acres x 5 units = 12 units total
Natural Area	Minimum % of total site area	15 %
	Minimum width	5 ft

Community Space	Minimum % of total site area	15 %
Homesite	Maximum square feet	3,500
Home Size	Maximum square feet	1,600
Lot Coverage	Maximum % of lot area	N/A
Minimum Setbacks		
Building to homesite boundary, building 1,600 sf or less	Minimum / Total	3 ft / 10 ft
Building to homesite boundary, building 1,601 sf or more	Minimum / Total	N/A
Building outside homesite to exterior plat boundary	Minimum	5 ft
Homesite to exterior plat boundary	Minimum	0 ft
Homesite to edge of arterial and collector right-of-way	Minimum Pleasant Beach Drive	10 ft
Building outside homesite to edge of collector and arterial right-of-way	Minimum Pleasant Beach Drive	10 ft
Building (other than shared garage) to subdivision access	Minimum	5 ft
Shared garage to subdivision access road	Minimum	0 ft
Between shared garages	Minimum	10 ft

- Circulation and Access / IWTP:
 - Multimodal facilities shall be consistent with the applicable standards of the “City of Bainbridge Island Design and Construction Standards and Specifications.”
 - IWTP requirements: [Shoulder facility, both sides, Design Standard C](#)
- Fencing

Fencing within perimeter or roadside buffers or at the exterior boundary of a subdivision shall meet the requirements of low-impact fencing in accordance with the definition in BIMC [17.28.020](#). Sight-obscuring fencing is prohibited at the exterior plat boundary.
- Perimeter Buffer – [0 ft \(homesite to exterior plat boundary\)](#)
 - Not required along public rights-of-way.
 - Shall be maintained as a “no cut/no build zone.” The tree retention, protection, and replacement requirements of BIMC [18.15.010](#).C apply to perimeter buffers unless modified by this section.
 - The minimum width for single-family subdivisions shall be the width of the minimum homesite boundary to exterior plat boundary required in accordance with Table 17.12.070-1 or as determined by an administrative departure (through the DRB).
 - No additional planting is required for single-family subdivisions unless the width of the home homesite boundary to exterior plat boundary is less than the minimum required

through an administrative departure and existing vegetation does not provide an effective visual screen.

- No structures, buildings, or parking facilities may be located within perimeter buffers, except that utility lines and trails may be located within perimeter buffers, provided no significant trees are removed.
- Perimeter buffers may be included as a portion of the required Natural Area.
- Roadside Buffer – [N/A in NC district](#)
- Design Diversity – [9 – 11 single-family homes: Three plans at a minimum, 20 % of homes must be at least 25 % smaller than average home size.](#)

Dimensional Standards [BIMC 18.12](#)

- Maximum Building Height:
 - [NC District: 35 ft / 45 ft for non-residential with Major CUP](#) BIMC Table 18.12.020-3
- Modifications to Required Setbacks and Heights [BIMC 18.12.040](#)
- Rules of Measurement [BIMC 18.12.050](#)

Development Standards and Guidelines [BIMC 18.15](#)

All development shall comply with these standards unless explicitly exempted or other laws impose a more specific standard. The following Code sections may pose additional development standards, and in the case of conflict between development standards or criteria, the more specific shall apply: BIMC [15.20](#) and [15.21](#), Stormwater Management; BIMC [17.12](#), General Subdivision Standards

- Landscaping, Screening, and Tree Retention, Protection and Replacement [BIMC 18.15.010](#)

Perimeter buffers for residential and commercial subdivisions are required pursuant to BIMC [17.12.070](#).O. 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.

 - Perimeter and Roadside landscape buffers shall be pursuant to the standards set forth in BIMC 18.15.010.D.4.
 - ❖ Perimeter Buffer – [0 ft \(homesite to exterior plat boundary\)](#)
 - ❖ Roadside Buffer – [N/A in NC district](#)
 - Parking Lot Landscaping BIMC 18.15.010.F

[Parking on south lot may be viewed as parking lot. Anticipate providing landscaping meeting the spirit and intent of the Code.](#)
 - Tree Unit Requirements BIMC 18.15.010.G
 - Site Specific Evaluation of Total Impact on Tree Coverage.

[Consider only the area of the primary lot. Do not count trees / tree units on the south lot \(parking landscaping is calculated separately\).](#)

 - ❖ At the applicant's option, either:
 - A. Identify and survey all existing trees to be retained.
 - Or
 - A. Provide the same number of tree units before after the project as it had before.
 - B. Identify the species and DBH of each tree to be removed.
 - ❖ Submit the valuation of all trees to be retained, using the valuation standards of the International Society of Arboriculture (see administrative manual for submittal requirements for landscaping plans).

- ❖ In determining which trees will be retained on a property, an applicant shall attempt to retain trees greater than 15 inches, trees in tree stands, and trees adjacent to tree stands on adjacent properties, unless such retention would prevent reasonable use of a property and no other alternative is feasible.
- ❖ Required tree units: [40 per acre](#)
- Planting, Irrigation, and Maintenance Requirements BIMC 18.15.010 H – J
- See also the [Administrative Manual for Land Use Permits](#) (p.6) for detailed information regarding landscape / planting plans and tree valuation.
- Parking and Loading BIMC [18.15.020](#)
 - General Requirements
 - Joint use of required access ways with adjacent properties is encouraged.
 - On-street parking created or designated in conjunction with and adjacent to a project may be included in the parking space calculation upon approval of the director.
 - For all development except for single-family residential, the required parking for two or more complementary uses may be reduced up to 50 percent when provided by a common parking lot, but may not be reduced below the highest parking requirement. The reduction shall be reviewed and authorized by the Director of Planning and Community Development together with a permit application.
 - Number of Spaces Required
 - Above-ground parking lots exceeding the number of spaces required by this section are not allowed unless approved by the Planning Commission.
 - BIMC Table 18.15.020-1
 - ❖ [Off-street parking spaces required in NC district: 1 space per primary dwelling unit that is a studio or 1 bedroom unit, and 2 spaces for all other primary dwelling units provided, dwelling units directly above a commercial use require 1 space.](#)
Dwelling units separate from the commercial use by one or more intervening floors shall not be considered to be located “directly above” that use.
 - ❖ The director may require guest parking in excess of the required parking spaces, whether or not the required parking is reduced pursuant to BIMC [18.15.020.B.12](#), up to a maximum additional 0.5 stall per dwelling unit.
 - ❖ [Commercial parking required in NC district for 1,600 sf: 4 spaces per 1,000 sf of floor area \(6\)](#)
 - Electric Vehicle Charging
 - ❖ Non-Residential: [Building with less than 10 parking spaces required: N/A](#)
 - ❖ [New electric vehicle \(EV\) charging requirements take effect March 15, 2024.](#)
 - ❖ Residential (Building Code Group R): Number of EV-Ready Parking Spaces:
[Buildings with 1-2 dwelling units, without private garages: One for each dwelling](#)
[Dwelling units with private garages: One for each dwelling](#)
 - Location of Spaces
Parking spaces serving dwelling units shall be located on the same lot as the building they serve, except in subdivisions where parking spaces may be located on a separate lot or tract.
- Mobility and Access BIMC [18.15.030](#)
 - Circulation and Walkways: [Multifamily and nonresidential development.](#)

▪ Landscaped islands with raised curbs shall be used to define entrances from public rights-of-way, define pedestrian walkways from the public rights-of-way to all buildings. ▪ Pedestrian walkways shall be provided around buildings to the extent necessary to assure safe access to the building from parking areas and the public right-of-way. Where appropriate, as determined by the approving body, pedestrian walkways may be required to assure safe access to adjacent properties. ○ Bicycle Facilities: Multifamily and nonresidential development. ▪ All parking facilities shall contain bicycle parking facilities that allow secure locking of both the frame and wheels of a bicycle. ▪ Bicycle facilities required: One space for every five vehicular parking spaces, minimum of four spaces. • Outdoor lighting BIMC 18.15.040 Outdoor lighting fixtures and accent lighting must be shielded and aimed downward. The light must be aimed to ensure that the illumination is only pointing downward onto the ground, with no escaping direct light permitted to contribute to light pollution by shining upward into the sky.
Transfer Development Rights BIMC 18.27
The neighborhood centers (NC) are eligible for increased density through the purchase or transfer of development rights in accordance with BIMC 18.12.030 D.1 and D.3. All properties located outside of designated centers as designated on the land use map are established as development rights sending areas. Development rights are not available for real property that is subject to easements or covenants preventing further development of the real property. In calculating available development rights, the area of land divided by the density defined by the underlying zone shall be used: The resulting figure shall be rounded down for any fraction of a development right. BIMC 18.27.100 Use of development rights within NC districts. A. A request to utilize development rights within the receiving area must be reviewed as part of a Site Plan and Design Review application. The site plan must include the number of development rights to be used. The application must contain a copy of either a deed of development rights or a contract for the purchase of development rights. B. Prior to final approval of the site plan, the applicant must provide the department with a deed of development rights.
<i>Department/Agency</i>
Public Works Department:
Development Engineer Nick Rasor provided comment during the conference and can be reached at 206.780.3745 or nrasor@bainbridgewa.gov
Building Division:
Building Official Blake Holmes provided comment during the conference and can be reached at 206.780.3715 or bholmes@bainbridgewa.gov
Bainbridge Island Fire District Comment:
Deputy Fire Marshal Jackie Purviance provided the attached comment and can be reached at 206.842.7686 or jpurviance@bifd.org



