



CITY OF  
BAINBRIDGE ISLAND

**PLANNING COMMISSION SPECIAL MEETING  
THURSDAY, APRIL 14, 2022**

THE PLANNING COMMISSION WILL HOLD THIS MEETING USING A VIRTUAL ZOOM WEBINAR PLATFORM. MEMBERS OF THE PUBLIC WHO DO NOT WISH TO VIEW THE MEETING VIA THE CITY'S WEBSITE STREAMING WILL BE ABLE TO CALL IN TO THE ZOOM MEETING.

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

[HTTPS://BAINBRIDGEWA.ZOOM.US/J/97340072620](https://bainbridgewa.zoom.us/j/97340072620)

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DIAL(FOR HIGHER QUALITY, DIAL A NUMBER BASED ON YOUR CURRENT LOCATION):

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WEBINAR ID: 973 4007 2620

INTERNATIONAL NUMBERS AVAILABLE: [HTTPS://BAINBRIDGEWA.ZOOM.US/U/KEH9VIDNVY](https://bainbridgewa.zoom.us/j/97340072620)

**AGENDA**

**1. CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE - 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 (6:05 PM) [March 24, 2022 Planning Commission Special Meeting Draft Minutes](#) 5 Minutes**  
[MARCH24DRAFTMINUTES.pdf](#)

**3. PUBLIC COMMENT - 6:10 PM**

- 3.a **(6:10 PM) Public Comment** 5 Minutes  
[Instructions\\_for\\_Providing\\_Public\\_Comment\\_at\\_Remote\\_Meetings\\_\\_PlanningCommission.pdf](#)
- 4. **PRESENTATION - 6:15 PM**  
 (6:15 PM) 2022 Climate Action Plan
  - 4.a **Climate Action Plan Update** 20 Minutes  
[CAP Implementation Update - Planning Commission 04.14.22.pdf](#)
- 5. **NEW BUSINESS - 6:35 PM**
  - 5.a **(6:35 PM) Overview of Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning,** 15 Minutes  
[Staff Memo.docx](#)  
[Draft Ordinance No. 2022-01 formerly No. 2021-35\\_ Revising HDDP Program.docx](#)  
[Exhibit A to BIMC 2.16.020.S. HDDP.docx](#)  
[Feb 8 2022 Council Mtg Minutes.pdf](#)
- 6. **UNFINISHED BUSINESS -6:50 PM**
  - 6.a **(6:50 PM) Discuss Ordinance No. 2022-02 (formerly 2021-38) to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations** 60 Minutes  
[Staff Memo.docx](#)  
[Ordinance No. 2022-02 \(formerly 2021-38\) Relating to Affordable Housing on Religious Properties.docx](#)  
[Ordinance No. 2022-02 Exhibit A.pdf](#)  
[Commissioner Macchio Motions to amend Whereas Section for 4-14-22.pdf](#)  
[Commissioner Birtley Housing Ordinance Presentation Religious Organization Affordable Housing 4.8.22.pdf](#)  
[CommissionerSubramanianNote on Alt Proposal Analysis Apr 11 2022 - Revised.pdf](#)  
[Commissioner Macchio Density Bonus Motions for 4-14-2022.pdf](#)  
[RCW 36.70A.545 Increased density bonus for affordable housing located on property owned by a religious organization.pdf](#)
- 7. **PLANNING DIRECTOR'S REPORT - 7:50 PM**
- 8. **FOR THE GOOD OF THE ORDER - 7:55 PM**
- 9. **ADJOURNMENT - 8:00 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](mailto: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](mailto: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 Special Meeting Agenda Bill

**MEETING DATE:** April 14, 2022

**ESTIMATED TIME:** 5 Minutes

**AGENDA ITEM:** (6:05 PM) March 24, 2022 Planning Commission Special Meeting Draft Minutes

**SUMMARY:** Review and approve draft meeting minutes.

**AGENDA CATEGORY:** Minutes

**PROPOSED BY:** Planning & Community Development

**RECOMMENDED MOTION:** I move to approve the meeting minutes from the March 24, 2022 Planning Commission Special Meeting

**STRATEGIC PRIORITY:**

**FISCAL IMPACT:**

<b>Amount:</b>	
<b>Ongoing Cost:</b>	
<b>One-Time Cost:</b>	
<b>Included in Current Budget?</b>	

**BACKGROUND:**

**ATTACHMENTS:**

[MARCH24DRAFTMINUTES.pdf](#)

**FISCAL DETAILS:**

**Fund Name(s):**

**Coding:**



CITY OF  
BAINBRIDGE ISLAND

**Planning Commission Special Meeting  
March 24, 2022  
Meeting Minutes**

**1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE**

Chair Sarah Blossom called the meeting to order at 6:01 PM. Commissioners in attendance were Vice-chair Ashley Mathews, Ariel Birtley, Benjamin Deines, William Chester, and Lisa Macchio. Commissioner Subramanian was absent and excused. The Land Acknowledgement was read and all confirmed review of the agenda. City Council Liaison Jon Quitslund was in attendance as well as the following City Staff: Interim Planning Director Mark Hofman, Planning Manager David Greetham, Senior Planner Jennifer Sutton and Administrative Specialist Marlene Schubert who monitored the recording and prepared minutes.

Conflict Disclosure: Commissioner Benjamin Deines disclosed family members attend Bethany Lutheran and another family member is an employee for Wenzlau Architects. Commissioner Dienes recused himself and left the meeting.

**2) PLANNING COMMISSION MEETING MINUTES**

2.a Review and Approve meeting minutes from the February 24 and March 10, 2022 meetings.

[Cover Page](#)  
[FEB24DRAFTMINUTES.pdf](#)  
[MARCH10DRAFT MINUTES.pdf](#)

**Motion:** I move to accept approve the meeting minutes for the 02/24/2022 as written and the 3/10/22 minutes as amended.

**Chester/Macchio:** The motion carried 5-0 with 2 abstentions.  
2/24/2022 minutes were approved as corrected.

**3) PUBLIC COMMENT**

3.a Instructions for Public Comment

[Cover Page](#)  
[Instructions\\_for\\_Providing\\_Public\\_Comment\\_at\\_Remote\\_Meetings\\_\\_PlanningCommission.pdf](#)

Jane Greenburg provided comments and supports Guiding Principle #1 (posted at the end of the agenda packet) – would like Winslow to keep its special small-town atmosphere.

#### 4) PUBLIC PARTICIPATION MEETING - HYLA HIGH SCHOOL

##### 4.a Hyla High School Public Participation Meeting

###### Cover Page

[Hyla High School\\_Project Narrative\\_2022-1-18.pdf](#)

[Hyla High School\\_Zoning Summary\\_1-18-22.pdf](#)

[220118 Hyla High School PreApplication plan set.pdf](#)

[Preapplication Summary PLN52173 PRE 16MAR2022.pdf](#)

Chair Blossom opened the Public Participation Meeting.

Planning Manager David Greetham explained the reason for a 2<sup>nd</sup> Public Participation meeting. He also introduced a revised summary of the project.

Charles Wenzlau, representing the applicant, presented details of the Hyla High School project.

Jeff Weis, Wenzlau Architects, shared the presentation.

###### Public Comment:

Jane Greenburg – Spoke against the project.

Susanne Lindsley & Art Grice – Supports suggested changes with respect to traffic pattern and student drop off.

Maggie Hemphill – Supports project with a suggestion on how to limit noise.

#### 5) UNFINISHED BUSINESS

##### 5.a Discuss Ordinance No. 2022-02 (formerly 2021-38) to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations

###### Cover Page

[Staff Memo.pdf](#)

[Ordinance No. 2022-02 \(formerly 2021-38\) Relating to Affordable Housing on Religious Properties.pdf](#)

[Ordinance No. 2022-02 Exhibit A.pdf](#)

[Commissioner Blossom potential motions for 3 24 22.pdf](#)

[Commissioner Macchio FINAL Draft Motions for 3 24 22.pdf](#)

[Commissioner Macchio Whereas Clauses ordered as they should appear if motions are approved.pdf](#)

[Commissioner Subramanian Summary Community Input re Drivers for Bethany Lutheran Projectv3.pdf](#)

[Commissioner Subramanian Summary Slides Address Objections to BL Pilot and 2nd Proposal v8 Post Mtg.pdf](#)

[RCW 36.70A.545 Increased density bonus for affordable housing located on property owned by a religious organization.pdf](#)

**Motion:** I move to amend the last sentence of Section 18.09.030(C)(3)(c) so that it reads as follows: This lot coverage reduction does not apply to Affordable Housing Development on properties owned or controlled by religious organizations, as described in Section 18.21.050 BIMC.

**Blossom/Macchio**

The motion carried 5-0 with 2 abstentions.

After discussion and amendment, the following motion was adopted:

**Motion:** I move to revise 18.21.050 in the public hearing draft of ordinance 2022-02 to read as follows: 18.21.050 Affordable Housing Development on Religious Organization-Owned Properties: In order to implement RCW 36.70A.545, the City shall allow a density bonus consistent with Section 18.21.050.D on properties owned or controlled by religious organizations, when requested by such organizations. For the purposes of this section "religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property. The projects must meet the provisions of RCW 36.70A.545 and the requirements listed below.

**Blossom/Macchio:** The motion passed 4-1 with 2 abstentions.

AYES: Blossom, Mathews, Birtley, Chester

NOES: Macchio

**Motion:** I move to delete the wording in 18.21.050.A. related to Pilot Project.

**Macchio/Birtley:** The motion failed 2-3 with 2 abstentions.

AYES: Macchio and Birtley

NOES: Blossom, Mathews and Chester

**Motion:** I move to amend the last sentence of 18.21.050(D) by changing the "or" to an "and" before "on-site septic" and adding ", if applicable".

**Blossom/Mathews:** The motion carried 5-0 with 2 abstentions.

**Motion:** I move to revise 18.21.050.E. in the public hearing draft of ordinance 2022-02 to read as follows:

Project bonus density is allowed as provided in Table E.I. below:

I. Table E.I. Density Bonus Above Base Density, Incentivizing Green Building, Redevelopment and Sustainability

a. An additional 50% bonus density is allowed by providing fifty percent (50%) rental units.

Sustainability Certification Level <sup>3</sup>	Percentage of Proposed Development <sup>1</sup> built on Previously Developed Site Area <sup>2</sup>				
	0.00	.25	.50	.75	1.0
No Certification <sup>4</sup>	50%	50%	100%	100%	100%
BuiltGreen 4-Star <sup>5</sup>	75%	100%	150%	175%	200%
BuiltGreen 5-Star <sup>6</sup>	100%	150%	175%	200%	250%
BuiltGreen Emerald Star <sup>7</sup>	150%	200%	200%	225%	300%
ILFI Core <sup>8</sup>	200%	250%	300%	325%	350%
LBC Petal <sup>9</sup>	250%	300%	350%	400%	400%
LBC Living <sup>10</sup>	300%	350%	400%	400%	400%

**Macchio/Birtley:** The motion failed 2-3 with 2 abstentions.

**AYES:** Macchio and Birtley

**NOES:** Blossom, Mathews and Chester

**Motion:** I move to amend 18.21.050(E) by adding “,provided that all other provisions of the code are met” at the end of the sentence.

**Blossom/Chester:** The motion passed 4-1 with 2 abstentions.

**AYES:** Blossom, Mathews, Birtley, Chester

**NOES:** Macchio

After discussion and amendment, the following motion was adopted:

**Motion:** I move to revise 18.21.050.J to read as follows: Green building. The dwelling units must meet either a green building certification standard of International Living Future Institute Core Certification, BuiltGreen 4 Star, BuiltGreen 5 Star or BuiltGreen Emerald Certification or Evergreen Sustainable Development . The certification program must utilize third-party verification.

**Macchio/Birtley:** The motion passed 3-2 with 2 abstentions.

**AYES:** Blossom, Macchio, Birtley

**NOES:** Chester and Mathews

**Motion:** I move to amend the second sentence of 18.21.050(L) so that the first portion reads “This ordinance shall not apply to property owned or controlled by religious organizations . . .”

**Blossom/Macchio:** The motion carried 5-0 with 2 abstentions.

**Motion:** I move to add a new section that reads as follows: A representative of the Project Management team must participate in *Applying an Equity Lens to Project Management: An Implementation Roadmap* prior to submitting an application.

**Blossom/Mathews:** Motion carried 5-0 with 2 abstentions.

**Motion:** I move to amend 18.21.050 as follows: add a new section titled “Consistency Analysis” that reads “The applicant shall prepare a Consistency Analysis to be considered by the Planning Commission as part of their review and recommendation. The Consistency Analysis shall describe how the proposed project is consistent with, supported by or addresses the following: i. Housing Needs Assessment; ii. Housing Action Plan (if the project is proposed after completion of the Housing Action Plan); iii. Bainbridge Island Climate Action Plan and B.I. Community-based strategies to reduce Green House Gas Emissions, and v. How the project is designed to fit with the neighborhood character (as defined by Design for Bainbridge) and mitigate impacts.

**Blossom/Macchio:** The motion carried 5-0 with 2 abstentions.

### **Public Comment**

Joseph Shea – Supports a plan for affordable housing. Prefers island wide language vs. pilot project language.

Susan Bisnet – Supports island wide ordinance. Shared further detail about her support and concerns.

Jason Wilkinson – Member of Green Building Task Force. Provided feedback related to the discussion that took place earlier in the meeting.

Jim Halbrook – Does not support the project.

Jonathan Davis - Supports ordinance and commission efforts.

Chris Dixon – Shared specific concerns about the project.

Ron Peltier – Concerned those reflecting support stand to financially benefit from the ordinance.

### **6) NEW BUSINESS -**

Commissioner Blossom discussed Pre-application conference assignments.

### **7) PLANNING DIRECTOR’S REPORT**

No report

### **8) FOR THE GOOD OF THE ORDER**

Commissioner Chester thanked the group for their diligence.

### **9) ADJOURNMENT**

Chair Sarah Blossom adjourned the meeting at 9:58 pm.

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Sarah Blossom, Chair

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Maria Dozeman, Administrative Specialist



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## Planning Commission Special Meeting Agenda Bill

**MEETING DATE:** April 14, 2022

**ESTIMATED TIME:** 5 Minutes

**AGENDA ITEM:** (6:10 PM) Public Comment

**SUMMARY:** Each person commenting will be given 3 minutes to speak unless otherwise instructed by the Chair. Please refer to the guidelines and instructions for public comment attached. Public comment related to a specific agenda item will be invited when the agenda item is being discussed.

**AGENDA CATEGORY:** Discussion

**PROPOSED BY:** Planning & Community Development

**RECOMMENDED MOTION:** Public comment is accepted at this time on any topic of municipal interest not already on the agenda.

**STRATEGIC PRIORITY:**

**FISCAL IMPACT:**

<b>Amount:</b>	
<b>Ongoing Cost:</b>	
<b>One-Time Cost:</b>	
<b>Included in Current Budget?</b>	

**BACKGROUND:**

**ATTACHMENTS:**

[Instructions for Providing Public Comment at Remote Meetings PlanningCommission.pdf](#)

**FISCAL DETAILS:**

**Fund Name(s):**

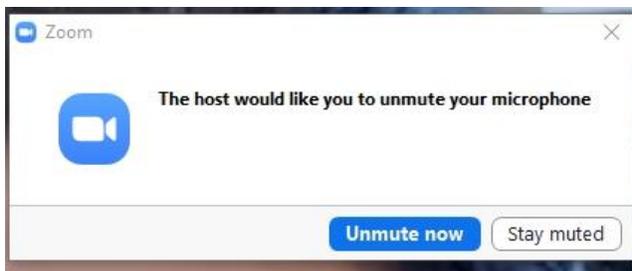
**Coding:**



Members of the public are encouraged to submit written public comment to the **Planning Commission** at any time by emailing **PCD@bainbridgewa.gov**. Members of the public who wish to provide public comment may participate remotely by following the instructions outlined below. Commissioners and staff are panelists, and members of the public are attendees. Webinar attendees do not interact with one another; they join in listen-only mode. 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 first and last name in full.
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.
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, the meeting facilitator will promote you 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 their comment.
8. Unless indicated otherwise by the Chairperson, the 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 received by the Planning Commission, with no response given.