DEPARTMENT OF PUBLIC WORKS - ENGINEERING

MEMORANDUM

Date: November 6, 2023
To: Kelly Tayara, Senior Planner, Planning and Community Development
From: Nick Rasor, P.E, Development Engineer, Public Works *NLR*
Subject: PLN52657 PRE – Pleasant Beach South (SUB)

Background:

Following the Pre-Application conference held on 17 October 2023, Development Engineering has completed a review of the subject project materials and submits the following comments to be included in or attached to the pre-application summary letter generated by Planning and Community Development. The review includes Low Impact Development (LID) and this memorandum may be submitted in lieu of a dedicated Site Assessment Review (SAR) Letter for any follow on permits within the scope of this project.

Brief Project Description:

Project proposes to subdivide three existing parcels into 11 separate lots: ten single-family lots and one lot for mixed use consisting of commercial space and two residential units. The two southern parcels (TPN: 042402-1-002-2008 and 042402-1-006-2004) are roughly rectangles with an east-west major axis and are bounded by Pleasant Beach Drive NE to the west, a currently unopened stretch of right-of-way (ROW) to the south, and R-5 zoned parcels to the north and east. A boundary line adjustment (BLA) is proposed for the northern parcel (TPN: 042402-1-100-2009) to increase the size of the middle parcel. During the pre-application conference, it was discussed that the BLA portion of the project would be completed under a separate application or abandoned altogether. Subdivision includes a new access road from Pleasant Beach Dr NE that is shown to connect to the existing private parking lot, thus creating a dead-end ROW street, at the southern end of Woodson Lane NE and will be located within a dedicated 30-FT ROW. Initial assessment indicates that the eastern portion of the subject parcels contain or are adjacent to moderate slopes and erosion hazard areas. These critical areas will likely influence low impact design decisions on the property.

Comments:

A. Roadway/Traffic

1. A traffic study sufficient for the City engineer to perform a concurrency test shall be required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC). Review of the proposal

indicates trip generation will exceed the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips [BIMC §15.40.060].

- a) Applicant to select a consultant to perform the traffic impact analysis (TIA) and submit the scope of work for review by COBI engineering prior to executing the actual analysis.
 - b) The TIA should address the primary intersections of interest listed below in terms of signage, width, striping etc., including measures to preserve pedestrian/bike safety travelling on Pleasant Beach Dr NE (in both directions).
 - Pleasant Beach Dr NE and Point White Dr NE
 - Lynnwood Center Rd NE and NE Baker Hill Rd
 - Pleasant Beach Dr NE and NE Beck Rd
 - c) Resultant lots will be subject to evaluation for Transportation Impact Fees (TIFs). Transportation Impact Fees shall be due at the time of building permit issuance for future development on the resultant lots. TIF's are applicable to both single-family residential (SFR) lots and the proposed mixed use/commercial use lot (as appropriate).
2. Access to the new lots will require an extension of the public road network. The new public road shall be classified as local access – residential suburban and as such will be required to comply with Table 7.1 of the Standards. Consistent with other adjacent developments, COBI Public Works is likely to accept concrete sidewalks with curb and gutter, as proposed on the submitted site plan, in lieu of the 3-FT gravel shoulders identified on Standard Detail 7-060. All dead-end streets longer than 150-FT shall have a street end consistent with the Standards. Additionally, the new road(s) shall comply with the appropriate Standard Drawings in the 07-XX series of the Design and Construction Standards and Specifications (the Standards), and with AASHTO standards where the Standards are silent.
 3. Pleasant Beach Dr NE bounding the subject parcels to the west is classified as a Collector, requiring a minimum of 50' of ROW width. Current ROW fronting the property is 60-FT. Based on current road classifications and existing ROW widths fronting the project, no additional right of way is anticipated for dedication to COBI on Pleasant Beach Dr NE as proposed.
 4. Consistent with the decision criteria considered to recommend approval of a preliminary subdivision found in BIMC 2.16 and RCW 58.17.110, public improvements along the project frontage on Pleasant Beach Dr NE may be required as a condition of development. Required frontage improvements include sidewalks along the project frontage located within a neighborhood center and 3-FT paved shoulder with 3-FT of gravel safety shoulder along the southern parcels frontage to conform to the road standard classification and requirements identified in the Island Wide Transportation plan (2016, Map C). If proposed, installation of additional on-street parking along the southern parcel (TPN: 042402-1-006-2004) frontage would likely require a safe pedestrian connection, likely in the form of sidewalks, to the frontage improvements along the parcel to the north. Parking stalls within the ROW shall not be reserved for private use.

B. Stormwater

5. Information submitted with the pre-application indicates new plus replaced impervious surface for the project exceeds 5,000 square feet. The preliminary subdivision application submittal shall demonstrate how the project complies with BIMC Chapter 15.20, Surface and Stormwater

Management. Minimum requirements 1 through 9 of the adopted stormwater management manual (manual) shall apply.

- a) As proposed, the project creates more than 5,000sf of new/replaced hard surfaces so all technical information and analysis necessary for the City to evaluate the project for compliance with stormwater requirements shall be created by (or under the direction of) a professional civil engineer licensed to practice in Washington State.
6. An off-site analysis shall be performed consistent with BIMC §15.20.060(H) to assess the potential impacts to the storm conveyance from the development to determine if there are downstream concerns with capacity, erosion issues, water quality threats, localized flooding, etc.
7. The preliminary subdivision will incorporate public dedication of a road extension. The stormwater from the public road shall be treated within the public property to the max extent practicable. Any stormwater mitigation that cannot be accommodated within the public ROW shall be managed with either a conventional facility (i.e., pond) or in private facilities outside of the ROW with a declaration of covenant for inspection and private maintenance. Stormwater facilities located outside of ROW shall be privately owned and maintained.
8. If the proposed action(s), phased or concurrent, in their totality result in more than one (1) acre of earth disturbance on the site, then a Construction Stormwater General Permit shall be obtained from the Washington State Department of Ecology. Subsequently, the site shall be monitored for discharge of pollutants and sediment for the duration of the project. No land clearing or construction actions shall be commenced prior to obtaining the State permit.

C. Water/Sewer Utility

9. Proposed project occurs outside of COBI water availability area and inside of COBI sewer availability area. Water and sewer availability documentation shall be included with the preliminary plat submittals. It was discussed at the pre-application conference that the center parcel (TPN: 042402-1-002-2008) has existing sewer equivalent residential unit (ERU) certificates from the previous development that has since been demolished. Documentation of sufficient ERUs for the proposed project shall be included with the preliminary plat submittals.
10. Any utility expansion or improvements shall conform with the agency having jurisdiction. Preliminary plat submittals shall include a conceptual utility plan for planning purposes that includes but is not limited to sanitary sewer, domestic water, stormwater infrastructure, power (above and below ground), and telecom (above and below ground). Conceptual plan is used to determine feasibility of proposed development and to deconflict potential trenching/disturbances of the critical areas located on the project site.

D. Permitting

11. Following approval of the preliminary subdivision the applicant must apply for a plat utility permit detailing all the necessary civil improvements to serve the development. The submittal shall contain 100%, construction ready civil engineering plans and supporting reports (utility, stormwater, geotechnical, etc.).
12. Developer Extension Agreement (DEA) for the road and sewer network extension shall be executed pursuant to BIMC §13.32 prior to or in conjunction with the plat utilities permitting and will be subject to additional application fees.

13. No construction on or to the site may take place until the civil improvement plans have been reviewed and approved by the City as part of a construction permit to include but not limited to Building, Grade and Fill, or Right of Way Use permits.