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## Planning Commission Special Meeting Agenda Bill

**MEETING DATE:** April 14, 2022

**ESTIMATED TIME:** 20 Minutes

**AGENDA ITEM:** Climate Action Plan Update

**SUMMARY:** 2022 Climate Action Plan Presentation

**AGENDA CATEGORY:** Presentation

**PROPOSED BY:** Executive

**RECOMMENDED MOTION:** for review

**STRATEGIC PRIORITY:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost:**

**One-Time Cost:**

**Included in Current Budget?**

**BACKGROUND:**

**ATTACHMENTS:**

[CAP Implementation Update - Planning Commission 04.14.22.pdf](#)

**FISCAL DETAILS:**

**Fund Name(s):**

**Coding:**



# Climate Action Plan Update

Autumn Salamack  
Climate Mitigation & Adaptation Officer

April 14, 2022

# Outline

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CAP GOALS



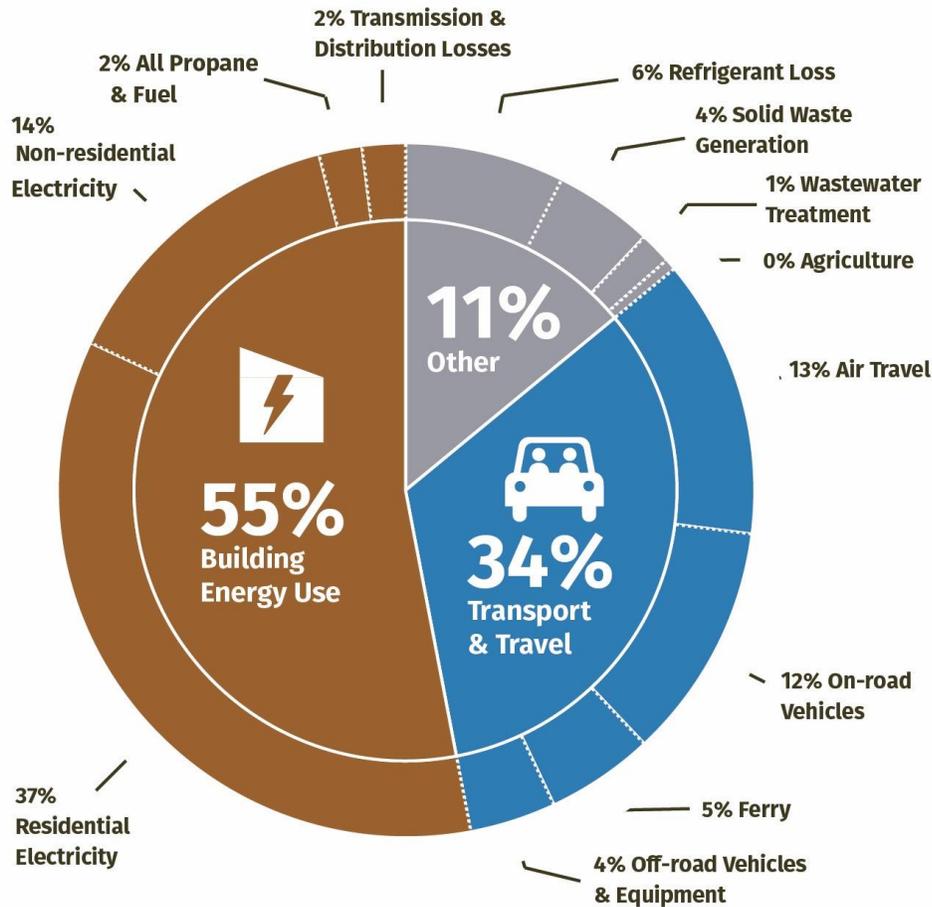
PROGRESS TO DATE



2022 WORKPLAN

# Community Overall Emissions (2018)

# 233,998 MTCO<sub>2</sub>e



## Climate Action Plan Goals:

1. **Reduce GHG emissions:**  
25% by 2025, 30% by 2030,  
90% by 2045 (compared to 2014)
2. **Prepare our community** for  
climate change impacts
3. **Engage and educate** community  
members

# Climate Action Plan (CAP) Focus Areas



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**Energy**



**Buildings**



**Transportation**



**Natural Environment**



**Waste**

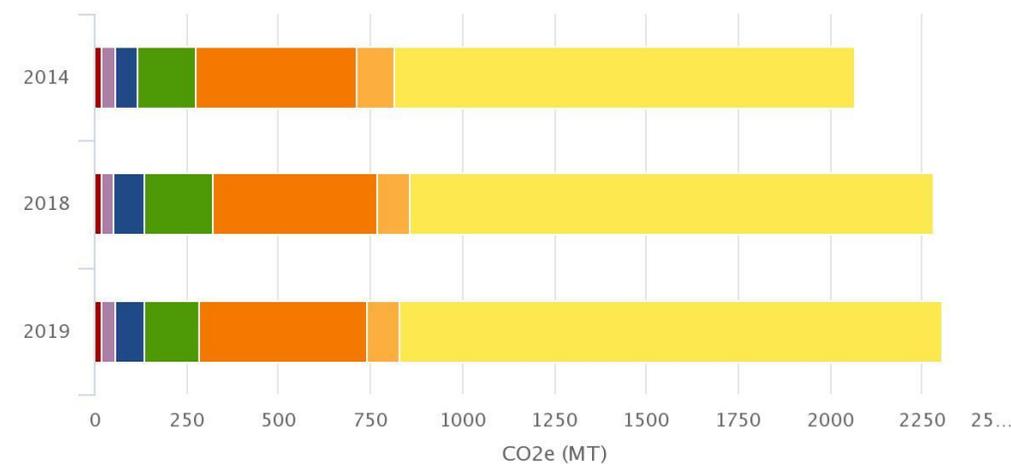


**Community Engagement**

# CAP Actions: General

- Priority Action (PA) #1: Climate Change Adaptation Certification Tool pilot at the Senior Center
- PA #3: Climate Officer started October 2021
- PA #4: Initial cost estimates/staffing for CAP implementation in 2022
- PA #5: Municipal GHG inventory for 2019

COBI Municipal GHG Emissions



● Process & Fugitive Emissions    ● Water & Wastewater Treatment Facilities  
● Solid Waste Facilities    ● Employee Commute    ● Vehicle Fleet  
● Street Lights & Traffic Signals    ● Buildings & Facilities\*

\*Includes electricity use at Wastewater Treatment Plant

# CAP Actions: Energy Use & Source

- PA #6/7: PSE franchise agreement and proposal for a partnership agreement
- PA #7: NREL application to evaluate 100% renewable energy on the Island by 2030
- PA #7: Stakeholder conversations regarding the potential for an anaerobic biodigester

# CAP Actions: Buildings & Facilities

- PA #12: Initial code review for CAP alignment
- PA #9/13: Green Building Task Force recommendations (initial review)

	CAP Action	Relevant Code
1		
2	4.A.1.i. Review current bike parking requirement in COBI code for commercial and multifamily projects to see if there is a need to increase the number of safe spaces to park bikes for their customers, employees, and residents	18.15.030.B. All parking facilities, except those serving single-family residences (including any use accessory thereto), shall contain bicycle parking facilities that allow secure locking of both the frame and wheels of a bicycle. One bicycle space shall be provided for every five parking spaces with a minimum of four spaces provided for each parking lot.  10.08.140. In areas designated "Bicycle Parking," only bicycles shall be permitted to stop, stand or be parked. For purposes of this section, "bicycle" means any device capable of being propelled solely by human power upon which any person may ride, having two tandem wheels either of which is more than 20 inches in diameter.
3	4.B.2.a. Evaluate current code to see if a need to increase the number of EV charge-ready for all new development/major renovations and multifamily units/commercial development include EV charging infrastructure.	18.15.020.B.11. When a new commercial or mixed-use development is required to provide parking for more than 25 cars, at least one parking space near the entrance must be reserved and signed for use by a shared-car program or electric vehicle charging station.  2.16.020.S. HDDP - points for installing EV charging facilities and potential reduction in parking stall dimensional standards for alternative fuel or subcompact vehicles
5	6.B.1.d. Evaluate and revise stormwater code through the lens of likely increases in storm intensity and rainfall	13.14 – Side Sewer Storm and Surface Water Infiltration and Inflow Reduction Program 13.18 – Main Extensions 13.24 – Storm and Surface Water Utility 15.16 – Flood Damage Prevention 15.19 - Site Assessment Review 15.20 – Surface Water and Stormwater Management 15.21 – Stormwater Facilities Maintenance Program  13.10 – Regulations Relating to Public Water Systems 13.12 - Sewers 13.14 – Side Sewer Storm and Surface Water Infiltration and Inflow Reduction Program 13.28 – Solid Waste Management 15.22 – Illicit Discharge Detection and Elimination 18.16 – Litter Control
6	6.D.2.b. Work with community groups and other entities to identify additional opportunities for manure management (e.g., community composting systems, digesters, or other resources that reduce manure emissions; see Chapter 7 for more on this topic) and code changes that could facilitate the implementation of local green waste management.	13.28 – Solid Waste Management; 18.09-Use Regulations 15.22 – Illicit Discharge Detection and Elimination 16.24 – Protection and Preservation of Farmlands and Open Space 16.26 – Right to Farm
7	7.C.1.a. Evaluate and support opportunities to better accommodate on-island or more local processing of green waste (e.g., through amendments to municipal code and allowed uses)	18.09- Use Regulations

# CAP Actions: Transportation

- PA #10: Sustainable Transportation Plan adopted
  - RFQ released to measure GHG emissions w/Scenario 2 and develop robust data source for future VMT reductions
- PA #11: COBI transitioning to electric landscaping equipment
- PA #11: COBI transitioning to electric fleet vehicles – first EV ordered



# CAP Actions: Natural Environment & Waste

- PA #16: Two ordinances passed by Council for reducing single-use plastics

TOGETHER WE CAN  
ERASE THE WASTE

New Rules for Single-Use Food Service Items

Single-use cups, lids, straws, stirrers, utensils, and condiment packets are only available upon request.



New waste reduction rules

Watch on  YouTube

JANUARY 2022 - NEW RULES  
✓ FOR SINGLE-USE FOOD SERVICE ITEMS

JANUARY 2023 - NEW RULES FOR REDUCING  
> PLASTIC WASTE IN FOOD SERVICE AND LODGING BUSINESSES

Disposable food service ware – typically used for only a few minutes before being discarded – can have significant, long term environmental impacts. Bainbridge Island is working to reduce single-use plastics to protect our marine environment and reduce greenhouse gas emissions. As of January 1, 2022, single-use food service products can only be provided when a customer asks or confirms they would like to use them.

Single-use food service products include:

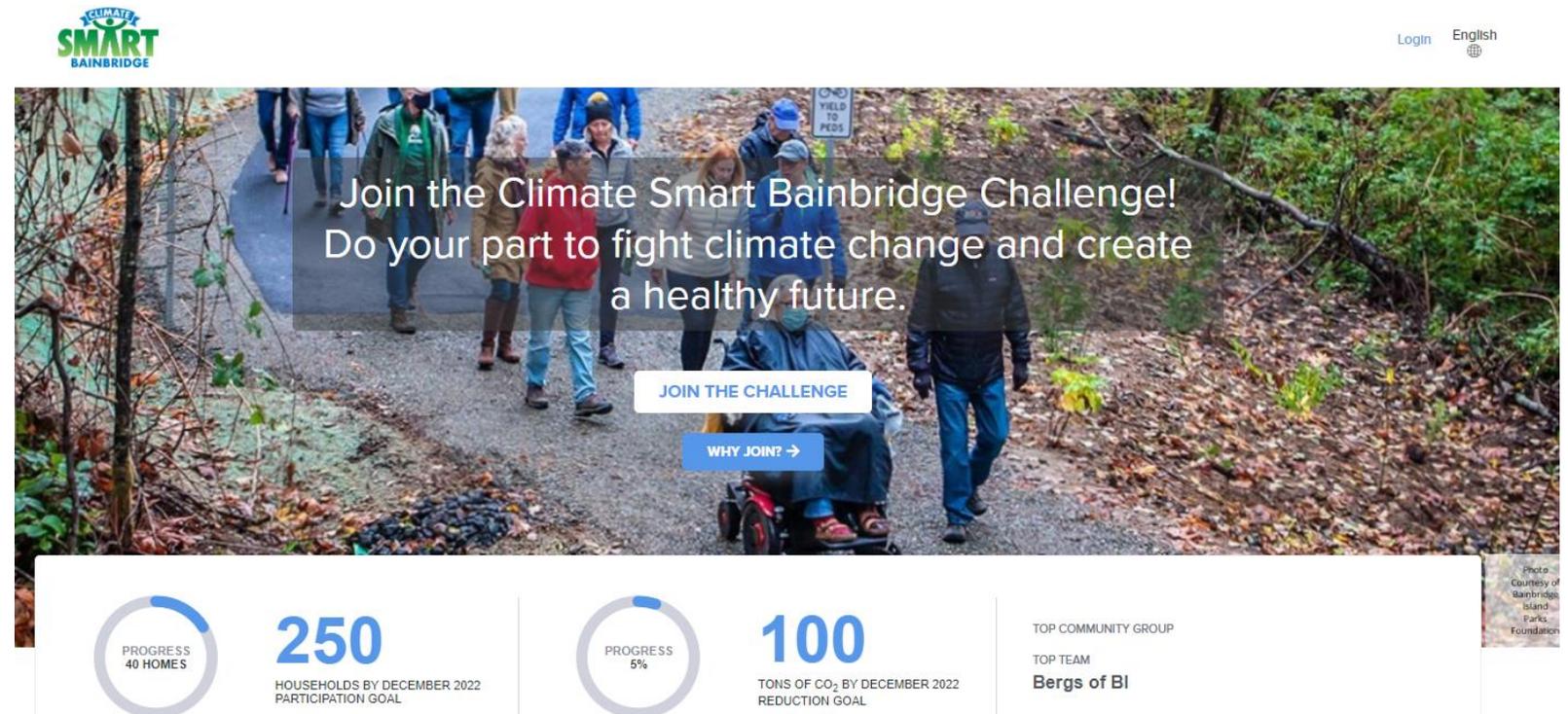
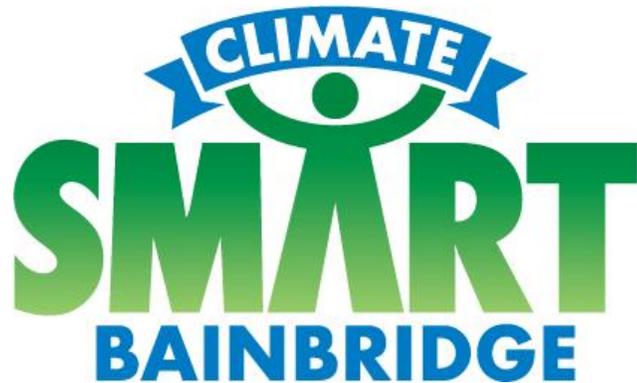
- Utensils
- Straws/stirrers
- Condiments in packaging
- Beverage cups and/or lids (beverage cup lids for hot beverages or beverages for delivery, drive-thru, or curbside pickup are still allowed without customer request)

# CAP Actions: Resilience

- PA #14: Grant application to expand sea-level rise assessment
- PA #18: Solar panels and battery energy storage at community disaster hubs
  - Waterfront Park Community Center
  - Bainbridge Island Recreation Center
  - Bloedel Reserve
  - Battle Point Park
  - Bainbridge Island High School
  - Hyla School
- PA #14: Design funding for the Wing Point Sewer Pump Station
  - Relocate the facility out of tidal zone impacted by sea-level rise
- PA #14: Yeomalt Emergency Drainage Repairs
  - Installed a tidal valve on a stormwater outfall to prevent upland flooding during excessive high tides

# CAP Actions: Community Engagement

- PA #17: New site at [www.bainbridgewa.gov/climateaction](http://www.bainbridgewa.gov/climateaction)
- PA #17: Climate Smart Challenge: [www.ClimateSmartBainbridge.org](http://www.ClimateSmartBainbridge.org)



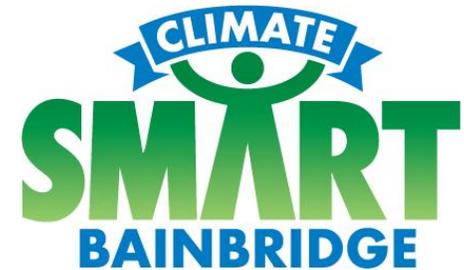
The screenshot shows the website for the Climate Smart Bainbridge Challenge. At the top left is the "CLIMATE SMART BAINBRIDGE" logo. At the top right are links for "Login" and "English". The main content area features a photograph of a group of people walking on a paved path in a wooded area. Overlaid on the photo is the text: "Join the Climate Smart Bainbridge Challenge! Do your part to fight climate change and create a healthy future." Below this text are two buttons: "JOIN THE CHALLENGE" and "WHY JOIN? →". At the bottom of the page, there are two progress indicators. The first shows "PROGRESS 40 HOMES" with a circular progress bar and the number "250" next to it, with the text "HOUSEHOLDS BY DECEMBER 2022 PARTICIPATION GOAL" below. The second shows "PROGRESS 5%" with a circular progress bar and the number "100" next to it, with the text "TONS OF CO<sub>2</sub> BY DECEMBER 2022 REDUCTION GOAL" below. On the right side, it says "TOP COMMUNITY GROUP" and "TOP TEAM Bergs of BI". A small photo credit in the bottom right corner reads "Photo: Courtesy of Bainbridge Island Parks Foundation".

# Additional CAP Actions for 2022

- Review Community Solar project at Vincent Road site
- Install solar panels and battery energy storage at community disaster hubs
- Evaluate EV charging needs for COBI fleet and community
- Evaluate code updates that support climate goals
- Train staff on use of a climate change impacts “lens”
- Hire Climate Action Outreach Coordinator (term-limited position)
- Host community workshops for Climate Smart Bainbridge
- Promote early adoption of 2023 waste reduction requirements
  - [www.plasticfreerestaurants.org](http://www.plasticfreerestaurants.org)

# Learn More

- April 21<sup>st</sup> Climate Smart Bainbridge Webinar (6-7 PM)
  - Zoom Link: <https://bainbridgewa.zoom.us/j/94744526344>
    - Webinar ID: 947 4452 6344
  - Or Join by phone: US: +1 253 215 8782 or +1 346 248 7799
- Autumn Salamack  
[asalamack@bainbridgewa.gov](mailto:asalamack@bainbridgewa.gov)  
[www.bainbridgewa.gov/climateaction](http://www.bainbridgewa.gov/climateaction)





CITY OF  
BAINBRIDGE ISLAND

## Planning Commission Special Meeting Agenda Bill

**MEETING DATE:** April 14, 2022

**ESTIMATED TIME:** 15 Minutes

**AGENDA ITEM:** (6:35 PM) Overview of Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning,

**AGENDA CATEGORY:** Ordinance

**PROPOSED BY:** Jennifer Sutton

### PREVIOUS PLANNING COMMISSION

**REVIEW DATE(S):** October 28 and November 18, 2021

**PREVIOUS COUCIL REVIEW DATE(S):** December 7 and 14, 2021; February 8, 2022

### RECOMMENDED MOTION:

I move to schedule additional discussion on the proposed additions to Ordinance No. 2022-01 at the April 28th Planning Commission meeting.