E. LID/SAR Recommendations

13. Project is subject to the designation of an Aquifer Recharge Protection Area (ARPA) per BIMC §16.20. Dedicated preserved areas of native/forested vegetation that are required for the Full Dispersion BMP (BMP T5.30) may also potentially serve as all or portions of the required ARPA.
14. The project parcels contain moderate slopes and erosion hazard areas meeting the definition of geological hazardous areas. The site shall be assessed for geological hazards by a geotechnical engineer as defined in BIMC 16.20, and a Construction in Geologically Hazardous Areas – Step One form shall be submitted with the preliminary plat application to record the results. If no hazards are assessed, no further analysis shall be required.

Please note that information provided in this letter reflects existing codes and standards, currently available information about the site and the nature of the immediate environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While covering as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, please be advised that subsequent review of your land use permit application may reveal issues not identified during this initial review.



CITY OF
BAINBRIDGE
ISLAND

MEMO

Date: November 6, 2023

To: Kelly Tayara, Planning Department

From: Blake Holmes, Building Official

Re: Pleasant Beach South Subdivision PLN 52657

The project has been reviewed and building has the following comments:

1. The proposed project shall comply with 2018 ICC codes.
2. The proposed project shall comply with 2018 Washington State Energy Code (WSEC).
3. If applying after March 15, 2024 applications will be required to meet 2021 ICC codes and 2021 WSEC.

Planning and Community Development
280 Madison Avenue North
Bainbridge Island, Washington 98110-1812
www.bainbridgewa.gov
206.842.7633



MEMO

Date: October 5, 2023
To: Planner, Kelly Tayara
From: Jackie Purviance, Fire Marshal
Re: Pleasant Beach South PRE PLN52657

The submittal has been reviewed resulting in the following comments:

1. Any future development shall comply with all provisions of the adopted Fire Code.
2. Fire apparatus access roads shall be not less than 12' wide with 13.5 feet overhead clearance. Dead ends greater than 150' require approved turnarounds.
3. The grade of existing private fire apparatus access roads shall not exceed 12%. Private fire apparatus access roads where grades are greater than 12% but not exceeding 15% shall be paved, or in lieu of paving, shall have an automatic fire sprinkler system installed in any new structure. Grades exceeding 15% will require the fire apparatus access road to be paved, all new structures to be equipped with automatic fire sprinkler systems, and special approval by the fire code official.
4. All new buildings in excess of 3,600 square feet total floor area are required to install an automatic fire sprinkler system. Fire sprinklers may be required when access cannot be achieved.

Building Frontages

Each street type is associated with a set of building frontages that would be permitted along streets of that type. Permitted frontage types for designated street typology, and the setbacks for each frontage type are shown in Table 1 below.

Each building frontage specifies an appropriate setback that applies across all street types. **On designated streets these required setbacks will supersede setback requirements contained in the Bainbridge Island Municipal Code.**

TABLE 1:
PERMITTED FRONTAGES BY STREET TYPE & SETBACKS

	LINEAR / STOREFRONT	LANDSCAPE	PLAZA	FORECOURT	STOOP / TERRACE	VEGETATED BUFFER
STATE ROUTE						⊗
MAIN STREET	⊗		⊗	⊗		
★ NEIGHBORHOOD MAIN STREET	⊗		⊗	⊗		
NEIGHBORHOOD MIXED-USE	⊗	⊗	⊗	⊗	⊗	
MIXED-USE ARTERIAL	⊗	⊗	⊗	⊗	⊗	
RURAL BY DESIGN		⊗				⊗

50 FT UNLESS OTHERWISE APPROVED BY DIRECTOR

SETBACK BY FRONTAGE	0 FT	10 FT - 20 FT	10 FT - 20 FT	0 FT	5 FT - 15 FT	25 FT - 50 FT
			COURTYARD WIDTH: 10 FT - 30 FT COURTYARD DEPTH: 10 FT - 30 FT			BUFFER

Attn: Planning and Community Development
From: Charles Wenzlau, Wenzlau Architects
Date: October 21, 2023
RE: PVB South Subdivision

PROJECT NARRATIVE

INTRO: The project site is located within Lynwood Center next to Pleasant Beach Village. The site was home to the Pleasant Beach School and was later converted into Serenity House. The historic building was removed nearly a decade ago and the site now sits vacant. The site has moderate west facing slopes with mature trees and is surrounded by forested areas. The lower portion has an open grass area and a prominent erratic boulder. The site is open to the west with partial water views and shares a frontage with the historic Lynwood Theater and Pleasant Beach. The site demarcates the south end of the Lynwood Center retail district and will continue to provide transition to the residential areas to the south.

PROGRAM: The proposal is to create a residential project with **12 units**. A mixed-use multi-family building with 2 units (2BD @ 800sf) is proposed along the frontage road. Within the middle portion of the site will be 10 detached single-family homes (3BD @ 1,600sf) facing into a central pedestrian open space. The steeply sloping upper portion of the site will remain undeveloped. Site access will be provided by a two-way public road.

ZONING: The site area includes 2 parcels, each of which has a unique zoning designation. The main parcel is zoned NC. The parcel to the south, zoned R-2, will remain undeveloped to provide a buffer to the adjacent neighborhood.

DENSITY BONUS: The site density is eligible to be increased from R-2 to R-5 since it has access to sewer, and will utilize a combination of mixed-use development and TDRs. The proposal will use **6 TDRs**; one will be transferred from the parcel directly adjacent to the south (outside of the Designated Center boundary). The other TDRs will be transferred from properties held by the same owner off site.

PROPOSED SUBDIVISION: The primary NC zoned parcel will be developed as a long subdivision for 10 homes plus the multi-family parcel. The development will focus within previously disturbed areas to minimize new areas of disturbance. The site design will incorporate a central community space and exceeds natural area requirements. The parcel to the south, zoned R-2, will be left undeveloped as a buffer to the adjacent residential neighborhood.

CONDITIONS, COVENANTS AND AGREEMENTS: There are no relevant documents.

DESIGN FOR BAINBRIDGE OBJECTIVES

1) DESIGN FOR SUSTAINABILITY & CLIMATE RESILIENCE

Specific elements of site design, building design, construction, and operation, such as efficient use of energy and water, integration of renewable energy, and use of sustainable and ethical materials can mitigate the environmental toll of new development and address local climate vulnerabilities.

Response: The project helps address sustainability by building within a designated center and utilizing small footprint homes. The site design will rely on covered parking to reduce pollution generation at impervious surfaces. The buildings envelopes will be designed to reduce energy usage and optimize natural lighting. The site is not a good candidate for solar panels due to heavily forested perimeters.

2) DESIGN FOR A WALKABLE, BIKEABLE AND CONNECTED COMMUNITY

New development should support alternative travel modes and contribute to the individual's connection to place. Thoughtful design can further both these goals enhancing the public realm that ties together the city's buildings, which in turn improves the experience of walking and biking.

Response: The site design will have multiple pathways connecting to adjacent open spaces, neighborhoods, and shops. This pedestrian-oriented open spaces will encourage residents and neighbors to meet in the shared open spaces. The project is within short walking distance to local shops, services, and transit.

3) DESIGN FOR HEALTH, EQUITY, AND INCLUSION

Building an accessible community that supports transit and that creates and creates a quality pedestrian experience can help grow employment locally, improve quality of life, and lay the foundation for a more diverse community.

Response: The smaller footprint homes will offer an alternative to larger homes typically built in the marketplace. The site design, based upon cottage communities, will encourage interactive and promote a sense of security and community.

4) DESIGN TO FOSTER CULTURE AND SOCIAL WELL-BEING

New development should contribute to and create spaces that are accessible and reflect local culture and identity.

The site is oriented around the primary west facing open space, characterized by its wide-open parklike setting and mature trees. The open space is in effect a shared park area that will allow residents to be outside and have opportunities to meet their neighbors. The architecture will strive to be complementary to both historic buildings and more recent development.

5) DESIGN FOR CONNECTIONS TO THE NATURAL ENVIRONMENT

New development should draw inspiration from and preserve natural areas, responding to natural features like slopes, streams, heritage trees, and wetlands in ways that minimize disturbance and leave ecological functions intact.

The site is designed to work with existing slopes and grading. Much of the terraced look is due to existing gravel parking lots which will be removed. The site does have existing natural areas and several mature trees. The site design has the potential to enhance these passive open spaces with native plantings supporting wildlife and infiltration.

COMPREHENSIVE PLAN OBJECTIVES

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

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 5.11 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.

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.

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.

Policy EC 3.1 Encourage the use of green building materials and techniques in all types of construction, as well as design approaches that are responsive to changing conditions

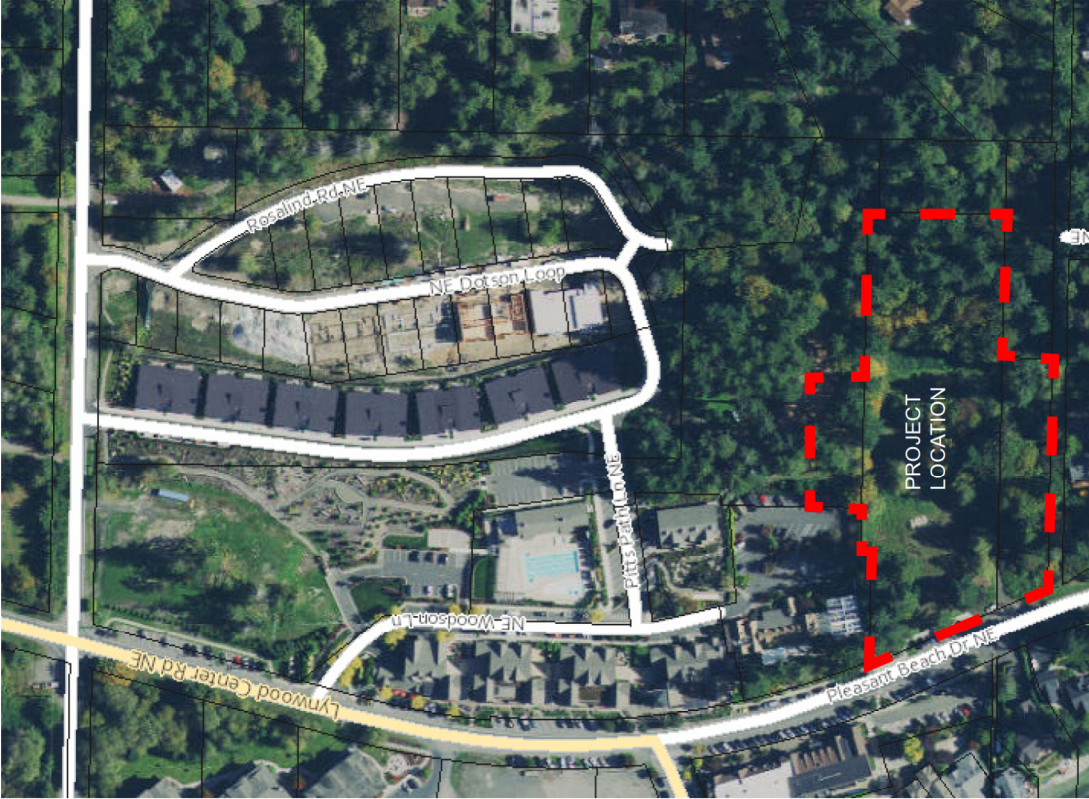
Policy EN 4.1 Employ conservation design methods and principles such as low impact development techniques for managing storm and waste water, green building materials, high-efficiency heating and lighting systems

Policy HO 1.6 Change today's 89/11% housing split between the Mixed Use Town Center and Neighborhood Centers to 80/20% by 2036.

Policy HO 3.6 Develop standards to encourage development of small to mid-size single-family housing units. These provisions may include a framework to permit small-unit housing development such as tiny houses, micro units and cottage 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).

Policy HO 6.6 Consider the merits of programs and regulations pioneered by other communities to discourage the land, energy and natural resource consumptive pattern of large single-family homes. Adopt amendments to City programs and development regulations as appropriate.

Policy HO 6.7 Support the development of livable neighborhoods.



AERIAL VIEW

NOTE: NOT TO SCALE

CONTEXT ANALYSIS MAP

PBV SOUTH - COTTAGES BAINBRIDGE ISLAND, WA

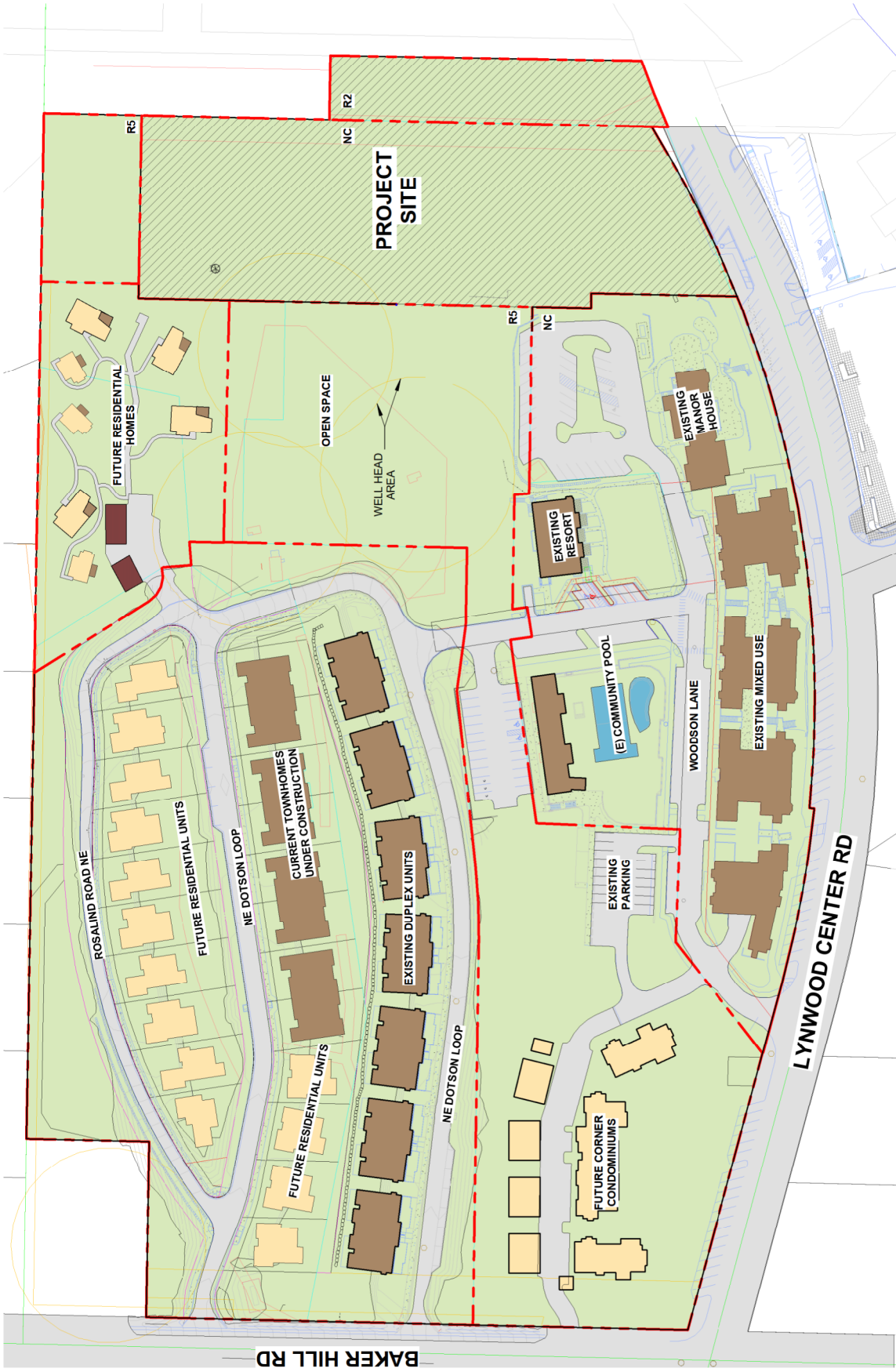


VIEW LOOKING NORTH (PROJECT SITE ON RIGHT)



VIEW LOOKING SOUTH (PROJECT SITE ON LEFT)