AND/OR

I move forward with scheduling a public hearing on Ordinance No. 2022-01 for the May 12th Planning Commission meeting.

### SUMMARY:

This agenda item is to discuss on Ordinance No. 2022-01 (formerly Ordinance No. 2021-35). Ordinance No. 2022-01 would revise the City's Housing Design Demonstration Project ("HDDP") program. The ordinance integrates the revisions to the HDDP program recommended by the Planning Commission on November 18, 2021. These revisions to the HDDP program are shown in ~~strikeout~~/underline format in Exhibit A to the ordinance. The Commission had also recommended extended the HDDP program for two additional years.

In December, 2021 when the City Council took up the Planning Commission recommendations on Ordinance No. 2021-35, the Council opted to separate the HDDP extension and program revisions into two separate ordinances. The Council approved Ordinance No. 2021-39, extended the program for one year (expiration December 31, 2022) on December 14, 2021 (see Background section)

On February 8, 2022, the City Council held a public hearing on Ordinance No. 2022-01 which makes the additional HDDP program revisions recommended by the Commission on November 18, 2022:

1. Revise the HDDP program to specify that all required designated affordable housing units serve households at or below low-income (80% Area Median Income), and
2. Revise the HDDP program to replace the Innovative Site Development Scoring Method (Table 2.16.020.S-3 ) with an "Innovative Site Development" checklist, eliminating the "scoring" and minimum required points for this requirement.

The City Council held a public hearing on Ordinance No. 2022-01 on February 8, 2022. During the public hearing, the City Council heard a comment from Housing Resources Bainbridge (HRB) about the difficulty of meeting innovative site development requirements and parking requirements for projects with 100% affordable housing, without market-rate

housing to assist with underwriting costs.

The City Council approved a motion to forward the HDDP program revisions back to the Planning Commission for further consideration of the issues raised during City Council comments, and to provide another recommendation to the City Council after considering the comments (see attached February 8, 2022 City Council meeting minutes).

The additional revisions to the HDDP program suggested by HRB have been integrated into Ordinance No. 2022-01 Exhibit A and are highlighted in turquoise blue. See pages 6-7 Exhibit A, Section 2.16.020.S.4.b, Innovative Site Development category. Parking requirements are addressed on pages 8-9 of Exhibit A, Sections 2.16.020.S.6.d and 7.d, respectively.

**BACKGROUND:** The City's Housing Design Demonstration Projects ("HDDP") program was originally approved in 2009 as a 3-year Pilot Program in the greater Winslow area. Goals of the HDDP program include:• Promotes green building, sustainable site development, and housing diversity & affordability using development standard flexibility & density incentives, including a density incentive. • HDDP projects are limited to a 1,600 square foot maximum dwelling unit size for all HDDP units.

The program was revised in 2013 and again in 2016 to reflect updated low-impact development requirements and extended until 2019. Ordinance No. 2019-32 narrowed the program to only be available for development projects that provide at least 50% of residential units as affordable housing, and extended the HDDP program until December 31, 2021. On October 12, 2021, the City Council directed the Planning Commission to consider an ordinance to extend the HDDP program for two additional years, until December 31, 2023.

The Planning Commission first discussed Ordinance No. 2021-35 at their October 28, 2021 meeting. The Commission then held a public hearing on November 18, 2021 and after closing the public hearing, continued to discuss the HDDP program as a whole, and whether to extend it. The Commission approved a motion to recommend approval of Ordinance No. 2021-35 that would:

1. Extend the HDDP program for two years, and
2. Revise the HDDP program to specify that all required designated affordable housing units serve households at or below low-income (80% Area Median Income), and
3. Revise the HDDP program to replace the Innovative Site Development Scoring Method (Table 2.16.020.S-3 ) with an "Innovative Site Development" checklist, eliminating the "scoring" and minimum required points for this requirement.

Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) was updated to integrate the Planning Commission's recommended revisions to the HDDP program (see Exhibit A). As recommended by the Commission, Table 2.16.020.S-3, Innovative Site Development Scoring Method, is shown as deleted in the updated ordinance. Staff converted the site development components described in the table to a checklist as recommended by the Commission (Exhibit A Section S.4.b). The table described allocated site development "points," and an HDDP project had to "score" at least 25 points (45% of points available). There are 14 separate innovative site development components moving from the table to a checklist, and staff recommends requiring that an HDDP project include at least 50% or 7 sustainable site components to equate the checklist (Exhibit A Section S.4.b) with the existing Table 2.16.020.S-3 (pages 3-7 of Exhibit A).

Staff also identified clarifying housekeeping changes that should have been made in 2019 when the program was narrowed, and Exhibit A makes those changes (see Table 2.16.020.S-2, page 4).

On December 7, 2021, the City Council considered the November 18, 2021 Planning Commission recommendation to extend the HDDP program for 2 years and additionally revise the program. At that meeting, the Council approved motions to separate the extension of the HDDP program and the Commission-recommended program revisions into two separate ordinances.

Ordinance No. 2021-39, was approved by the City Council and December 14, 2021, which thereby extended the HDDP program in its current form for one year (until December 31, 2022) to allow time for the Council to consider the revisions and updates included in Ordinance No. 2022-01.

As referenced in the Summary section, on December 7, 2021, the Council began discussion on the Planning Commission recommendation to revise the HDDP program. The program is codified in BIMC 2.16.020.S. (see attached Exhibit A to Ordinance No. 2022-01). Due to the extent of the changes to the program that were recommended by the Planning Commission, it was recommended that the Council hold a public hearing on an ordinance that includes the proposed revisions at a future Council meeting to obtain public comment on what is being recommended and to ensure that the revised ordinance captures what was recommended by the Planning Commission. On December 14, 2021, the Council took action to set a public hearing on this Ordinance No. 2022-01 for February 8, 2022. See attached meeting minutes.

**ATTACHMENTS:**



Department of Planning and Community Development

## Memorandum

Date: April 8, 2022

To: Planning Commission

From: Jennifer Sutton, AICP, Senior Planner

Subject: Ordinance No. 2022-01 (formerly 2021-35) Revisions to Housing Design Demonstration Project (HDDP) program, BIMC Section 2.16.020.S

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### I. MEETING PURPOSE

The purpose of tonight's Planning Commission agenda item is to introduce Draft Ordinance No. 2022-01 which revises the City's Housing Design Demonstration Project (HDDP) program, BIMC Section 2.16.020.S. The City Council has sent this ordinance back to the Planning Commission for further consideration (see below).

### II. Draft Ordinance 2022-01

Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) would revise the City's Housing Design Demonstration Project ("HDDP") program. The ordinance integrates the revisions to the HDDP program recommended by the Planning Commission on November 18, 2021. These revisions to the HDDP program are shown in strikeout/underline format in Exhibit A to the ordinance. The Commission had also recommended extended the HDDP program for two additional years.

In December, 2021 when the City Council took up the Planning Commission recommendations on Ordinance No. 2021-35, the Council opted to separate the HDDP extension and program revisions into two separate ordinances. The Council approved Ordinance No. 2021-39, extended the program for one year (expiration December 31, 2022) on December 14, 2021.

On February 8, 2022, the City Council held a public hearing on Ordinance No. 2022-01 which makes the additional HDDP program revisions recommended by the Commission on November 18, 2022:

- Revise the HDDP program to specify that all required designated affordable housing units serve households at or below low-income (80% Area Median Income), and
- Revise the HDDP program to replace the Innovative Site Development Scoring Method (Table 2.16.020.S-3) with an "Innovative Site Development" checklist, eliminating the "scoring" and minimum required points for this requirement.

The City Council held a public hearing on Ordinance No. 2022-01 on February 8, 2022. During the public hearing, the City Council heard a comment from Housing Resources Bainbridge (HRB) about the difficulty of meeting innovative site development requirements and parking requirements for projects with 100% affordable housing,

without market-rate housing to assist with underwriting costs. The City Council approved a motion to forward the HDDP program revisions back to the Planning Commission for further consideration of the issues raised during City Council comments, and to provide another recommendation to the City Council after considering the comments (see attached February 8, 2022 City Council meeting minutes).

The additional revisions to the HDDP program suggested by HRB have been integrated into Ordinance No. 2022-01 Exhibit A and are highlighted in **turquoise blue**. See pages 6-7 Exhibit A, Section 2.16.020.S.4.b, Innovative Site Development category. Parking requirements are addressed on pages 8-9 of Exhibit A, Sections 2.16.020.S.6.d and 7.d, respectively.

### III. Background

On October 12, 2021, the City Council directed the Planning Commission to consider an ordinance to extend the HDDP program for two additional years, until December 31, 2023.

The Planning Commission first discussed Ordinance No. 2021-35 at their October 28, 2021 meeting. The Commission then held a public hearing on November 18, 2021 and after closing the public hearing, continued to discuss the HDDP program as a whole, and whether to extend it. The Commission approved a motion to recommend approval of Ordinance No. 2021-35 that would:

- Extend the HDDP program for two years, and
- Revise the HDDP program to specify that all required designated affordable housing units serve households at or below low-income (80% Area Median Income), and
- Revise the HDDP program to replace the Innovative Site Development Scoring Method (Table 2.16.020.S-3) with an "Innovative Site Development" checklist, eliminating the "scoring" and minimum required points for this requirement.

Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) was updated to integrate the Planning Commission's recommended revisions to the HDDP program (see Exhibit A). As recommended by the Commission, Table 2.16.020.S-3, Innovative Site Development Scoring Method, is shown as deleted in the updated ordinance. Staff converted the site development components described in the table to a checklist as recommended by the Commission (Exhibit A Section S.4.b). The table described allocated site development "points," and an HDDP project had to "score" at least 25 points (45% of points available). There are 14 separate innovative site development components moving from the table to a checklist, and staff recommends requiring that an HDDP project include at least 50% or 7 sustainable site components to equate the checklist (Exhibit A Section S.4.b) with the existing Table 2.16.020.S-3 (pages 3-7 of Exhibit A). Staff also identified clarifying housekeeping changes that should have been made in 2019 when the program was narrowed, and Exhibit A makes those changes (see Table 2.16.020.S-2, page 4).

On December 7, 2021, the City Council considered the November 18, 2021 Planning Commission recommendation to extend the HDDP program for 2 years and additionally revise the program. At that meeting, the Council approved motions to separate the extension of the HDDP program and the Commission-recommended program revisions into two separate ordinances. The other ordinance, Ordinance No. 2021-39, was approved by the City Council and December 14, 2021, which thereby extended the HDDP program in its current form for one year (until December 31, 2022) to allow time for the Council to consider the revisions and updates included in Ordinance No. 2022-01.

As referenced above, on December 7, 2021, the Council began discussion on the Planning Commission recommendation to revise the HDDP program. The program is codified in BIMC 2.16.020.S. (see attached Exhibit

A to Ordinance No. 2022-01). Due to the extent of the changes to the program that were recommended by the Planning Commission, it was recommended that the Council hold a public hearing on an ordinance that includes the proposed revisions at a future Council meeting to obtain public comment on what is being recommended and to ensure that the revised ordinance captures what was recommended by the Planning Commission. On December 14, 2021, the Council took action to set a public hearing on this Ordinance No. 2022-01 for February 8, 2022. See attached meeting minutes.

#### **IV. NEXT STEPS:**

The Planning Commission is tasked with reviewing and possibly revising Ordinance No. 2022-01, holding a public hearing on the ordinance, and eventually, providing a recommendation to the City Council on the ordinance. The City Council will then take up the ordinance again for its own review and decision

At the end of the April 14, 2022 discussion, the Commission could take the following actions:

1. Schedule additional discussion on Ordinance No. 2022-01 for a future Planning Commission meeting, such as April 28, 2022.  
AND/OR
2. Schedule a public hearing on Ordinance No. 2022-01 for the May 12<sup>th</sup> Planning Commission meeting.

**ORDINANCE NO. 2022-01**  
(formerly Ordinance No. 2021-35)

**AN ORDINANCE** of the City of Bainbridge Island, Washington, amending Bainbridge Island Municipal Code Section 2.16.020.S. to revise the Housing Design Demonstration Project program.

**WHEREAS**, on August 12, 2009, the City Council adopted Ordinance No. 2009-06, establishing a pilot Housing Design Demonstration Project (“HDDP”) program to allow for the development of projects to increase the variety of housing choices available to residents of all economic segments and to encourage sustainable development through the use of development standard incentives; and

**WHEREAS**, Ordinance No. 2009-06 established a sunset date of August 26, 2012, for the HDDP program; and

**WHEREAS**, on July 18, 2012, the City Council approved Ordinance No. 2012-09, extending the HDDP program until December 31, 2013, to allow time for the City to further evaluate the program; and

**WHEREAS**, the City Council convened an Ad Hoc Committee made up of a Planning Commissioner, three City Councilmembers, a member of the Design Review Board, and a representative from the Housing Resources Board to evaluate and make recommendations on the HDDP program; and

**WHEREAS**, the Ad Hoc Committee recommended changes to the HDDP program, including extending the HDDP program until the end of 2016 to allow time for the construction of approved projects; and

**WHEREAS**, on December 11, 2013, the City Council adopted those recommendations with the approval of Ordinance No. 2013-25, extending the HDDP program to December 31, 2016; and

**WHEREAS**, on September 27, 2016, the City Council adopted Ordinance No. 2016-27, extending the HDDP program until December 31, 2019, to allow time to review the program and compare it to other affordable housing tools the City may choose to utilize, as envisioned by the draft 2016 Comprehensive Plan; and

**WHEREAS**, on February 28, 2017, the City Council adopted Ordinance No. 2017-01, approving the 2016 Comprehensive Plan; and

**WHEREAS**, the 2016 Comprehensive Plan includes several policies related to promotion of sustainable development and affordable housing; and

**WHEREAS**, the purpose of the existing HDDP program is to allow the development of housing design demonstration projects that increase the variety of housing choices available to

residents across underserved portions of the socioeconomic spectrum, promote compact, low-impact development where it is most appropriate, and encourage high quality and innovation in building design, site development, and “green” building practices; and

**WHEREAS**, the Affordable Housing Task Force was created by the City Council on May 9, 2017, and was instructed to make recommendations for specific actions, programs, and strategies the City of Bainbridge Island and the City Council can take in the near-term to improve access to affordable housing across the economic spectrum; and

**WHEREAS**, the City’s Affordable Housing Task Force issued a final report in July 2018 with many recommendations on how to increase housing affordability and diversity on Bainbridge Island, which include similar goals as the HDDP program described above; and

**WHEREAS**, on October 1 and 22, 2019, a majority of the City Council indicated support for extending the HDDP program until December 31, 2021; and

**WHEREAS**, on December 10, 2019, the City Council approved Ordinance No. 2019-32 which narrowed the program to only apply to projects that provided at least 50% of housing units as affordable housing and extended the HDDP program until December 31, 2021; and

**WHEREAS**, the City continues to work on accomplishing many of the recommendations made by the Affordable Housing Task Force’s final report and to implement City green building standards, and both affordable housing and green building are required as part of the HDDP program; and

**WHEREAS**, at the time Ordinance No. 2019-32 was approved, the City was working on preliminary design concepts for the Suzuki Affordable Housing project, which was being planned as an HDDP project with more than 50% affordable housing, however development at the Suzuki property was removed by the City Council from the City’s priority affordable housing work list in 2020; and

**WHEREAS**, although the City has not received any formal development proposals that plan to utilize the HDDP program since the program was extended and narrowed at the end of 2019, there was public comment at the October 12, 2021 City Council meeting that there is at least one affordable housing project in a conceptual phase that would utilize the HDDP program; and

**WHEREAS**, on October 12, 2021, the City Council voted 6-0 to support a two-year extension of the HDDP program until December 31, 2023 and referred the issue to the Planning Commission for consideration and a recommendation; and

**WHEREAS**, on October 28, 2021, the Planning Commission discussed this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) and held a public hearing on the ordinance on November 18, 2021; and

**WHEREAS**, after closing the public hearing, the Planning Commission further discussed the HDDP program and voted to recommend approval to the City Council of a revised version of this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35), extending the HDDP program and making other changes; and

**WHEREAS**, in recommending approval of Ordinance No. 2022-01 (formerly Ordinance No. 2021-35), the Planning Commission additionally recommended revising the HDDP program to require that affordable housing be targeted to low-income (or below) households, and further recommended converting the Innovative Site Development Scoring Method to a simple checklist; and

**WHEREAS**, notice was given on November 4, 2021 to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106 related to this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35); and

**WHEREAS**, on December 7, 2021, the City Council considered this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) related to extending the HDDP program and integrating the additional program changes recommended by the Planning Commission, as well as recommended changes by City staff; and

**WHEREAS**, during the City Council's discussion on December 7, 2021, the Council passed two motions, and via the first motion the Council directed the City Manager to prepare an ordinance to extend the HDDP program in its current form for one year, and via the second motion the Council directed the City Manager to include an agenda item on the December 14, 2021 Council agenda to set a public hearing for a future date regarding this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35); and

**WHEREAS**, on December 14, 2021, the City Council set a public hearing for February 8, 2022 for this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) to further consider the HDDP program changes recommended by the Planning Commission and City staff; and

**WHEREAS**, on December 14, 2021, the City Council also considered associated Ordinance No. 2021-39, related to extending the HDDP program in its current form for one additional year to allow time for the Council to consider this Ordinance No. 2022-01 and to avoid a situation in which the HDDP program would lapse while that consideration was occurring; and

**WHEREAS**, on February 8, 2022, the City Council held a public hearing on this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) related to revisions and updates to the HDDP program as recommended by the Planning Commission and City staff and, after considering public comment regarding this ordinance, the Council approved a motion to forward Ordinance No. 2022-01 back to the Planning Commission to incorporate public hearing comments to provide an additional recommendation to the City Council; and

**WHEREAS**, on April 14, 2022, the Planning Commission discussed Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) and the public comments received by the Council that suggested additional amendments to the ordinance; and

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

**Section 1.** Section 2.16.020.S. of the Bainbridge Island Municipal Code is hereby amended as shown in Exhibit A, which is fully incorporated herein to this ordinance by this reference.

**Section 2. Severability.** Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

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

PASSED BY THE CITY COUNCIL this \_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED BY THE MAYOR this \_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Joe Deets, Mayor

ATTEST/AUTHENTICATE:

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

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NUMBER:

ATTACHED:

\_\_\_\_\_, 2022

\_\_\_\_\_, 2022

\_\_\_\_\_, 2022

2022-01 (formerly 2021-35)

Exhibit A

## EXHIBIT A TO ORDINANCE NO. 2022-01 (formerly Ordinance No. 2021-35)

### 2.16.020.S. Housing Design Demonstration Projects.

1. Purpose and Goals. The purpose of this subsection S is to allow the development of housing design demonstration projects that increase the variety of housing choices available to residents across underserved portions of the socio-economic spectrum, and to promote compact, low-impact development where it is most appropriate. Further, its purpose is to encourage high quality and innovation in building design, site development, and “green” building practices.

The goals of this program are to increase the housing supply and the choice of housing styles available in the community; to promote socio-economic diversity by adding to the stock of income-qualified housing; to encourage development of smaller homes, at reasonable prices, in neighborhoods attractive to a mix of income and age levels; and to demonstrate that innovative design and building techniques (conserving water and energy, using sustainably sourced materials, limiting environmental impacts) are compatible with market considerations.

2. Applicability. This subsection S is applicable to all properties located within the Winslow sanitary sewer system service area. An application for a housing design demonstration project may be applied to single-family residential subdivisions, mixed-use/multifamily and multifamily developments. Since the purpose is to provide housing projects as demonstrations, the city will accept projects for consideration and approval prior to the sunset date of the ordinance codified in this chapter. The city will limit acceptance of projects outlined in this section to two projects after the effective date of the ordinance codified in this section.

3. Review and Approval Process. Housing design demonstration project applications shall be reviewed as specified in the same manner as other applications for the same type of underlying land use permit (see BIMC 2.16.030 through 2.16.210), with additional review steps done in the order below as outlined in this subsection.

- a. Conceptual Proposal Review. Applicants proposing a demonstration project shall meet with city staff during the conceptual phase to discuss the goals and evaluation parameters of the proposed project. The conceptual proposal review is an informal discussion between the applicant and city staff regarding a proposed project. There are no required application materials for this stage. Applicants shall contact the planning department staff to request a meeting, and the meeting shall be scheduled by staff for no more than three weeks after the request date. The purpose of the conceptual proposal review is to determine if the proposal is eligible to be considered as an application for a housing design demonstration project and to assist the applicant by identifying (i) requirements for submittal, including types of supplemental materials for application; (ii) compliance with applicable city plans, goals, policies, codes, or guidelines and possible revisions to the project that will enhance the proposal with respect to these requirements; (iii) areas of BIMC Title 17, Subdivisions, and BIMC Title 18, Zoning, where the applicant seeks flexibility; and (iv) required plans, studies, reports, and/or other materials specific to the proposal that will provide necessary information for staff and the design review board, and to review the project under the criteria outlined in subsection S.4 of this section.
- b. Public Participation Program. The applicant is required to participate in one or more community meetings, either through (i) the city’s public participation program following the procedures outlined in Resolution Nos. 2010-32 and 2001-11, or (ii) an equivalent public meeting that includes participation by city staff, as approved by the director.
- c. Preapplication Conference. The applicant shall apply for a preapplication conference pursuant to subsection I of this section. Housing design demonstration projects shall be reviewed by both staff and the design review board, pursuant to subsection F of this section. The applicant shall submit an HDDP proposal consistent with the requirements in the administrative manual. The applicant shall consider input received during the public meetings and conceptual review with city staff in crafting the proposal. The proposal will be evaluated pursuant

to subsection S.4 of this section by city staff with the design review board serving in an advisory role, in addition to their review of applicable design guidelines. The director shall prepare written findings of facts, and applicants will receive preliminary notification from the director whether the proposal will qualify as a housing design demonstration project, or feedback about how to improve the proposal to qualify. If the applicant changes the proposal in any significant manner other than a response to feedback from the public meeting, conceptual review, or the preapplication review, an additional preapplication conference may be required.

- d. **Application Submittal.** An applicant may submit a land use permit application (subdivision, site plan and design review, or conditional use permit) for a housing design demonstration project after completion of a required conceptual and preapplication review and notification by the city that the proposal qualifies as a housing design demonstration project. Upon receipt of an application, the director shall provide notice to the applicant and public in accordance with subsection M of this section and commence the application review process. Housing design demonstration projects that require more than one land use permit must utilize the consolidated project review process outlined in BIMC 2.16.170. All housing design demonstration project applications, including subdivisions, shall be reviewed by the design review board and the planning commission at public meetings. The design review board and the planning commission shall make recommendations on all housing design demonstration projects.
- e. **Permit Decision.** The decision to approve or deny a housing design demonstration project shall be made as part of underlying land use permit approval. The decision shall be based upon the decision criteria of the underlying planning permit, and the decision criteria outlined in subsection S.5 of this section. Housing design demonstration project approval conditions shall be included in the final permit approval and shall address any ongoing compliance requirements, including compliance with approved design plans. The city may require that the applicant record covenants to ensure ongoing compliance or maintenance for required project components.
- f. **Building Permit.** The applicant shall submit a building permit that is consistent with all conditions of the land use permit approval. The applicant shall also submit documentation that the project has applied for required certification by a green building rating system, such as Evergreen Sustainable Development, LEED, or BuiltGreen. Proof of ongoing certification shall be required during construction and project certification must be completed prior to final occupancy.
- g. **Living Building Challenge.** For projects pursuing the Living Building Challenge standard of the International Living Building Institute, the applicant must show proof of pursuing ongoing certification during construction for all required elements. After construction, and prior to issuance of the certificate of occupancy, the applicant must show proof of initial project compliance as to the site, materials, indoor quality and beauty/inspiration components of the Living Building Challenge and that the project is likely to achieve the elements of energy and water following 12 months of occupancy as required under Living Building Challenge certification. For those elements of energy and water that require occupancy of the building for 12 months for Living Building Challenge certification, the applicant must submit a report to the city following 12 months of occupancy, demonstrating its progress towards meeting these remaining elements of the Living Building Challenge standard. If certification of those elements has not been achieved, the applicant must provide quarterly reports of progress towards certification of these elements, including additional steps and timeline that will be taken to achieve certification.

4. **Evaluation Method.** Each project will be evaluated for innovation and achievement of the goals of this subsection S of this section using a number of factors. The evaluation factors are divided into three categories. Examples of sustainable development methods do not limit other mechanisms of meeting the evaluation factor. Projects that qualify as housing design demonstration projects are eligible to use the flexible development standard incentives outlined in subsections S.6 and 7 of this section, and are eligible for the residential incentives outlined below and in subsection S.8 of this section. Tables 2.16.020.S-1, S-2, and S-3 show how projects are scored/evaluated to qualify for the housing design demonstration project program.

**Table 2.16.020.S-1: Housing Design Demonstration Project Scoring System**

<b>Density Incentives</b>	<b>Requirements to Receive Incentives</b>	
	<b>Green Building and Innovative Site Development</b>	<b>Housing Diversity</b>
2.5 x Base Density  OR  Max. Bonus Mixed-Use FAR	<ul style="list-style-type: none"> <li>LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development</li> <li>25 Points in <u>Project integrates at least 50% of listed Innovative Site Development Practices</u></li> </ul>	<ul style="list-style-type: none"> <li>50% affordable housing</li> <li>Home size not larger than 1,600 sq. ft.</li> </ul>

NOTE: For required affordable housing units:

- o ~~Home ownership projects: 50% of r~~Required affordable house units ~~should~~ must serve low-income households with an income ≤ less than or equal to 80% AMI. (See, BIMC 18.21.020.A. and BIMC 18.36.030.)
- o Rental projects: 50% of required affordable house units ~~should~~ must serve households with an income ≤ less than or equal to 60% AMI.

**Table 2.16.020.S-2 Housing Diversity Scoring Method**

	<b>Affordable Housing</b>			<b>Unit Size</b>		<b>Unit Type</b>	
	Project includes a number of housing units that are designated affordable for a period of 99 years to the spectrum of income levels as defined by BIMC 18.36.030.16 and 18.21.020.A. Rental housing is encouraged by awarding more points for the creation of rental housing.			Project includes a variety of unit sizes, excluding garages, that provide for a broad mix of income levels and family size. In order to score a point in a unit size range, the project shall provide at least 10% of the total number of units in that range. For example, in a 40-unit development, at least 4 units sized between 1,001 and 1,200 ft <sup>2</sup> would be needed to score points in that range.		Unit type: Project includes a variety of housing unit types (i.e., single-family style, townhouse, flat, age-in-place, ADUs, cottages) or innovative type of housing. In order to score points for different unit types, the project shall provide at least 10% of the total number units of that type. For example, in a 40-unit development of townhomes and duplexes, at least 4 units of townhomes would be needed to score points for having 2 different unit types.	
<b>Total Housing Diversity Points Required</b>	<b>Affordable Units</b>	<b>Ownership Value</b>	<b>Rental Value</b>	<b>Unit Size Range</b>	<b>Value</b>	<b>Number of Different Unit Types</b>	<b>Value</b>
	10%	10	12	< 800 ft <sup>2</sup>	1	2	2
	11 – 15%	12	14	801 – 1,000 ft <sup>2</sup>	1	3	3
	16 – 20%	14	16	1,001 – 1,200 ft <sup>2</sup>	1	4	4

**Table 2.16.020.S-2 Housing Diversity Scoring Method**

	<b>Affordable Housing</b>			<b>Unit Size</b>		<b>Unit Type</b>	
	Project includes a number of housing units that are designated affordable for a period of 99 years to the spectrum of income levels as defined by BIMC 18.36.030.16 and 18.21.020.A. Rental housing is encouraged by awarding more points for the creation of rental housing.			Project includes a variety of unit sizes, excluding garages, that provide for a broad mix of income levels and family size. In order to score a point in a unit size range, the project shall provide at least 10% of the total number of units in that range. For example, in a 40-unit development, at least 4 units sized between 1,001 and 1,200 ft <sup>2</sup> would be needed to score points in that range.		Unit type: Project includes a variety of housing unit types (i.e., single family style, townhouse, flat, age in place, ADUs, cottages) or innovative type of housing. In order to score points for different unit types, the project shall provide at least 10% of the total number units of that type. For example, in a 40-unit development of townhomes and duplexes, at least 4 units of townhomes would be needed to score points for having 2 different unit types.	
	21 – 25%	16	18	1,201 – 1,400 ft <sup>2</sup>	1	5	5
	> than 25%	20	22	1,401 – 1,600 ft <sup>2</sup>	1	<b>Min. Pts. Required</b>	
	<b>Minimum % Required</b>			<b>Size Requirement</b>	<b>Min. Pts. Required</b>		
20 pts	50%			Max. home size 1,600 ft <sup>2</sup>	NA	NA	

**Table 2.16.020.S-3 Innovative Site Development Scoring Method**

Minimum Site Development Point Requirement	WATER QUALITY & CONSERVATION		LANDSCAPING & OPEN SPACE			TRANSPORTATION			
	REQUIREMENT	VALUE	% OF OPEN SPACE	VALUE	VALUE IF PUBLIC	TRANSPORTATION COMPONENTS	VALUE		
25	Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as greywater use, stormwater collection in cisterns, green roofs and covered parking. All HDDP projects will follow the stormwater manual adopted in Chapter 15.20 BIMC.		Project provides well designed common open space, with at least 5 percent of the gross land area, set aside as open space and designed as an integrated part of the project rather than an isolated element. The common open space must be outside of critical areas and their buffers and required roadside buffers. Appropriate community amenities such as playgrounds, composting and neighborhood gardens promoting the production of locally grown food are encouraged. Resident neighborhood community gardens can be in common open space areas, and shall be appropriately located for solar exposure, and include water availability, soil amenities, and storage for garden tools. Required growing space for neighborhood gardens is 60 square feet per dwelling unit, not including any existing orchard area. Open space dedicated to the public pursuant to the standards of BIMC Sections 17.12.030. A1, A2, A3, A6 & A7 is encouraged.			Project design provides enhanced sensitivity to pedestrian and bicycle travel to promote the people getting around without a car, a reduced carbon footprint, improved health of humans, and lower pollution levels. Project internally preserves existing informal internal connection to external non-motorized facilities, furthering the Island-wide Transportation Plan (IWTP) and using such solutions as woonerfs, green streets, and natural trails and paths. Project reduces reliance on automobiles and trip counts, and promotes alternative transportation, such as integrating parking and charging facilities for electric cars, or bus shelters.			
	Number of dwelling units that integrate greywater reuse components into building design:					Project preserves, creates or integrates internal and external non-motorized connections.			
	10%	1	5-10%	2	4	Provides public walkways, separated paths, or bike lanes. No points for facilities required by IWTP.			
	11-20%	2	11-15%	4	6	On-site car sharing program			
	21-30%	3	16-20%	6	8	Electric vehicle charging stations for 3% of vehicle parking capacity.			
	Over 31%	4	21-25%	8	10	Covered, consolidated bike parking for subdivisions			
	Percentage of total roof area qualifying as "green roofs":		Greater than 25%			10	12	Bus Shelter	
	15-30%	2	Incorporates neighborhood garden			2			
	Over 31%	4	Preserves tree that qualifies as a "Heritage tree" under City Program. The tree is not otherwise required to be preserved.			2 per tree			
	Project integrates cisterns: % of total roof area directed to cisterns:		All Private yard areas ≤ 20% turf			4			
	15-30%	2	Project landscaping integrates at least 60% native or drought tolerant plants			4			
	Over 31%	4							
Percentage of total parking spaces that are covered (i.e. parking garage, carport):									
5-20%	1								
21-40%	2								
41-60%	3								
61-80%	4								
Over 81%	5								

- a. Housing Diversity. Evaluation will review:
- i. ~~Unit Type. The project includes a variety of unit types, for example, single-family, townhomes, flats, duplex, cottages, age-in-place or accessory dwelling units;~~
  - ii. Unit Size. HDDP housing units cannot be larger than 1,600 square feet ~~The project includes a variety of housing unit sizes that provide for a broad mix of income levels and family size; and~~
  - iii. Affordable Housing. The project includes at least 50% of housing units that are affordable to the spectrum of households at or below low-income levels as described in Chapter 18.21 BIMC, Affordable Housing, and BIMC 18.36.030. For rental projects: 50% of required affordable house units must serve households with an income less than or equal to 60% AMI. Designated affordable housing shall remain affordable for 99 years from the time of final inspection on the affordable unit. The applicant shall record covenants that demonstrate how the unit will remain affordable and be managed for 99 years.
- b. Innovative Site Development. All HDDP projects will follow the Department of Ecology's 2012 Stormwater Management Manual for Western Washington, as amended in December 2014. The project must integrate at least 7 (50%) of the 14 sustainable site methods listed across the four sustainable site categories below (water quality and conservation, landscaping, open space, and transportation). For projects which designate 100% affordable housing, compliance with the Innovative Site Development requirements is optional, not required. Evaluation will review:
- i. Water Quality and Conservation. Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as:
    - (a) Greywater: At least 30 % of dwelling units integrate greywater use;
    - (b) Cisterns: At least 30% of total project roof area stormwater collection is directed to in cisterns;
    - (c) Green Roofs: At least 30% of total project roof area qualifies as a "green" or vegetated roofs.
    - (d) Covered Parking: At least 80% of total project parking spaces are covered (e.g., parking garage, carport), and covered parking. All HDDP projects will follow the Department of Ecology's 2012 Stormwater Management Manual for Western Washington, as amended in December 2014.
  - ii. Landscaping. The project uses low maintenance landscaping ~~and that integrates a high proportion of native plants or drought tolerant plants that are climate appropriate. The project limits the amount of lawn in private yards in favor of common open space. Projects are encouraged to use cisterns to collect rainwater for irrigation or garden use.~~
    - (a) Native or Drought Tolerant Plants: Project landscaping integrates at least 60% native or drought tolerant plants.
    - (b) Private Yards: All private yard areas within the project designed to have less than or equal to 20% turf/grass.
    - (c) Heritage Trees: The project preserves one or more tree that has been approved as a "Heritage Tree" under the City's program.
  - iii. Common Open Space. The project provides connected common open space area set aside as active open space and designed and integrated into the project. The open space could include active elements such as a neighborhood garden/pea patch and composting facilities, or a playground.

Critical areas and their buffers and required roadside buffers do not contribute to “common open space” under the housing design demonstration project program.

(a) Open Space: The project integrates at least 25% of the lot area as common open space.

(b) Neighborhood Garden: The project incorporates a neighborhood garden or pea patch.

iv. Transportation. The project ~~(A)~~ uses a design that provides enhanced sensitivity to pedestrian and bicycle travel; ~~(B)~~ and internally preserves existing informal, internal connection to external trail(s), or creates new connections where appropriate, to implement the Island-wide Transportation Plan (IWTP); ~~(C)~~ The project design strives to reduces reliance on automobiles and trip counts, and promotes alternative transportation and public transit; ~~(D)~~ minimizes the visual dominance of automobiles throughout the project; or ~~(E)~~

(a) Electric Vehicle (EV) Charging: Tthe project integrates EV accommodates needs of alternative vehicles through techniques such as parking and charging facilities for at least 10% of vehicle parking capacity electric cars, locating rechargeable electric vehicle (EV) parking in a conspicuous and preferred location close to a main building entrance; ~~and~~

(b) Car Sharing: The project integratesing a parking space for a vehicle sharing program, such as Zipcar™ .

(c) Public Nonmotorized Facilities: The project provides public walkways, sidewalks, separated paths, or bike lanes not otherwise required by the IWTP. Facility location and design is subject to approval by the Department of Public Works.

(d) Covered Bike Parking: The project provides covered, consolidated bike parking.

(e) Bus Shelter: The project provides a covered bus shelter(s) for Kitsap Transit and school bus riders. Shelter location and design must be consistent with any Kitsap Transit, City, or School District requirements.

c. Innovative Building Design. The project ~~is~~ shall be constructed under a green building certification program that requires third-party verification such as the Evergreen Sustainable Development, Living Building Challenge standard of the International Living Building Institute, Passive House Institute US/International, LEED or the BuiltGreen Program of the Master Builders of King and Snohomish Counties.

5. Approval Criteria. In addition to decision criteria required by the underlying planning permit or approval, an application for a housing design demonstration project may be approved if the following criteria are met:

a. The applicant clearly demonstrates that the evaluation factors listed in subsection S.4 of this section will be met, as shown in the housing design demonstration project scoring system as evaluated by the planning and public works departments;

b. The applicant has demonstrated how relief from specific development standards, including setback reductions, lot coverage and/or design guidelines, is needed to achieve the desired innovative design and the goals of this chapter;

c. The project does not adversely impact existing public service levels for surrounding properties;

d. The project complies with all other portions of the BIMC, except as modified through this housing design demonstration project process;

- e. If a project will be phased, each phase of a proposed project must contain adequate infrastructure, open space, recreational facilities, landscaping and all other conditions of the project to stand alone if no other subsequent phases are developed; and
- f. The applicant is meeting required housing diversity standards. Management of long-term affordability for designated affordable housing will be monitored through the use of recorded covenants and/or other agreements.

6. Development Standard Incentives for Development Projects in the Mixed-Use Town Center. The applicant may request that development standards from BIMC Titles 17 and 18 be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title 16 may not be modified. The following development standards may be modified:

- a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.
- b. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
- c. Natural Area. For MUTC projects developed under BIMC Title 17, the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 50 square feet of natural area per unit.
- d. Residential Parking. The parking requirements outlined in BIMC 18.15.020 may be modified to require one parking space for homes under 800 square feet and one and one-half parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or subcompact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the standards outlined in BIMC 18.15.020.J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project program, then the development shall integrate at least one guest parking space for every five dwelling units.

i. For projects which are 100% affordable which designate 100% affordable housing and within 0.5 mile of the Ferry Terminal, for units less than 800 square feet in size, the parking requirement is reduced to 0.5 space per unit. For such projects within 1 mile of the Ferry Terminal, for units less than 800 square feet in size, the parking requirement is reduced to 0.75 space per unit.

- e. Setbacks. Unless required for public safety purposes, such as sight distance, setbacks may be reduced as described below. This section does not supersede lesser setback requirements in the MUTC/HS Road district zones, as outlined in Tables 17.12.070-1 and 18.12.020-2, as applicable.
  - i. Zoning Setback Reductions.
    - (A) Front setback within project: 10 feet.
    - (B) Rear setback within project: minimum of five feet.
    - (C) Side setback within project: minimum of five feet.
  - ii. Subdivision Setback Reductions.

- (A) All interior subdivision setbacks: zero feet.
  - (B) Building to exterior subdivision boundary: five feet.
  - (C) Building to right-of-way or on-site private access: 10 feet.
- f. Building Height. Buildings within the Mixed-Use Town Center or High School Road districts may achieve a maximum building height not to exceed the optional height outlined in Table 18.12.020-2 3.
7. Development Standard Incentives for Development Projects in Residential Zones. The applicant may request that development standards from BIMC Title 17 and 18 be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title 16 may not be modified. The following development standards may be modified:
- a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.
  - b. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
  - c. Natural Area. For residentially zoned projects developed under BIMC Title 17, the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 400 square feet of natural area per unit.
  - d. Residential Parking. The parking requirements outlined in BIMC 18.15.020 may be modified to require one parking space for homes under 800 square feet and one and one-half parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or subcompact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the standards outlined in BIMC 18.15.020.J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project, then the development shall integrate at least one guest parking space for every five dwelling units.
    - i. For projects which are 100% affordable which designate 100% affordable housing and within 0.5 mile of the Ferry Terminal, for units less than 800 square feet in size, the parking requirement is reduced to 0.5 space per unit. For such projects within 1 mile of the Ferry Terminal, for units less than 800 square feet in size, the parking requirement is reduced to 0.75 space per unit.
  - e. Setbacks. Unless required for public safety purposes, such as sight distance, zoning and subdivision setbacks may be reduced as described below. This section does not supersede lesser setback requirements as outlined in Tables 17.12.070-1 and 18.12.020-1, as applicable. Additional vegetative landscaping screen may be required by the director when reducing setbacks.
    - i. Zoning Setback Reductions.
      - (A) Front setback to on-site access: 10 feet.
    - ii. Subdivision Setback Reductions.
      - (A) All interior subdivision setbacks: zero feet.

(B) Building to on-site access: 10 feet.

8. Density Bonus Incentives. An increase in residential base density may be permitted as outlined in Table 2.16.020.S-24.

<b>Table 2.16.020.S-24: Housing Diversity Program Project Density Bonuses</b>
<ul style="list-style-type: none"><li>• 2.5 x Base Density</li><li>• OR Max. Bonus Mixed-Use FAR (all residential)</li></ul>

9. Housing Project Visit. In order to learn from the innovative design practices used, all projects completed under this subsection S shall allow city staff to conduct occasional site tours. City staff will make a request of the property owner prior to conducting a tour and will not access the properties for tours more than once every three months. The site tours will be limited to the exterior and common grounds of the property and conducted during regular business hours. Visits will be coordinated through the staff and property owner, and the owner will receive written notice no less than two weeks in advance of each visit. Any additional access to private property or at alternative times shall be at the permission and cooperation of the individual homeowner only.

10. Demonstration Period. This subsection S and related provisions of BIMC Titles 2, 17, and 18 shall expire on December 31, 2022.



CITY OF  
BAINBRIDGE ISLAND

CITY COUNCIL REGULAR BUSINESS MEETING  
TUESDAY, FEBRUARY 8, 2022

MEETING MINUTES

1) [CALL TO ORDER / ROLL CALL](#)

Mayor Deets called the meeting to order at 6:02 p.m. on the Zoom webinar platform.

Mayor Deets, Deputy Mayor Fantroy-Johnson, and Councilmembers Hytopoulos, Moriwaki, Quitslund, and Schneider were present. Councilmember Pollock was absent and excused.

2) [APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE](#)

City Manager King noted that agenda item 9.D needs to be removed from the agenda. Councilmember Moriwaki moved and Councilmember Hytopoulos seconded to approve the agenda as amended. The motion carried unanimously, 6-0. There were no conflicts of interest disclosed.

3) [PRESENTATION\(S\)](#)

**3.A [Present Proclamation Declaring February 2022 as "Black History Month"](#)**

[Cover Page](#)

[Black History Month Proclamation 2022.docx](#)

Deputy Mayor Fantroy-Johnson read the proclamation.

Chasity Malatesta and Isaiah Brown, a student on the Bainbridge Island School District's Multi-Cultural Advisory Council, accepted the proclamation.

4) [PUBLIC COMMENT](#)

**4.A [Instructions and Guidelines for Providing Public Comment at Remote Meetings - City Clerk](#)**

[Cover Page](#)

[Instructions for Providing Public Comment at Remote Meetings.pdf](#)

Beth Javens, Director of Visit Kitsap, provided information on a draft of the Management Plan for the Maritime Washington National Heritage Area.

Carrie Smith expressed concerns with the policing.

Lisa Neal expressed concerns with the University of Washington Winslow Subarea Plan study.

5) CONSENT AGENDA

**5.A Agenda Bill for Consent Agenda**  
[Cover Page](#)

Councilmember Moriwaki asked to remove item 5.C from the Consent Agenda.

**MOTION:** I move to approve the Consent Agenda as amended with item 5.C pulled.

**Moriwaki/Hytopoulos:** The motion carried 6 - 0.

AYES: Joe Deets, Brenda Fantroy-Johnson, Leslie Schneider, Kirsten Hytopoulos, Jon Quitslund, Clarence Moriwaki

NOES:

ABSENT: Michael Pollock

ABSTAIN: None

**5.B Approve Accounts Payable and Payroll**

[Cover Page](#)

[AP Report to Council of Cash Disbursements 02-09-22.pdf](#)

[Council Report PR 2-4-22.pdf](#)

**5.D Authorize Purchase of 2022 Ford Mach-E SUV Police Vehicle (\$51,547.55 + upfit estimated at \$5,000.00) . - Public Works**

[Cover Page](#)

[2022 Ford Mach-E SUV Quote.pdf](#)

**5.E Authorize Purchase of 2022 Ford Police Interceptor Hybrid Vehicle (\$43,797.94 + upfit estimated at \$25,000.00) - Public Works**

[Cover Page](#)

[2022 Ford Interceptor SUV Hybrid Quote.pdf](#)

**5.F Accept the \$100,000 Washington State Department of Commerce Grant and Authorize Execution of the Associated Interagency Agreement with the Department of Commerce to fund a City Housing Action Plan - Planning**

[Cover Page](#)

[COMMERCE Bainbridge Island Grant Contract-22-63314-004.docx](#)

**ITEM REMOVED FROM THE CONSENT AGENDA**

**5.C Approve City Council Meeting Minutes**

[Cover Page](#)

[City Council Study Session Minutes, January 18, 2022.pdf](#)

[City Council Regular Business Meeting Minutes, January 25, 2022.pdf](#)

Councilmember Moriwaki asked to remove the statement in the January 25, 2022 meeting minutes that Councilmember Pollock recused himself from agenda item 8.C, Provide Direction on Police and Court Facility. City Manager King suggested that the minutes could be clarified to remove that statement and state only that Councilmember Pollock left the meeting.

**MOTION:** I move to approve it [the minutes] as amended with the language that the City Manager directed to our Clerk.

**Moriwaki/Schneider:** The motion carried 6 - 0.

AYES: Joe Deets, Brenda Fantroy-Johnson, Leslie Schneider, Kirsten Hytopoulos, Jon Quitslund, Clarence Moriwaki

NOES:

ABSENT: Michael Pollock

ABSTAIN: None

## 6) COUNCIL ANNOUNCEMENTS

Councilmember Schneider reported on a climate change pilot project related to sustainable transportation in another city.

Councilmember Moriwaki reported on a Design Review Board meeting.

Deputy Mayor Fantroy-Johnson reported on a showing of a documentary film, "Roosevelt High School: Beyond Black & White" at Bainbridge Island Museum of Art.

Mayor Deets highlighted his office hours on Saturday and mentioned that committee reports will be added to future study sessions.

Mayor Deets reported that Councilmember Pollock has resigned his positions as liaison to the Climate Change Advisory Committee (CCAC) and the Planning Commission. Councilmember Schneider will take his position on the CCAC, and Councilmember Quitslund will be the sole Council liaison to the Planning Commission.

## 7) CITY MANAGER'S REPORT

City Manager Blair provided an update on State zoning legislation currently under consideration and recruitment for a Director of Planning and Community Development.

## 8) PUBLIC HEARING(S)

### **8.A Hold Public Hearing and Adopt Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning**

[Cover Page](#)

[Public Hearing Draft Ordinance No. 2022-01 \(formerly No. 2021-35\) Revising HDDP Program.docx](#)

[Exhibit A to BIMC 2.16.020.S. HDDP.docx](#)

City Manager King introduced the agenda item. Interim Planning Director Hofman and Senior Planner Sutton provided additional information.

Mayor Deets opened the public hearing at 6:40 p.m.

### **Public Comment**

Phedra Elliott expressed concerns with the ordinance.

Ron Peltier expressed concerns with the ordinance.

Mayor Deets closed the public hearing at 6:46 p.m.

Council discussed the ordinance and the comments received.

**MOTION:** I move that City Council move forward with approving the revised version of the HDDP as presented.

**Hytopoulos/ Moriwaki:** The motion failed 2 – 4.

AYES: Kirsten Hytopoulos, Clarence Moriwaki  
NOES: Joe Deets, Leslie Schneider, Brenda Fantroy-Johnson, Jon Quitslund  
ABSENT: Michael Pollock  
ABSTAIN: None

**MOTION:** I move to schedule additional discussion on Ordinance No. 2022-01 at a future City Council meeting.

**Deets/Fantroy-Johnson:** The motion failed 3 – 3.

AYES: Joe Deets, Brenda Fantroy-Johnson, Jon Quitslund  
NOES: Leslie Schneider, Kirsten Hytopoulos, Clarence Moriwaki  
ABSENT: Michael Pollock  
ABSTAIN: None

**RESTATED MOTION:** I move to forward tonight's discussion to the Planning Commission to incorporate the comments from tonight's hearing and provide recommendations to Council from the comments at the hearing.

**Schneider/Fantroy-Johnson:** The motion carried 4 – 2.

AYES: Joe Deets, Leslie Schneider, Brenda Fantroy-Johnson, Jon Quitslund  
NOES: Kirsten Hytopoulos, Clarence Moriwaki  
ABSENT: Michael Pollock  
ABSTAIN: None

9) REGULAR BUSINESS

**9.A Receive University of Washington Livable Cities Program Presentation on Winslow Master Plan Project**

[Cover Page](#)

[Winslow Master Plan - Final Presentation.pdf](#)

[Winslow Master Plan Analysis Final Report 2021-2.pdf](#)

City Manager King introduced the agenda item. Senior Planner Sutton provided additional information. University of Washington students Talia Kertsmann, Fangnuo Tao, Jinfan Huang, Zipei Wang, and Barbs Mendez joined the meeting and provided a presentation.

**9.B Discuss Proposal to Review, Substantially Modify, or Repeal BIMC 2.16.210 (Subarea Planning Process) - Planning**

[Cover Page](#)

[Staff Memo on BIMC 2.16.210.docx](#)

[BIMC 2.16.210.pdf](#)

City Manager King introduced the agenda item. Interim Planning Director Hofman and Senior Planner Sutton provided additional information. Council discussed the topic.

**MOTION:** I move that the Code BIMC 2.16.210 be amended to apply to only small designated areas but not Winslow.

**Moriwaki/Hytopoulos:** The motion carried 5 – 1.

AYES: Joe Deets, Leslie Schneider, Kirsten Hytopoulos, Jon Quitslund, Clarence Moriwaki  
NOES: Brenda Fantroy-Johnson  
ABSENT: Michael Pollock  
ABSTAIN: None

### **9.C Review Approach to Winslow Master (Subarea) Plan Preparation \*\* 2022 Council High Priority Project\*\* - Planning**

[Cover Page](#)

[Staff Memo on WMP update.docx](#)

[Map of Winslow Sewer & WMP areas.pdf](#)

City Manager King introduced the agenda item. Interim Planning Director Hofman provided additional information, and Council discussed the item.

**MOTION:** I move to direct the City Manager to convene an interdepartmental committee to begin the project to update the Winslow Subarea Plan by: 1) Reviewing the Plan to identify outdated sections; and 2) Creating a project timeline for completing the update to the Plan that integrates existing related work program items.

**Fantroy-Johnson/Quitslund:** The motion carried 6 - 0.

AYES: Joe Deets, Brenda Fantroy-Johnson, Leslie Schneider, Kirsten Hytopoulos, Jon Quitslund, Clarence Moriwaki  
NOES:  
ABSENT: Michael Pollock  
ABSTAIN: None

**MOTION:** I move to direct the City Manager to bring back for City Council review a draft description of the Winslow Comprehensive Plan Update project to be used in a future request for qualifications process in order to identify a consultant to run the project.

**Quitslund/Schneider:** The motion carried unanimously 6 - 0.

AYES: Joe Deets, Brenda Fantroy-Johnson, Leslie Schneider, Kirsten Hytopoulos, Jon Quitslund, Clarence Moriwaki  
NOES:  
ABSENT: Michael Pollock  
ABSTAIN: None

**MOTION:** I move that we change the references and create the Winslow Subarea Plan in all places where it is previously referenced as the Winslow Master Plan.

**Schneider/Fantroy-Johnson:** The motion carried unanimously 6 - 0.

AYES: Joe Deets, Brenda Fantroy-Johnson, Leslie Schneider, Kirsten Hytopoulos, Jon Quitslund, Clarence Moriwaki  
NOES:

ABSENT: Michael Pollock  
ABSTAIN: None

Mayor Deets adjourned the meeting for a break at 8:27 p.m. and reconvened the meeting at 8:35 p.m.

**9.D Review and Concur with Scope of Work for Housing Action Plan Professional Services Contract \*\*2022 Council High Priority Project\*\* - Planning**

[Cover Page](#)

[BI Housing Action Plan Scope Draft Revised\\_1-25-2022.docx](#)

This item was removed from the agenda.

**9.E Consider Establishing an Annual Travel/Training Budget of \$1,500 each for Councilmembers (a total of \$10,500) and a Corresponding Travel and Training Policy - Executive**

[Cover Page](#)

[Admin Policy Council Travel and Training 02032022](#)

[2022 Travel Expense Claim Form](#)

[2022 Travel Advance Request](#)

[Travel Section - COBI Employee Manual as of June 24, 2021](#)

[City Council Training Tracking Matrix.pdf](#)

City Manager King introduced the agenda item.

**MOTION:** I move to direct the City Manager to establish an annual travel and training budget of \$1,500 for each Councilmember, for a total of \$10,500, and to approve a Travel and Training Policy for the City Council as provided.

**Fantroy-Johnson/Schneider:** The motion carried 6 - 0.

AYES: Joe Deets, Brenda Fantroy-Johnson, Leslie Schneider, Kirsten Hytopoulos, Jon Quitslund, Clarence Moriwaki

NOES:

ABSENT: Michael Pollock

ABSTAIN: None

**9.F Discuss Revised Legislative Policy Guidelines for the 2022 Legislative Agenda - Executive**

[Cover Page](#)

[Legislative Policy Guidelines for 2022 for CC 02082022](#)

[AWC 2022 Legislative Priorities](#)

Deputy City Manager Schroer introduced the agenda item, and Council discussed the guidelines.

**MOTION:** I move that the Council endorse the legislative policies as presented and authorize the City Manager to provide comment to the State or Federal legislative bodies consistent with this direction as appropriate and when timely.

**Deets/Moriwaki:** The motion carried 6 - 0.

AYES: Joe Deets, Brenda Fantroy-Johnson, Leslie Schneider, Kirsten Hytopoulos, Jon Quitslund, Clarence Moriwaki

NOES:





CITY OF  
BAINBRIDGE ISLAND

## Planning Commission Special Meeting Agenda Bill

**MEETING DATE:** April 14, 2022

**ESTIMATED TIME:** 60 Minutes

**AGENDA ITEM:** (6:50 PM) Discuss Ordinance No. 2022-02 (formerly 2021-38) to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations

**AGENDA CATEGORY:** Ordinance

**PROPOSED BY:** Jennifer Sutton

### PREVIOUS PLANNING COMMISSION

**REVIEW DATE(S):** November 18, 2021, January 13 and 27, February 10 and 24, and March 10 and 24, 2022

**PREVIOUS COUCIL REVIEW DATE(S):** October 26, 2021

### RECOMMENDED MOTION:

The Planning Commission may continue discussion of the ordinance and propose amendments. The Planning Commission could make a motion with a recommendation on the ordinance to the City Council, or schedule additional discussion for a future Planning Commission meeting.

#### Suggested Motion:

I move to recommend approval of amended Ordinance No. 2022-02 to the City Council. The Findings of Fact for this recommendation is as follows.....(TBD)

### SUMMARY:

The purpose of this agenda item is for the Planning Commission to continue review of Draft Ordinance No. 2022-02 (attached), which amends several sections of the City's zoning regulations consistent with local needs, as directed in the October 26, 2021 motion. This Draft ordinance implements what is intended by RCW 36.70A.545 (attached) and as directed by the City Council, specifically to focus on the Bethany Lutheran property as a pilot project.

The Planning Commission discussed the draft ordinance at their meeting on through January, February and March. The draft ordinance has been updated to reflect that Planning Commission direction.

During the March 24 2022 Planning Commission discussion, the Commission made several changes to the public hearing draft of the ordinance. The attached ordinance has been updated to reflect the changes made by the Commission on March 24. The amendments consisted of clarifying changes, and adding new sections requiring a "Consistency Analysis" and a requirement for project applicants to complete a workshop on "Applying an Equity Lens in Project Management".

**BACKGROUND:** As described in more detail in the staff memorandum attached with this agenda item, in 2019, the Washington State Legislature approved Substitute House Bill (SHB) 1377 which would facilitate affordable housing projects on properties owned or controlled by eligible religious organizations. The law facilitates affordable housing development by requiring a density bonus, subject to certain conditions. Although current City affordable housing regulations allow a certain amount of affordable housing on properties owned or controlled by religious organizations, including via a density bonus (see staff memo), it is recommended that the City enact regulations to implement the purpose and intent of the 2019 legislation. The applicable state law provision is RCW 36.70A.545 (see attached). Such development is supported by the City's Comprehensive Plan broadly, and specifically Housing Element Policy HO 3.4.

Policy HO 3.4 Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting affordable housing goals and implementing strategies.

On October 26, 2021, the City Council discussed this topic and passed the following motion (6-1) to refer this topic to the Planning Commission:

I move to refer this topic to the Planning Commission to work with City staff to prepare an ordinance to effectuate what is intended by RCW 36.70A.545, including to develop implementing regulations consistent with local needs, specifically to focus on the Bethany Lutheran property and to consider that as a pilot project.

**ATTACHMENTS:**

## Memorandum

Date: April 8, 2022

To: Planning Commission

From: Jennifer Sutton, AICP, Senior Planner

Subject: Ordinance No. 2022-02 (formerly 2021-38) Increased Density Bonus for Affordable Housing Development on Property Owned or Controlled by Religious Organizations

### I. MEETING PURPOSE

The purpose of tonight's Planning Commission agenda item is to continue discussion on Draft Ordinance No. 2022-02 (attached), which amends several sections of the City's zoning regulations. The Planning Commission could make additional amendments to the ordinance, and/or consider making a recommendation on the ordinance to the City Council.

Draft Ordinance No. 2022-02 implements what is intended by (1) [RCW 36.70A.545](#) to provide a density bonus for any affordable housing development located on property owned by a religious organization, and (2) directed by the City Council on October 26, 2021, specifically to focus on the Bethany Lutheran Church property as a pilot project.

Bethany Lutheran Properties Bethany Lutheran Church owns 2 properties totaling 8.43 acres located at the southwest intersection of NE High School Road and Sportsman Club Road NE. The properties are zoned R-0.4, which yields a base density of 4 dwelling units. It is located across Sportsman Club Road NE from the R-2 Zone and Winslow Sewer Service Area. Bethany Lutheran Church currently hosts a Kitsap Transit Park and Ride lot, and there is a separated multiuse path along the eastern portion of the property (Sportsman Club Road NE). Paved shoulders and sidewalks are on NE High School Road, east of the Sportsman Club Road NE intersection.



### II. Draft Ordinance 2022-02

Ordinance 2022-02 adds a new type of land use, Affordable Housing Development on Religious Organization-Owned Properties, including the Bethany Lutheran Affordable Housing Pilot Project, to the Permitted Use Table, BIMC Table 18.09.020 (see Exhibit A) and new regulations for this use added to BIMC 18.21.050. This new use is added only to the R-0.4 zone, which is the zoning designation for the 2 properties that make up the Bethany Lutheran Church (see above, and Exhibit A). The draft regulations describe that projects which are processed pursuant to [RCW 36.70A.545](#) and must meet any applicable land use and environmental procedures and regulations for BIMC Titles 15, 16, 17, and 18, unless modified by the new regulations, Ordinance No. 2022-02.

#### Other Standards included by Reference

The additional regulations proposed for a Bethany Lutheran Affordable Housing Pilot Project are in addition to underlying land use permitting requirements in BIMC Chapter 2.16 (proposed ordinance new BIMC Section 18.21.050.B) and any applicable land use regulations for BIMC Titles 15, 16, 17, and 18 (proposed ordinance new BIMC Section 18.21.050.D). Examples of BIMC development standards that would apply to a future Bethany Lutheran Affordable Housing Pilot Project are:

- Stormwater Management (Chapter 15.20)
- Transportation Concurrency (Chapter 15.32)
- Critical Areas (Chapter 16.20)
- Setbacks, building height (Table 18.12.020.-2)
- Roadside buffers (18.15.010.E)
- Design for Bainbridge design guidelines (18.18)
- Permitting Fees (Fee Schedule)

#### March 24 Planning Commission Amendments to Ordinance 2022-02

Draft Ordinance No. 2022-02 has been amended to reflect the motions approved by the Planning Commission during the March 24, 2022 meeting. The amendments consisted of clarifying changes, and adding new sections adding a requirement for project applicants to complete a workshop on "Applying an Equity Lens in Project Management" and a "Consistency Analysis" and (in Ordinance, Sections 18.21.050 N and O, respectively).

### III. NEXT STEPS:

The Planning Commission is tasked with reviewing and possibly revising Ordinance No. 2022-02, holding a public hearing on the ordinance, and eventually, providing a recommendation to the City Council on the ordinance. The City Council will then take up the ordinance for its own review and decision

The Planning Commission may consider additional amendments to the ordinance during its April 14, 2022 discussion. At the end of the meeting, the Commission could take the following actions:

1. Schedule additional discussion on Ordinance No. 2022-02 for a future Planning Commission meeting.  
OR
2. Make a recommendation to the City Council on Ordinance No. 2022-02.

**ORDINANCE NO. 2022-02**

(formerly Ordinance No. 2021-38)

**AN ORDINANCE** of the City of Bainbridge Island, Washington, amending BIMC Table 18.09.020, Section 18.09.030 and Chapter 18.21, related to affordable housing on property owned by religious organizations.

**WHEREAS**, the City of Bainbridge Island Comprehensive Plan Housing Element Policy HO 3.4 encourages partnering with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting affordable housing goals and implementing strategies; and

**WHEREAS**, the City of Bainbridge Island created a short-term Affordable Housing Task Force (AHTF) in 2017 to help achieve the affordable housing goals and policies in the Comprehensive Plan and help the City prioritize a variety of affordable housing actions, recognizing the current housing crisis in the Puget Sound region, Kitsap County and Island-wide; and

**WHEREAS**, the Comprehensive Plan Guiding Principle #3 directs us to 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; and

**WHEREAS**, Guiding Policy 3.1 reads *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*; and

**WHEREAS**, in 2019, the Washington State Legislature enacted Substitute House Bill (SHB) 1377 to facilitate the development of affordable housing projects on property owned or controlled by religious organizations; and

**WHEREAS**, the applicable state law provision implementing SHB 1377 is RCW 36.70A.545 and the law facilitates affordable housing development on property owned or controlled by religious organizations by requiring a density bonus; and

**WHEREAS**, the City Council became aware of an ongoing discussion about constructing affordable housing on the Bethany Lutheran Church properties, and on April 20, 2021, the City Council endorsed moving forward with implementing SHB 1377 in advance of completing a Housing Action Plan; and

**WHEREAS**, on October 26, 2021, the City Council approved a motion to direct the Planning Commission to work with staff to prepare an ordinance to develop implementing regulations consistent with local needs, specifically to focus on the Bethany Lutheran property and to consider that as a pilot project to implement RCW 36.70A.545; and

**WHEREAS**, the Planning Commission considered draft Ordinance No. 2022-02 (formerly 2021-38) on November 18, 2021, January 13 and 27, February 10 and 24, 2022; and

**WHEREAS**, the Planning Commission held a public hearing on Ordinance No. 2022-02 (formerly 2021-38), on March 10, 2022, and after closing the public hearing, continued discussion of Ordinance No. 2022-02 (formerly 2021-38); and

**WHEREAS**, the Planning Commission continued discussion of Ordinance No. 2022-02 (formerly 2021-38), on March 24, 2022, and approved a series of motions to amend the ordinance; and

**WHEREAS**, the Planning Commission continued discussion of amended Ordinance No. 2022-02 (formerly 2021-38), on April 14, 2022, and, made a recommendation of XXX of Ordinance No. 2022-02 (formerly 2021-38) to the City Council; and

**WHEREAS**, notice was given on XXXX, to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106; and

**WHEREAS**, on XXXX, the City Council reviewed Ordinance No. 2022-02; and

**WHEREAS**, on XXXX, the City Council approved Ordinance No. 2022-02.

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

**Section 1.** Table 18.09.020 of the Bainbridge Island Municipal Code is hereby amended as shown in Exhibit A.

**Section 2.** Section 18.09.030.C. of the Bainbridge Island Municipal Code is hereby amended to read as follows:

3. Religious Facilities.

- a. In the WD-I district, religious facilities are a conditional (“C”) use. Conference centers with overnight accommodations are not permitted.
- b. In the ferry terminal overlay district, religious facilities are only allowed south of Winslow Way.
- c. Lot coverage for religious facilities in residential zones is reduced by 50 percent of the allowable lot coverage in the zone where the religious facility is located. See Table 18.12.020-2 for lot coverage standards in residential zones. This lot coverage reduction does not apply to Affordable Housing Development on properties owned or controlled by religious organizations, as described in Section 18.21.050 BIMC.

**Section 3** Chapter 18.21 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

18.21.050 Affordable Housing Development on Properties Owned or Controlled by a Religious Organization, including the Bethany Lutheran Affordable Housing Pilot Project: In order to implement RCW 36.70A.545, the City shall allow a density bonus consistent with Section 18.21.050.E on properties owned or controlled by religious organizations, when requested by such organizations. For the purposes of this section “Religious organization” means the federally protected practice of a recognized religious assemble, school, or institution that owns or controls real property. The projects must meet the provisions of RCW 36.70A.545 and the requirements listed below.

A. Pilot Project. Projects built under BIMC 18.21.050 shall initially be limited solely to the property collectively known as “Bethany Lutheran Church”, as a pilot project, located at the southwest intersection of NE High School Road and Sportsman Club Road NE (see Figure 18.21.050-1 below).

B. The affordable housing proposal shall follow existing land use permit review procedures depending on what type of housing development is proposed. Multifamily housing would be reviewed through the Site Plan and Design Review process of Section 2.16.040 BIMC, and subdivision would be reviewed through the short or long subdivision process of Sections 2.16.070 or 2.16.125 BIMC (respectively), unless specifically modified by this section.

C. All projects developed under this code section, in addition to what is provided under Section 2.16.040 BIMC, shall be subject to the process for Conditional Use Permits (Section 2.16.10.050 or 2.16.110 BIMC) and must be reviewed by the Planning Commission and adhere to the procedures for project review by the Planning Commission.

D. All project proposals shall be subject to applicable residential development standards for Titles BIMC 15, 16, 17 and 18, unless specifically modified by this section. The affordable housing project must meet all requirements of the City and/or Kitsap Public Health District for providing drinking water and on-site septic, if applicable.

E. Project bonus density. The density for projects may be increased above the base density by the following amounts, provided that all other provisions of the code are met:

1. Two units per acre for projects located within the Winslow Subarea Plan Study Area or within one-quarter mile of the Winslow Subarea Plan Study Area;
2. Two units per acre for projects located within one-quarter mile of a Neighborhood Center; and
3. One and one-half units per acre for all other projects.

F. Accessory Dwelling Units (ADU). ADUs are prohibited.

G. Affordable Housing. All dwelling units planned and constructed through this section must meet the following requirements:

1. All units must be used exclusively for affordable housing purposes for at least ninety-nine years.
2. Housing units shall be used as the primary residence of an affordable housing qualified household.
3. Unless otherwise specified, the price of affordable housing units is based on that amount a household can afford to pay for housing, when household income is less than 80 percent of the median annual income, adjusted for household size, as determined by the US Department of Housing and Urban Development for the Bremerton-Silverdale Metropolitan Statistical Area, and when the household pays no more than 30 percent of household income for housing expenses.
4. Households with income less than 80 percent of the median annual income, adjusted for household size, may purchase or rent these affordable units.
5. An agreement in a form approved by the City will be executed by the applicant and recorded with the Kitsap County Auditor's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.
6. The City shall require documentation to be signed and recorded through the land use and building permitting process to ensure ongoing compliance with the income requirements.
7. The City will establish by rule a formula for calculating maximum affordable prices for sales subsequent to the initial sale to allow modest growth in homeowner equity while maintaining long term affordability for future buyers.

H. Parking. The amount of parking will be determined as part of a transportation study/ mobility assessment.

I. The maximum dwelling unit size shall be limited to 1400 square feet

J. Green building. The dwelling units must meet either a green building certification standard of International Living Future Institute Core Certification, BuiltGreen 4 Star, BuiltGreen 5 Star Certification, BuiltGreen Emerald Star Certification or Evergreen Sustainable Development. The certification program must utilize third-party verification.

K. Community space. All projects must provide Natural Areas and Community Space consistent with the standards in BIMC 17.12.050, except that, at a minimum, all projects shall provide five percent of the total lot area as Community Space, even when the maximum natural area is provided. Community space should adjoin the largest practicable number of residences within the development. Nonadjoining residences shall be provided with safe and convenient pedestrian access to community space. The community space must be outside of required roadside buffers. The community space must include a neighborhood garden area, and could include other community amenities such as seating, playground or other recreation features.

L. Projects proposed and constructed on the same property(ies) as existing buildings may result in a permitted mixed-use property.

M. This ordinance shall not apply to property owned or controlled by religious organizations that are expanded or acquired after the effective date of this ordinance, unless the primary purpose of said expansion or acquisition is to provide a new or expanded facility for religious worship.

N. An applicant for an affordable housing project pursuant to this section must take the University of Washington Professional Development Center workshop *Applying an Equity Lens to Project Management: An Implementation Roadmap*.

O. Consistency Analysis. The applicant shall prepare a Consistency Analysis to be considered by the Planning Commission as part of their review and recommendation. The Consistency Analysis shall describe how the proposed project is consistent with, supported by or addresses the following:

1. Housing Needs Assessment;
2. Housing Action Plan (if the project is proposed after completion of the Housing Action Plan);
3. Bainbridge Island Climate Action Plan and B.I. Community-based strategies to reduce green house gas emissions;
4. How the project is designed to fit with the neighborhood character (as defined by *Design for Bainbridge*) and mitigate impacts.

P. Pilot Project Evaluation. An evaluation of the Pilot Project shall be developed one year and four year post certificate of occupancy and provided to the Planning Commission, City Council and the community. The evaluation must, at a minimum, address the following elements/questions, and may include other elements if needed:

1. How did the project address local need and if not, why?
2. In what ways did the project address and fit with the upcoming Housing Action Plan/Assessment and if not, why?

3. How was the project consistent with elements of the Bainbridge Island Climate Action Plan and B.I. Community-based strategies to reduce Green House Gas Emissions and if not, why?
4. Did the project fit with the existing neighborhood/community? If yes, how and if not, why?
5. Did the project satisfy any of the goals set forth in the *Planning for Equity*? If yes, how? If not, why?
6. What were any unintended consequences?
7. How might the ordinance be modified to address unforeseen issues and concerns?

Figure 18.21.050-1



**Section 4. Severability.** Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

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

PASSED by the City Council this XXX.

APPROVED by the Mayor this XXX.

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ATTEST/AUTHENTICATE:

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Christine Brown, CMC, City Clerk

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

## Exhibit A to Ordinance No. 2022-02

**EXCERPT Table 18.09.020 Use Table**

“P” = Permitted Use	“A” = Accessory Use										Additional use restrictions for Chapters 16.12 and 16.20 BIMC may apply to shoreline or critical area properties									
“C” = Conditional Use	“CA” = Conditional Accessory Use																			
Blank = Prohibited Use	“T” = Temporary Use																			
ZONING DISTRICT	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
USE CATEGORY/TYPE											CC	MA	EA	Gate	Ferry [1]					
<b>RESIDENTIAL</b> Note: Residential uses may be subject to additional requirements in BIMC 16.12.040.I, Residential Development.																				
<b>Household Living</b>																				
Single-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		B-1	
Single-Family Dwelling existing on 4/15/96											P	P	P						B-1	
Multifamily Dwellings	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P	P		B-2	
Commercial/Residential Mixed Use Developments									P	P	P	P	P	P	P	P	P		B-3	
Live/Work Units																		P	B-4	
<b><u>NEW: Affordable Housing Development on Properties Owned or Controlled by Religious Organization, including the Bethany Lutheran Affordable Housing Pilot Project</u></b>	<u>C</u>																		<u>18.21.050</u>	
<b>PUBLIC AND INSTITUTIONAL</b>																				
<b>Community and Educational Facilities</b>																				
Educational Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C	C	C-1	
Vocational/Trade Instruction Facilities	C																P			
Governmental Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C	C	C-2	
Religious Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C	C	C-3, <u>18.21.050</u>	

**Draft Motions to “Whereas” Clauses being considered by Commissioner Macchio**

**I move to add the following “where as” clauses in the public hearing draft of ordinance 2022-02 to read as follows:**

**WHEREAS**, VISION 2050, developed by the Puget Sound Regional Council, is the Puget Sound Region’s plan and vision for managing growth over the coming decades. The regional growth strategy is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy.

**WHEREAS** the Comprehensive Plan Goal EN 5.1 reads, *Protect and enhance wildlife, fish resources and ecosystems;*and

**WHEREAS**, the Comprehensive Plan Guiding Policy EN 12.3 reads, *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; and*

**WHEREAS**, the Comprehensive Plan Guiding Policy EN 12.6 in part reads, *Promote energy conservation measures by all government entities including:*

- *Adopting incentive programs and design standards that encourage the employment of renewable energy sources and energy efficient appliances on the island*

**WHEREAS**, the Comprehensive Plan Guiding Policy HO 3.6 reads *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.*

**WHEREAS**, the Comprehensive Plan Guiding Policy HO 6.4 reads *Create a new conservation villages permit processes to apply outside of designated centers to increase housing choices, including affordable housing and require green building practices, while better conserving open space.*

**WHEREAS**, the Comprehensive Plan Guiding Principle Guiding #4 directs us to consider the costs and benefits to Island residents and property owners in making land use decisions; and

**WHEREAS**, the Comprehensive Plan Guiding Policy LU 14.1 reads *The Residential District area is designated for less intensive residential development and a variety of agricultural and forestry uses; and*

**WHEREAS**, the Comprehensive Plan Guiding Policy LU 14.2 reads *Encourage residential development that is compatible with the preservation of open space, forestry, agricultural activities, and natural systems. Accessory farm buildings and uses are allowable; and*

**WHEREAS**, the Comprehensive Plan Guiding Policy LU 14.3 reads *Maintain the natural and scenic qualities of the Island by limiting residential density*; and

**WHEREAS**, the Comprehensive Plan Guiding Policy LU-14 reads *Develop context-sensitive regulations for residential development in areas designated R-2, R-1 or R-0.4, in order to limit clearing, soil disturbance, promote low impact development and reconcile development and conservation*; and

**WHEREAS**, the Comprehensive Plan Guiding Policy Goal LU-4 reads *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*; and

**WHEREAS**, the Comprehensive Plan Guiding Policy LU 4.1 reads *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 environment*; and

**WHEREAS**, on May 17, 2021, the Bethany Lutheran Church submitted a request to the City of Bainbridge Island to for an increased bonus density as provided by the State of Washington provision under RCW 36.70.A.545 allowing an increased bonus density consistent with local needs for affordable housing development of any single-family or multifamily residence on the Bethany Lutheran Church properties at the southwest intersection of NE High School Road and Sportsman Club Road NE; and

**WHEREAS**, the Bethany Lutheran Church owns two parcels totaling 8.43 acres at the southwest intersection of NE High School Road and Sportsman Club Road NE and these two parcels, zoned R-0.4, each have a base density of two (2) dwelling units per parcel; and

**WHEREAS**, the existing City of Bainbridge Island affordable housing bonus density provision at BIMC 18.21.030. allows for a fifty percent (50%) bonus density above the underlying base density in the R-0.4 zone which equates to three (3) dwelling units on each of the two Bethany Lutheran Church parcels, and BIMC18.09 provides an allowance for each single family dwelling unit to include an accessory dwelling unit (ADU) which would allow for up to six individual dwelling units on the each of the Bethany Lutheran Church parcels for a total of 12 individual dwelling units; and

**I move to revise the 6<sup>th</sup> "where as" clause in the public hearing draft of ordinance 2022-02 to read as follows:**

**WHEREAS**, the applicable state law provision implementing SHB 1377 is RCW 36.70A.545 and the law provides that any city or county fully planning under this chapter must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization; and

**I move to revise the 8<sup>th</sup> "where as" clause in the public hearing draft of ordinance 2022-02 to read as follows:**

**WHEREAS**, on October 26, 2021, the City Council approved a motion to direct the Planning Commission to work with city staff to prepare an ordinance to effectuate what is intended by RCW 36.70A.545, including to develop implementing regulations consistent with local needs, specifically to focus on the Bethany Lutheran property and to consider that as a pilot; and

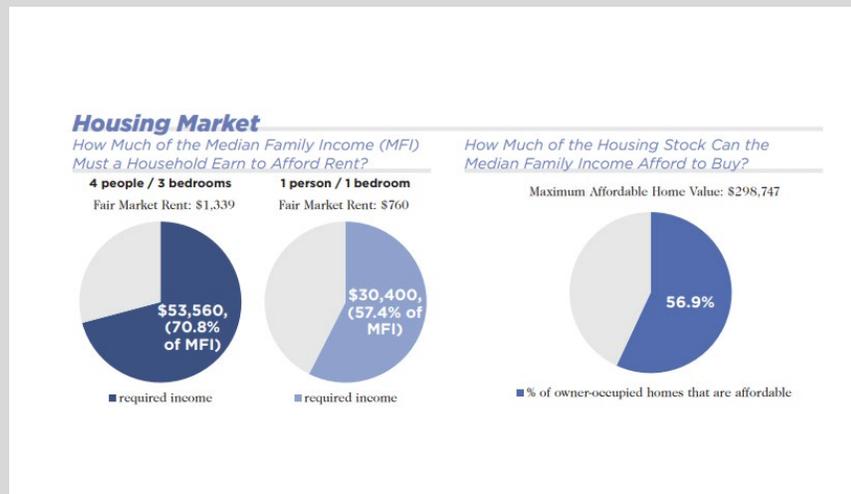
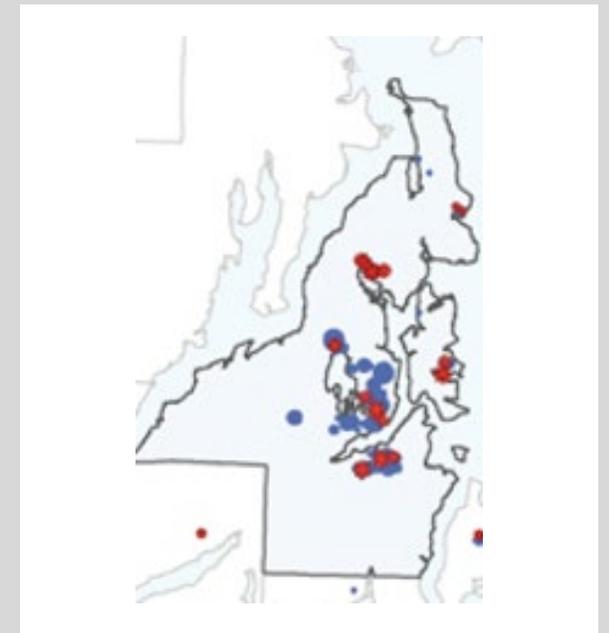
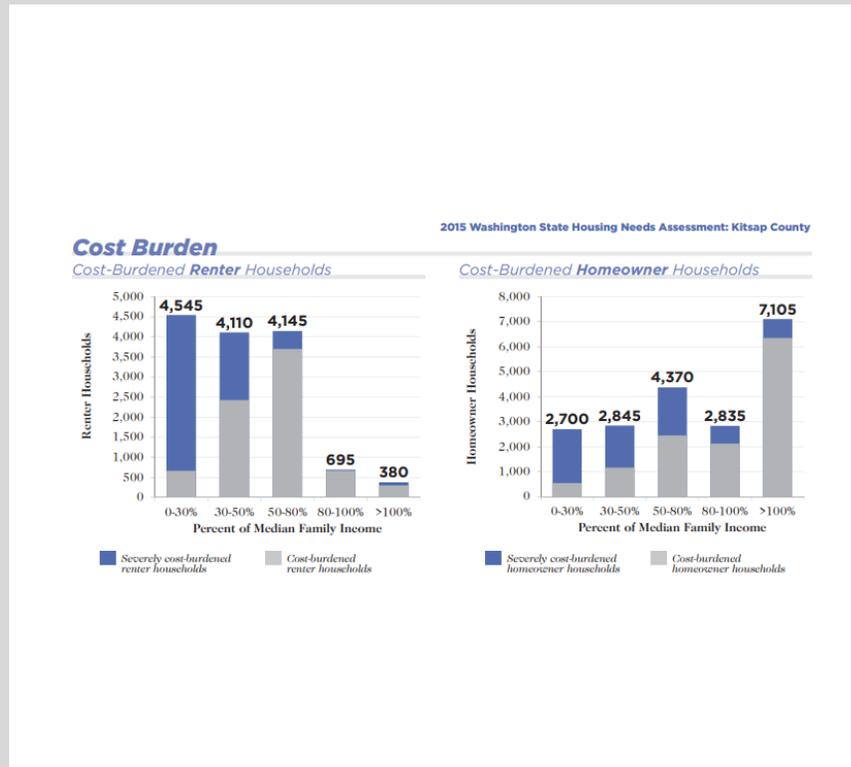


# Planning Commission

April 14, 2022

# Three Crisis's we face as a community:

1. Our community has a shortage of affordable housing.
2. Preservation of our natural habitats is critical to reducing climate warming.
3. Our community and citizens are isolated, and loneliness is becoming an epidemic. (Health resources and services administration. [The "Loneliness Epidemic" | Official web site of the U.S. Health Resources & Services Administration \(hrsa.gov\)](http://www.hrsa.gov))





**ACKNOWLEDGEMENT STATEMENT**

... of this soil is sacred in the estimation of my people. ...  
 ...side, every valley, every plain and grove, has ...  
 ... allowed by some sad or happy event in days long vanished."  
 ... 1854

... would like to begin by acknowledging that the land on which  
 we gather is within the ancestral territory of the suqʷabš "People  
 of Clear Salt Water" (Suquamish People). Expert fisherman, canoe  
 builders and basket weavers, the suqʷabš live in harmony with the  
 lands and waterways along Washington's Central Salish Sea as they

## How do we overcome? Rethink the "American Dream".

Imagine a place with:

- Connection to one another
- A sense of common ground and community.
- Interweaving and celebrating our cultures.
- Preservation and honoring the land.



**Monday  
October 9  
1 - 4 PM  
1 - 1:30 PM  
lunch and  
refreshments**

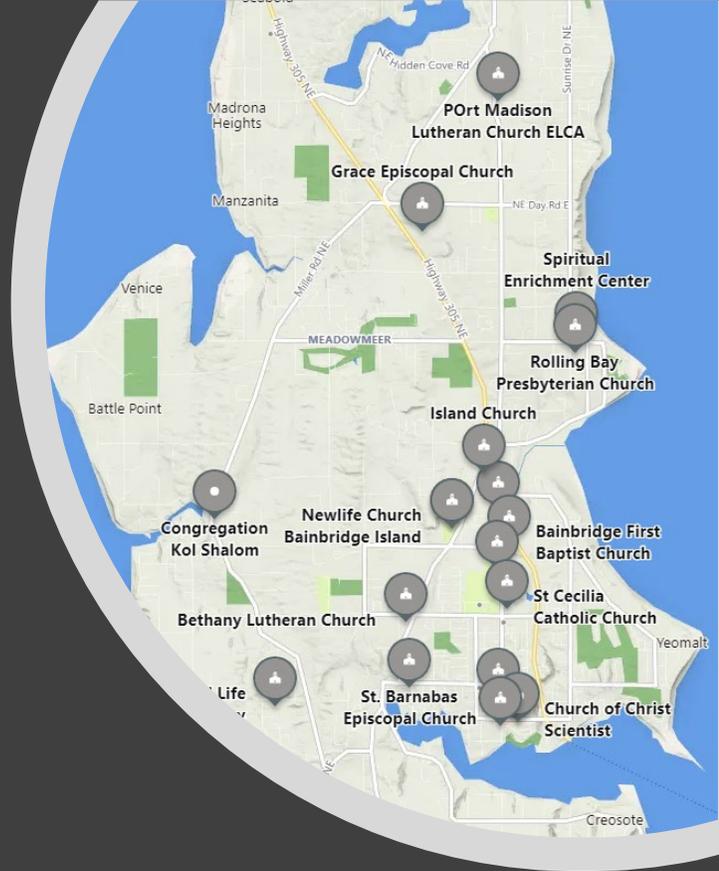
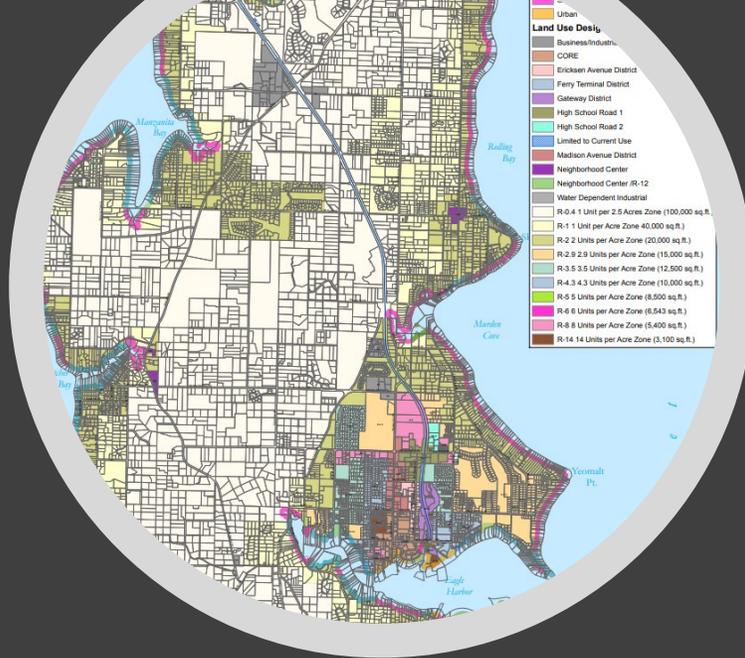
Filipino-American Hall  
7566 NE High School Rd  
Bainbridge Island, WA 98110

HOSTED BY:  
City of Bainbridge Island

Indipino Communit  
of Bainbridge Island

Suquamish Tribe

FOR MORE INFORMATION CONTACT  
Gina Corpuz 206-412-3175 or Kellie Stickney 206-786-2342

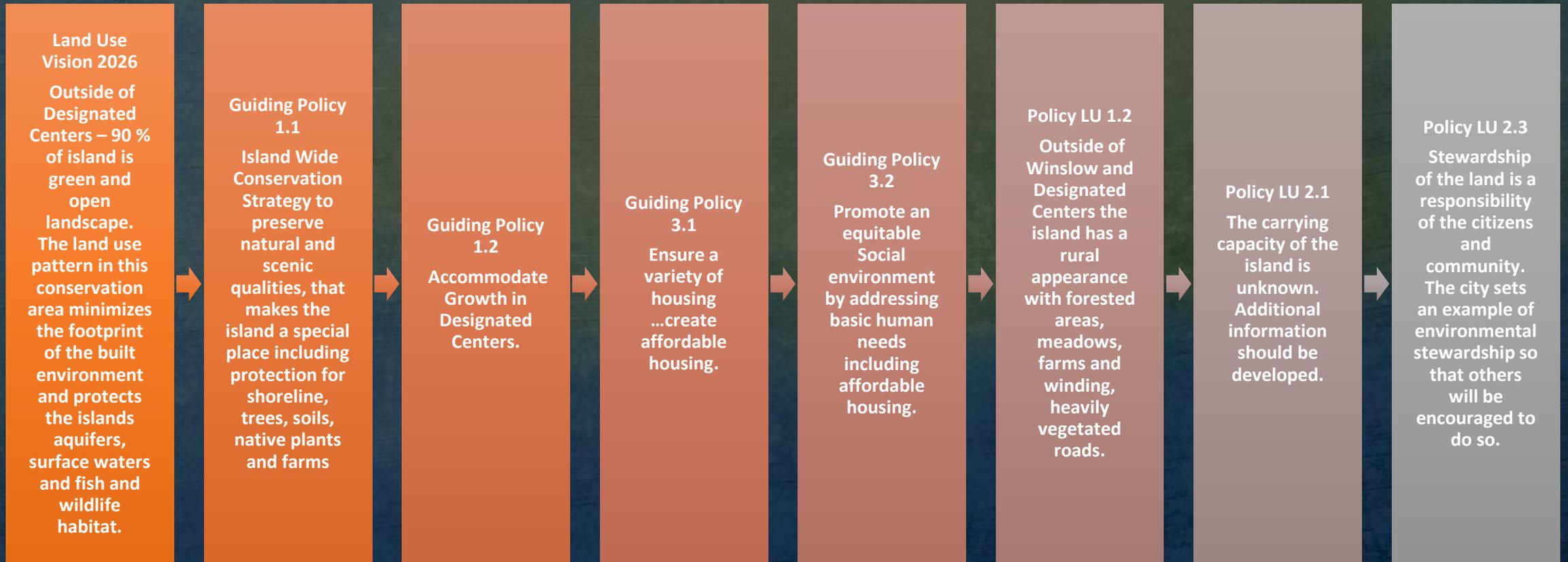


## Location of Religious Organizations Bainbridge Island & Locations of Natural Elements:

Point: This Ordinance has very significant implications given the number and varying locations of religious organizations across the island.