11/8/23

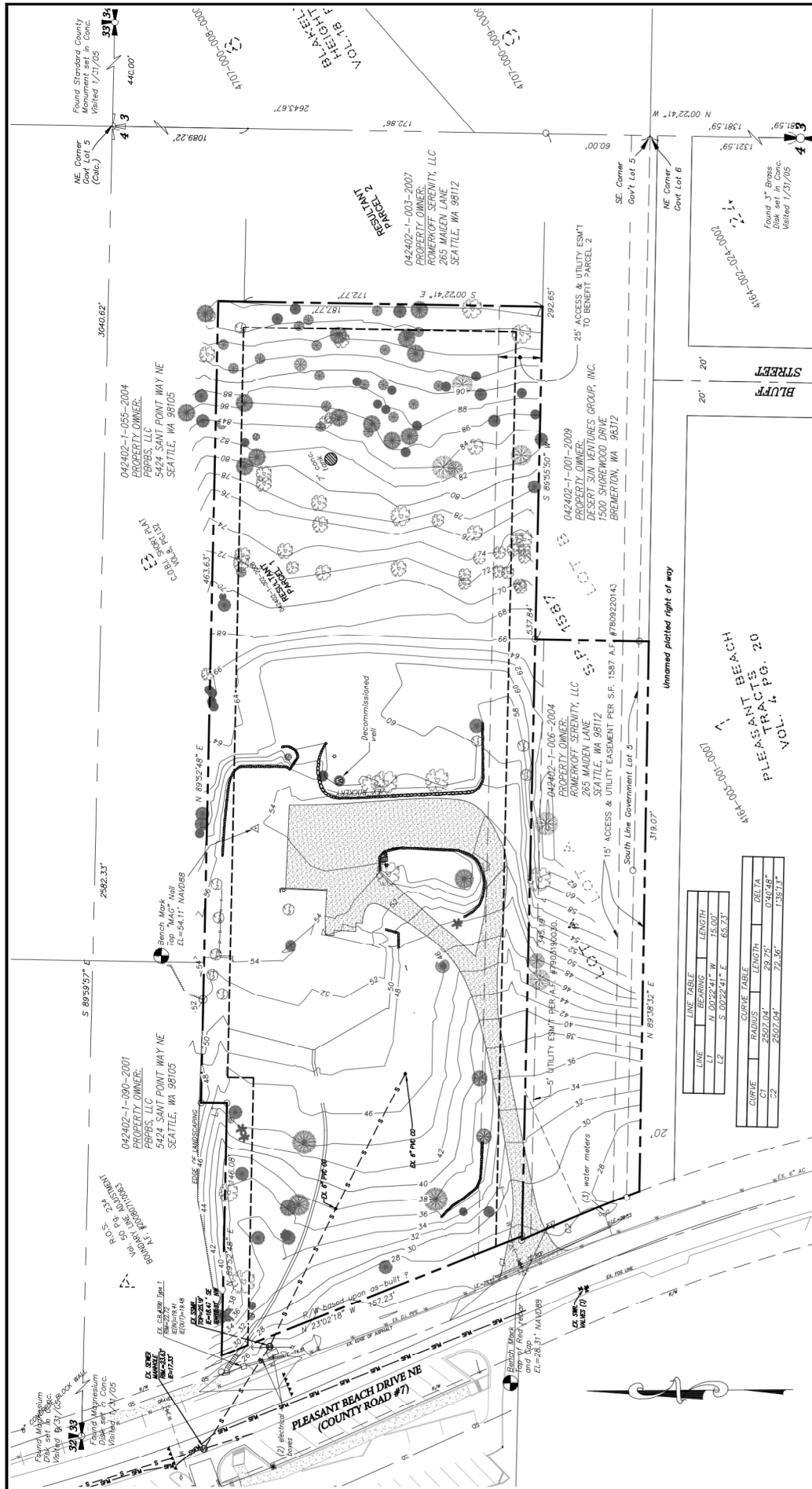


MASTER SITE PLAN

PBV SOUTH - COTTAGES
BAINBRIDGE ISLAND, WA

SCALE 1:100 11/8/23



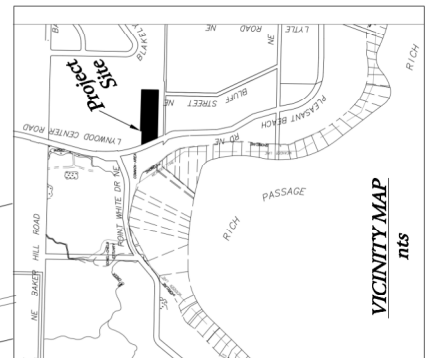


LINE	BEARING	LENGTH
L1	N 00°22'41" W	15.00'
L2	S 00°22'41" E	65.73'

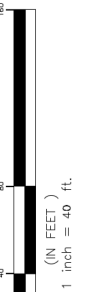
CURVE	RADIUS	LENGTH	DELTA
C1	2502.04'	29.79'	0°40'48"
C2	2502.04'	72.36'	1°35'13"

LEGEND

- Sewer MH
- Fire Hydrant
- Water valve
- Power Pole
- Rock wall
- Light pole
- Fir tree
- Cedar tree
- Maple tree
- Alder tree
- Deciduous tree
- Hemlock tree



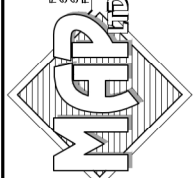
GRAPHIC SCALE



C.O.B.I APPLICATION #: NEIGHBORHOOD HOME AT SERENITY EXISTING CONDITIONS PLAN

FOR ROMERKOFF SERENITY, LLC
285 MADEN LANE
SEATTLE, WA 98112

CONTACT PETER O'CONNOR
O'CONNOR ARCHITECTS
(206) 842-5490



P.O. Box 120 • 1909 Clear Creek Road, Nall
Silverdale, Washington 98283
Silverdale 662-8959 • Seattle (206) 662-9514
Fax: (206) 662-9516

CALCULATED	DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
SPV	SPV	SPV	APV	6-11-13	1"=40'	63502	1 OF 3



4 STEP DESIGN PROCESS

PBV SOUTH - COTTAGES

BAINBRIDGE ISLAND, WA

SCALE 1:40 11/8/23



WENZLAU ARCHITECTS



PLEASANT BEACH VILLAGE SOUTH COTTAGES - ILLUSTRATIVE SITE PLAN

L01



PLEASANT BEACH VILLAGE SOUTH COTTAGES - LANDSCAPE TYPOLOGY DIAGRAM

L02

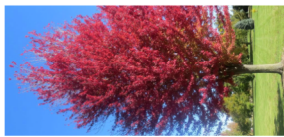


1 STREETSCAPE

The planting along Pleasant Beach Drive NE is meant to act as a transition between the formality of Lynwood Center plantings to the west, the bluff planting of the project site to the north and the wilder more native residential properties to the east. Red Maples would blend with the street tree maples on the south side of the street as well as the native maples to the east. The shrub layer of pines and manzanitas would be kept simple and below 3-4' height with dark, evergreen shrubs creating a less formal continuity with the hedges of western properties while retaining a drier presence of the bluff planting to the north. Beach Strawberry would match the groundcover across the street.

Sample Representative Species:

- Jefferson Maple
- Mugo Pine
- John Dourley Dwarf Manzanita
- Beach Strawberry

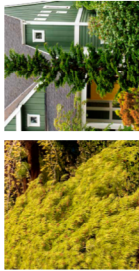


2 COTTAGE GARDENS

Gardens around the cottages will be a diverse mixture of flowering shrubs, grasses and occasional small trees. Year-round color and a variety of textures will be emphasized in plant material. Views will be preserved with plantings predominantly less than 4' tall. Plant species will be ornamental but regionally adapted for the Pacific Northwest climate.

Sample Representative Species:

- Dwarf Japanese Maple
- Hinoki Cypress
- Deutzia
- Fothergilla
- Magnolia
- Pennisetum
- Hydrangea

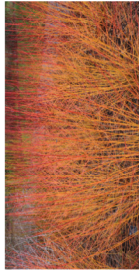


3 STREAM GARDEN

The central spine garden will include a linear water feature. This stream will cascade over large granite boulders into a series of pools and a pathway with bridges will follow the journey of the water downhill. The planting for this garden will be lush in character. Mixed plantings will blend with the adjacent cottage gardens by being similar in stature and organic in layout. Moisture regimes will correspond to the moisture regime of the stream and pools.

Sample Representative Species:

- Berkley Sedge
- Fragrant Snowbell
- Pacific Fire Vine Maple
- Redtwig Dogwood

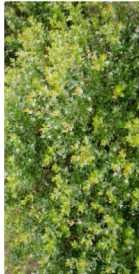
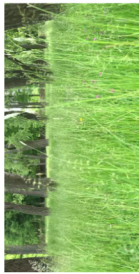


4 BLUFF GARDEN

The bluff garden will take advantage of the existing dry, open, and west-facing slope between the road and the interior stream garden. This garden contains a large, existing Pacific Madrone and massive erratic (glacial boulder), which will be emphasized by a simple planting of low ornamental grasses surrounding each. Further to the north on this slope, adjacent to the proposed commercial building, low massings of drought tolerant Manzanitas and Shrub Roses will help emphasize the more lush and complex nature of the stream and cottage gardens to the east.

Sample Representative Species:

- Red Fescue
- Roerners Fescue
- Pacific Madrone
- Radcor Knock Out Shrub Rose
- Manzanita



5 EXISTING NATIVE FOREST

An existing Puget Sound lowland forest surrounds much of the site- it abuts the south, east and portions of north areas of the proposed development. Existing trees will be protected as is shown in the Tree Retention Plan (U04) to maintain the native conifer canopy. Invasive species will be removed from the understory. Areas disturbed during construction- particularly the edge of forest that the new development abuts- will be supplemented with native forest species- both trees and shrubs. Much of the required screening buffer is located in this existing forest. See the next column and calculations for required density of planting (existing and/or proposed) in the buffers.

Sample Representative Species:

- Douglas Fir
- Western Red Cedar
- Salal
- Sword Fern
- Oregon Grape
- Bigleaf Maple
- Red Alder



20' PERIMETER FULL SCREEN BUFFER PER COB 118.15.01(C,D,4)

A full screen buffer of mostly native trees and shrubs is proposed along the south, east and west property lines. Portions of these buffers are already heavily vegetated. Supplemental plantings are proposed to meet the intent of the buffer. Portions of the buffer may be averaged based on the proposed development. Below are the prescriptive code requirements for number of plants in the buffer. Existing planting may count towards these required quantities.

CALCULATIONS

(Refer to U02 for screen locations)

PERIMETER FULL SCREEN BUFFER A

- TOTAL LF: 234
- TOTAL SF: 68
- TOTAL TREES: 23
- MIN. 16 EVERGREEN
- MIN. 9 EVERGREEN

PERIMETER FULL SCREEN BUFFER B

- TOTAL LF: 160
- TOTAL SF: 46
- TOTAL TREES: 20
- MIN. 14 EVERGREEN
- MIN. 6 EVERGREEN

PERIMETER FULL SCREEN BUFFER C

- TOTAL LF: 68
- TOTAL SF: 19
- TOTAL TREES: 7
- MIN. 5 EVERGREEN
- MIN. 2 EVERGREEN

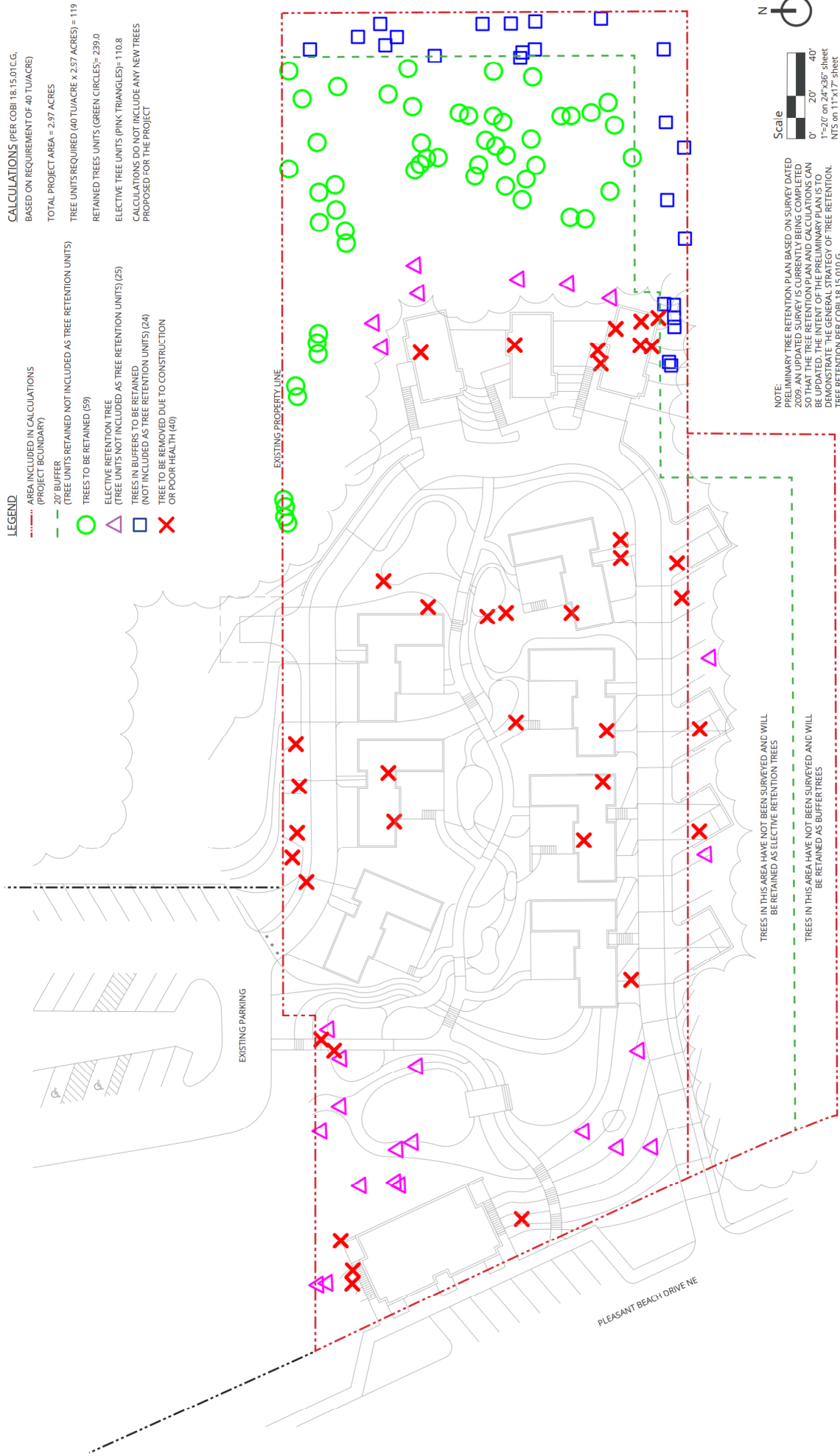
PERIMETER FULL SCREEN BUFFER D

- TOTAL LF: 303
- TOTAL SF: 86
- TOTAL TREES: 30
- MIN. 21 EVERGREEN
- MIN. 15 EVERGREEN

NOTE: 10% OF ALL TREES NEED TO BE NATIVE. ALL SHRUBS NEED TO BE MIN. 6' HEIGHT AT MATURITY. 100% GROUND COVER WITHIN 5 YEARS.

PLEASANT BEACH VILLAGE SOUTH COTTAGES - TYPOLOGY DESCRIPTION & SPECIES

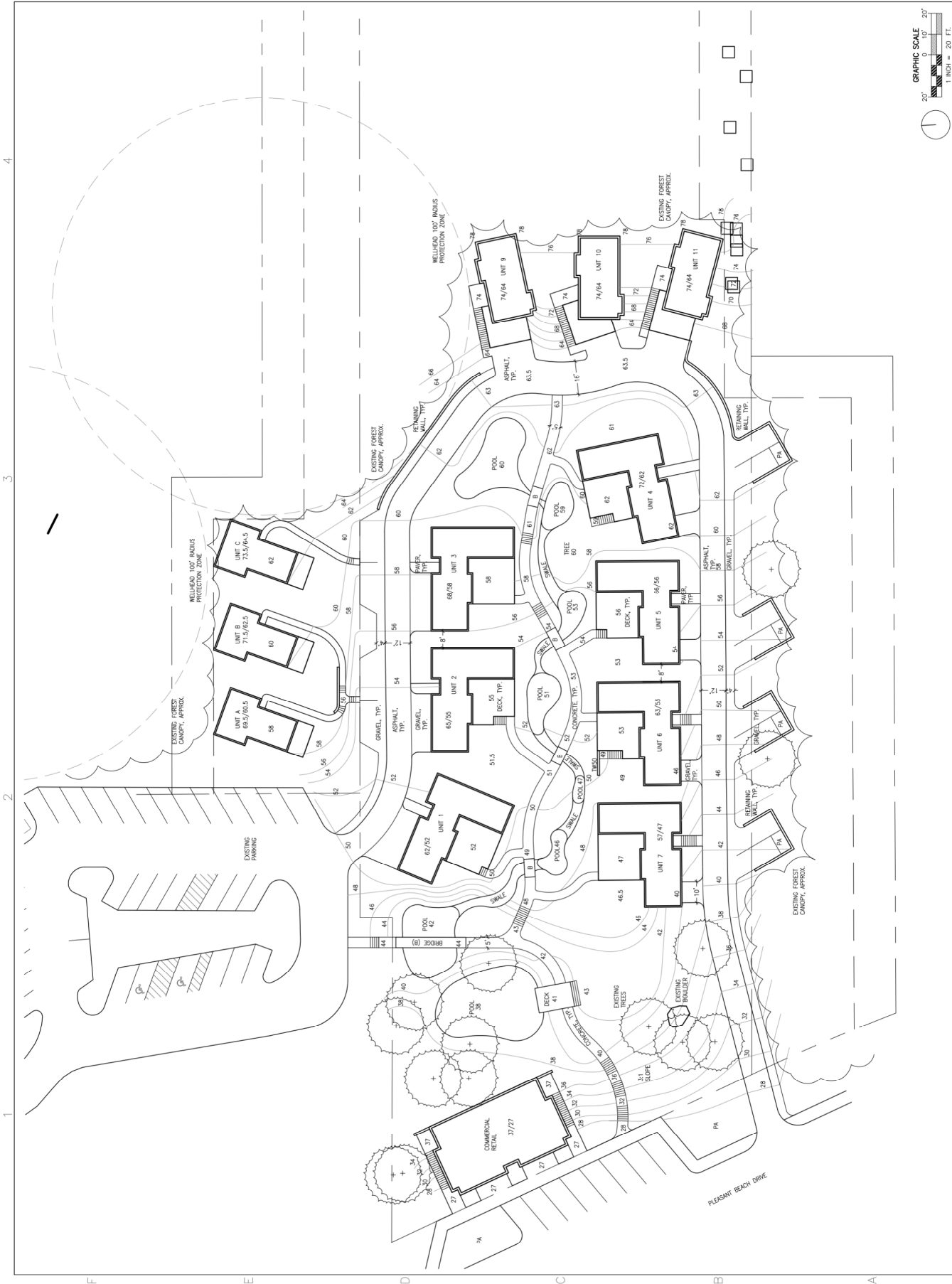
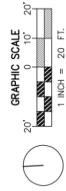
L03