# Bainbridge Guiding Policies:

The future ordinance needs to reflect our guiding principles.  
Conserving rural areas and developing designated density areas.



# Additional Density Bonus Incentives: *Green Development*



Living Buildings improve quality of life while reducing the cost of living for residents.

- Living Buildings have lower utility + transportation costs; provide access to local + healthy food.
- Living Buildings reduce healthcare costs + result in fewer sick days from school + work.
- Living Buildings encourage pride + engagement in place + community.



Sustainability + affordability are not mutually exclusive.

- LBC strategies can reduce development + long-term costs.
- Lowering embodied carbon + increasing energy efficiency often reduce scope + project cost.
- Photovoltaic panels pay back within 5-10 years, providing free energy for 30-50 years.

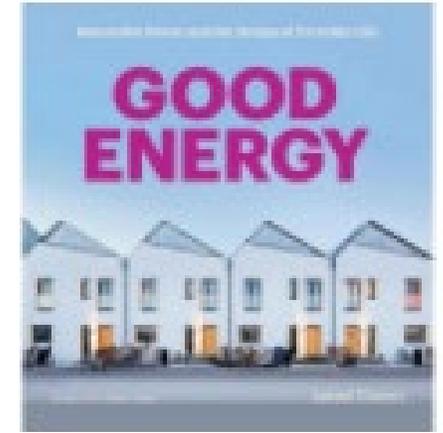


Net Positive Energy is being achieved on many affordable housing projects + is within reach for all.

- Achieving Net Positive Energy for very low-density + single-family affordable housing is easily achievable.
- Low- + mid-rise buildings can achieve Net Positive Energy using cost-efficient energy reduction strategies.
- Energy efficiency technologies + community scale renewables are making Net Positive Energy viable for high-rise affordable housing.



In the Logan neighborhood of North Philadelphia, developer and architecture firm Union Flats designed and built three affordable, net-zero energy townhouses for previously unhoused families as certified passive houses. According to the firm, the project inspired the Philadelphia Housing Finance Agency to promote passive houses and net-zero energy building policies in their low-income-housing tax credit program. Photo by Sam Oberter.



## THE NEW LIVING BUILDING CHALLENGE FRAMEWORK FOR AFFORDABLE HOUSING

SUSAN PURI AND KATHLEEN SMITH OCTOBER 9, 2019



The Paisano Green Community Senior Housing development in El Paso, Texas, meets its own energy needs through a mix of energy efficiency strategies, 640 rooftop PV panels, and two 60-foot-tall Xerxes wind turbines. WOODS+BAGOT designed a housing complex for El Paso's housing authority that is 85 percent more energy efficient than the city's building code mandates. Photo by Jesse Martinez.

The first phase of the Glow Community on Bainbridge Island, Washington, was designed using One Small Living's sustainability and health-focused principles by Davis Studio Architecture and Design. The walkable community includes 42 apartments and densely set single-family homes, plus 20 raised gardening beds for food production. The net-zero energy development generates 176 megawatts annually, resulting in significant energy savings for homeowners. Photo by David Cohen.

# Encourage “Missing Middle Housing”

*“One-third of American households are made up of a single individual. Up to 85 percent of households will not include children by 2025. By 2030, one in five Americans will be over the age of 65. Demand is high for smaller homes, lower living costs and walkable neighborhoods.” (APA Article March 21, 2022. KATI WOOCK)*

## What is Missing Middle?

Missing Middle Housing is not a new type of building. It is a range of house-scale building types that exist in cities and towns across the country and were a fundamental part of pre-1940s neighborhoods. When a variety of Missing Middle building types are combined in a neighborhood (and usually with detached single-family homes), this helps to provide enough households within walking distance to support local businesses and public transit. So what do Missing Middle building types have in common?

- Walkable Context
- Small-Footprint Buildings
- Lower Perceived Density
- Smaller, Well-Designed Units
- Fewer Off-street Parking Spaces
- Simple Construction
- Creates Community
- Marketable

## Types of Missing Middle Housing:

- Duplex
- Fourplex
- Courtyard Building
- Cottage Court
- Townhouse
- Multiplex
- Triplex

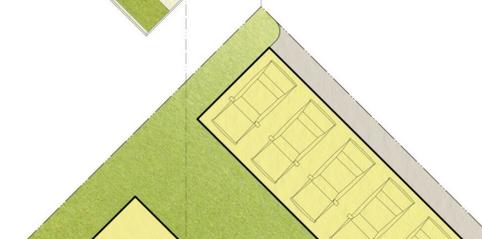
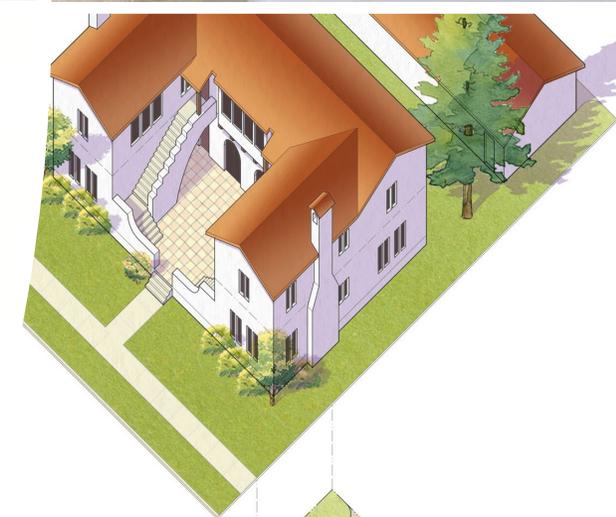


Advantages to a Clustering and Shared Common Space Policy:  
These Examples show two different examples of lot coverage. Both have the same number and size of homes. One reduces the impact to the site, while the other impacts the majority of the site.



# Recommendations for Ordinance

1. Provide a Density Bonus Based on the Existing Zoning Code.
2. Incentivize Green Building.
3. Incentivize building on previously developed land.
4. Encourage “Missing Middle Housing” and Multifamily - Middle housing prototypes include cottages, duplexes, triplexes, fourplexes, rowhouses, and courtyard apartments
5. Reduce Parking Requirements
6. Encourage Clustered Housing
  - Offers a variety of housing types in a single development to meet diverse needs.
  - Meets the needs of the adjacent community as it matches the design.
  - Clustered Communities are pedestrian-scaled and oriented, encourage and support resident interactions.
  - Allows for Preservation of Natural Areas
  - Lower cost for developers and naturally creates “Greener Buildings”.



# Group A Proposed Policies

Base Density Proposed

Green Development  
Density

Predeveloped Density

# 1. Density Bonus Based on the Existing Zoning Code

## Project bonus density.

The density for projects increased above the base density by 100 percent, provided that all other provisions of the code are met.

TABLE 1 COMPARISON OF TWO BONUS DENSITY APPROACHES- % ABOVE UNDERLYING ZONING vs PROPOSED ORDINANCE / UNITS PER ACRE														
BL RELIGIOUS ORDINANCE RCW														
ORDINANCE NO. 2022-02(formerly Ordinance No. 2021-38)														
(Not used in calc)														
Affordable Density Bonus														
COUNTER PROPOSAL														
PROPOSED ORDINANCE														
No Double counting of affordable 50%														
Increase % from														
typed in														
Incr'l on Base														
Base+Incr'l														
Total Rounded														
Base														
# of units/acre														
Units														
Total Rounded														
Base														
Increase % from														
Base														
1.5 x Base (50%)														
100%														
Total Rounded														
Base														
Lowest R zone	Bethany Lutheran	8.43	367211	0.4	3.67	4	6	4	8	100%	2	16.86	21	425%
	Port Madison Luther	5.37	233317	0.4	2.34	2	3	2	4	100%	1.5	8.055	10	400%
	Grace Episcopal	3.8	426888	0.4	4.27	4	6	4	8	100%	1.5	14.7	19	375%
	Seabold Methodist	5	217800	1	5.45	5	7.5	5	10	100%	1.5	7.5	13	160%
	First Baptist	3.3	143748	2	7.19	7	10.5	7	14	100%	2	6.6	14	100%
	Kol Shalom	0.73	31799	2	1.59	2	3	2	4	100%	2	1.46	3	50%
	Rolling Bay	4.63	201683	2	10.08	10	15	10	20	100%	2	9.26	19	90%
	Island Church	2.41	104980	2	5.25	5	7.5	5	10	100%	1.5	3.615	9	80%
	St Barnabus	5	217800	2.9	14.52	15	22.5	15	30	100%	2	10	25	67%
	Latter Day Saints	3.64	158559	2.9	10.57	11	16.5	11	22	100%	2	7.28	18	64%
	<b>Total</b>								<b>130</b>				<b>151</b>	

# 2. Additional Density Bonus Incentives: *Green Development*

## **Green Building Policy:**

- An additional density bonus is available for projects that meet green building goals as outlined in the below table. Four levels of density incentives promote increasing levels of green building performance and higher energy efficiencies. The green building rating systems shall be indicated on the plat and confirmed with the individual building permit application.

TABLE 2 ADDITIONAL BONUS DENSITY - INCENTIVIZING for GREEN OVER ABOVE					
Levels	Green Building/Energy Efficiency Density Bonus over Base				
1	Leed Silver/Built Green 4 Star (20% improvt)	10%			
2	Leed Silver/Built Green 4 Star (20% improvt)	20%			
3	Leed Gold/Built Green 5 Star (30% improvt)	40%			
4	Leed Platinum/Emerald (net 0)	70%			
5	Living Building Challenge	100%			
Incremental Units Available based on Bonus Given					
	10%	20%	40%	70%	100%
Bethany Lutheran	0.4	0.8	1.6	2.8	4
Port Madison Luth	0.2	0.4	0.8	1.4	2
Grace Episcopal	0.4	0.8	1.6	2.8	4
Seabold Methodist	0.5	1	2	3.5	5
First Baptist	0.7	1.4	2.8	4.9	7
Kol Shalom	0.2	0.4	0.8	1.4	2
Rolling Bay	1	2	4	7	10
Island Church	0.5	1	2	3.5	5
St Barnabus	1.5	3	6	10.5	15
Latter Day Saints	1.1	2.2	4.4	7.7	11
<b>Total</b>	<b>6.5</b>	<b>13</b>	<b>26</b>	<b>45.5</b>	<b>65</b>
<b>% increase over Co</b>	<b>5%</b>	<b>10%</b>	<b>20%</b>	<b>35%</b>	<b>50%</b>

# 3. Additional Density Bonus Incentives: Building on Predeveloped Land

## Building on Predeveloped Land Policy:

- An additional density bonus is available for projects that develop on predeveloped land.
- [Previously developed](#) land is defined as the development footprint of any buildings and land alterations (parking lots, driveways) associated with the footprint. Land that is not previously developed and altered landscapes resulting from current or historical clearing or filling, agricultural or forestry use, yard, garden or preserved natural area use are considered undeveloped land.

**TABLE 3 ADDITIONAL BONUS DENSITY BONUS FOR BUILDING ON PREVIOUSLY DEVELOPED LAND**

Building on Previously Developed Land Density Bonus			
Levels	% of Land Used	Bonus Given over base units	
1	10%	10%	
2	25%	20%	
3	50%	40%	
4	75%	70%	
5	100%	100%	

**Incremental Units Available based on Bonus Given**

	10%	20%	40%	70%	100%
Bethany Lutheran	0.4	0.8	1.6	2.8	4
Port Madison Luth	0.2	0.4	0.8	1.4	2
Grace Episcopal	0.4	0.8	1.6	2.8	4
Seabold Methodist	0.5	1	2	3.5	5
First Baptist	0.7	1.4	2.8	4.9	7
Kol Shalom	0.2	0.4	0.8	1.4	2
Rolling Bay	1	2	4	7	10
Island Church	0.5	1	2	3.5	5
St Barnabus	1.5	3	6	10.5	15
Latter Day Saints	1.1	2.2	4.4	7.7	11
<b>Total</b>	<b>6.5</b>	<b>13</b>	<b>26</b>	<b>45.5</b>	<b>65</b>
<b>% increase over Co</b>	<b>5%</b>	<b>10%</b>	<b>20%</b>	<b>35%</b>	<b>50%</b>

# Group B Proposed Policies

Missing Middle

Reduced Parking

Clustering and Common  
Areas

# 4. Missing Middle Housing Policy

## Policy:

The below home types are encouraged as they naturally fit into the feel and character of the existing residential neighborhoods. When combined with common space these housing types lend themselves to a human-scaled and pedestrian-friendly community design. These houses are designed to have smaller footprint homes and higher site densities. Thus they naturally allow for diversity in housing options that meet different income needs, while reducing.

1. **Cottage Housing**– A planned community of detached, single-family dwelling units containing 1,600 square feet or less of gross floor area. A cottage community must have a minimum 4 homes.
2. **Duplexes, Triplexes, and Fourplexes**– Duplexes, Triplexes, and Fourplexes are multi-family homes that have two, three, or four units, respectively, in one building. Units can be side-by-side or stacked on top of each other. Each unit has a separate entrance and complete living spaces. These multi-unit buildings must have the scale, size, feeling and detailing of a single residential home.
3. **Townhouse/Rowhouse** - Attached single-family homes that generally include a backyard and one-to-three stories of living space. Typically, a minimum of three units are attached sharing a roof and foundation.
4. **Courtyard Apartments** - Several attached dwelling units are arranged on two or three sides of a central courtyard or lawn area. This type of housing is usually one to three stories in height. Each unit should have access to the courtyard area. These multi-unit buildings must have the scale, size, feeling and detailing of a single residential home.

# 4. Parking Policy

## Off-street parking.

Off-street parking space requirements for clustered housing developments shall be less than normally required for detached single-family residences. Off-street parking shall be located and designed to be less visible from frontage streets and shall be designed to maintain a pedestrian character for the overall housing development. Parking areas shall be separate from housing and be attractively landscaped to screen parking from adjacent properties and street rights-of-way and shall meet applicable parking lot landscape standards. Any carports or garages shall be limited to a maximum of four stall per structure.

Total Net Floor Area of Cottage or Nonconforming Dwelling Unit	Ratio of Off-Street Parking Spaces Required per Cottage or Nonconforming Dwelling Unit
2 Bedroom	1 Parking Space
3 Bedroom or more	2 parking Spaces
For every 9 Units	1 Guest Parking

# 5. Clustering and Common open space Policy

1. **Housing developments must be clustered and provide a common open space.** Clustered Community housing developments create a small community of homes oriented around a designed open space that is pedestrian-scaled, maximizes site amenities, encourages and supports resident interactions, and minimizes the visibility of off-street parking. Units should be clustered to minimize the impact of existing natural areas on the site and to maintain the character of the site and the surrounding area.

1. **Clustering:**

1. Development should be clustered such that they minimize the impact of existing natural areas on the site, take advantage of previously developed areas and maintain the character of the site and the surrounding area.

2. **Common Space**

A. Development should first consider a design that utilizes the pre-developed areas on the site.

B. There shall be a minimum of 400 square feet of common open space provided for each unit in the R-0.4 thru R-5 zones. There shall be a minimum of 250 square feet of common open space provided for each unit in the R-8 and R-14 zones.

C. Common open space shall abut at least 50 percent of the houses in the development.

D. Common open spaces shall have cottages abutting on at least two sides.

E. Common open space shall not include portions of private yards and shall be jointly owned/utilized by all residents.

F. The common open space shall be outside of wetlands, streams, and sensitive area buffers, and shall be on slopes of ten percent (10%) or less.

G. Common open space within a development will not have a dimension less than 15 feet.

3. **Impervious Surfaces and Parking Areas**

A. Developments should develop a parking plan that considers the existing use and parking needs in combination with the proposed housing development. When feasible Parking designs should join parking needs on the site to reduce impervious areas and the total number of parking spaces.

B. Clustered Community housing developments shall design to minimize their total site impervious surface area in recognition of preserving natural habitats and stormwater drainage systems.

# MEMO

**From:** Yesh Subramanian

**To:** Planning Commissioners and Jennifer Sutton, Maria

**Date:** April 11, 2022

**RE:** Table Identifying Different Density Options; by percent utilizing underlying zoning code or by units per acreage.

Dear Planning Commissioners and Staff,

The purpose of this memo is to illustrate a counter proposal to calculate the proposed density as it relates to Draft Ordinance 2022-02 dated April 7, 2022. The current proposal outlines the adjusted increased density in Section 3 (E), wherein it states:

- Two units per acre for projects located within the Winslow Subarea Plan Study Area or within one-quarter mile of the Winslow Subarea Plan Study Area;
- Two units per acre for projects located within one-quarter mile of a Neighborhood Center; and
- One and one-half units per acre for all other projects.

## Key insight

When we analyzed at the current proposal as described above, we found that:

- Religious organizations farther from Winslow Core were given more density than in the Winslow