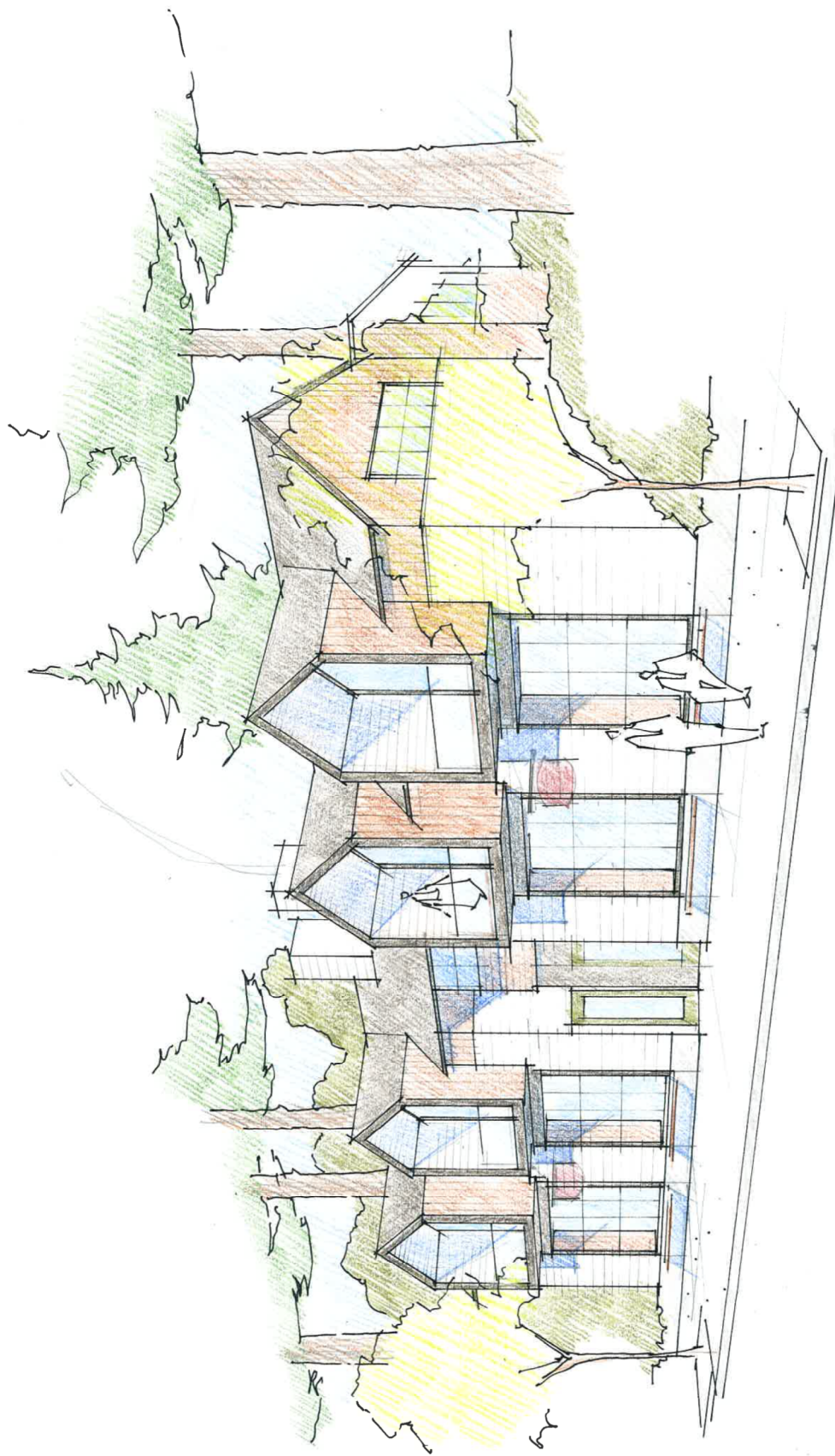


PLEASANT BEACH VILLAGE SOUTH COTTAGES - PRELIMINARY TREE RETENTION PLAN

L04







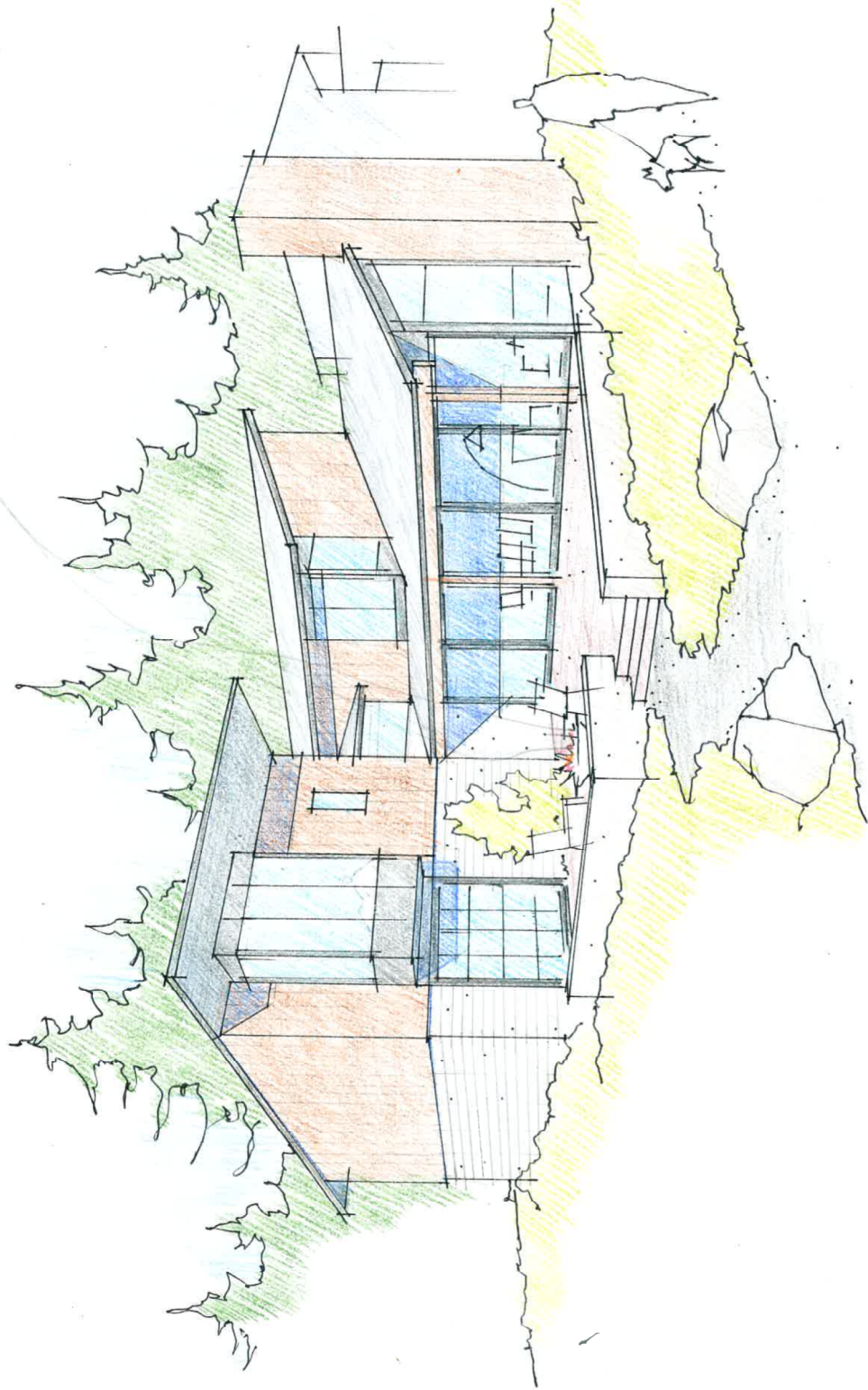
MIXED USE BUILDING

PBV SOUTH - COTTAGES
BAINBRIDGE ISLAND, WA

11/8/23



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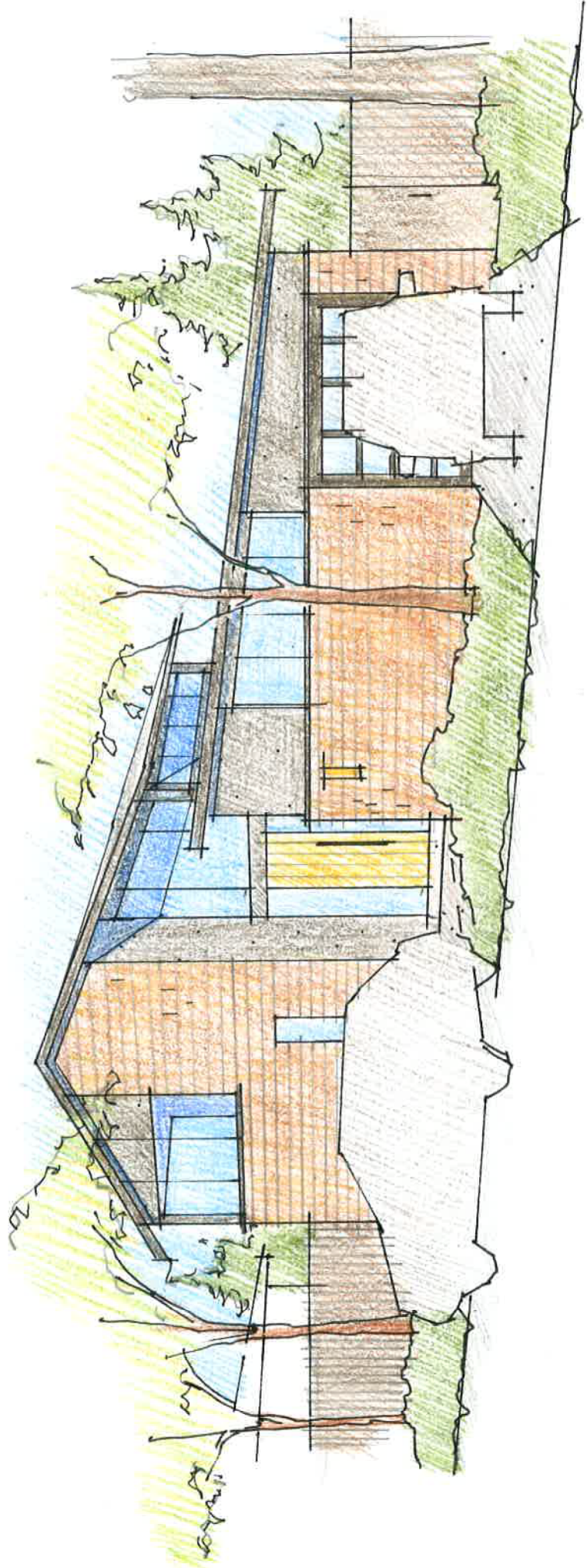
COURTYARD COTTAGES - GARDEN VIEW

PBV SOUTH - COTTAGES
BAINBRIDGE ISLAND, WA

11/8/23



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COURTYARD COTTAGES - STREET VIEW

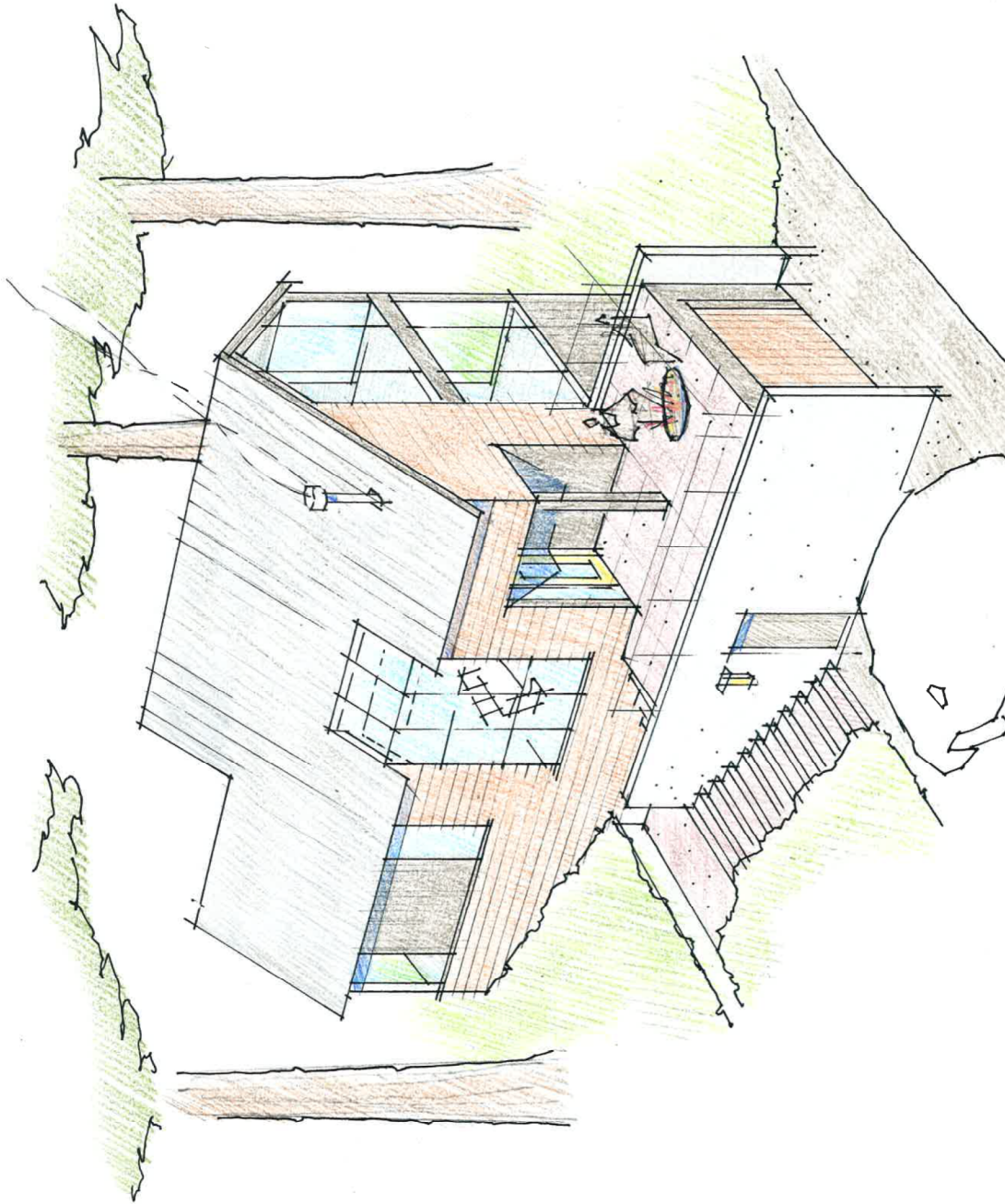
PBV SOUTH - COTTAGES

B 45 BRIDGE ISLAND, WA



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11/8/23



HILLSIDE COTTAGE

PBV SOUTH - COTTAGES
BAINBRIDGE ISLAND, WA

11/8/23



WENZLAU ARCHITECTS



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: January 11, 2024

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Code Amendment Requests from Puget Sound Energy

AGENDA CATEGORY: Discussion

PROPOSED BY: HB Harper

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Information only

SUMMARY:

PSE requests code amendments related to:

1. Aquifer Recharge Protection Area dedications on land not owned by PSE (easements)
2. Removing the prohibition on utilities in Category II wetlands
3. Minor clarifications on height, zoning setbacks, and owner authorization

BACKGROUND: The City has received a code amendment request by Puget Sound Energy (PSE), and per BIMC 2.16.180, the request will be coming before the Planning Commission for discussion, a public hearing, and a recommendation. These amendments are requested to support the installation, upgrade and maintenance of PSE's linear distribution and transmission line infrastructure. The amendments are intended to support the operation of the electrical system on Bainbridge Island, including performance and reliability of substations, batteries, and infrastructure, as well as electrification of ferries.

ATTACHMENTS: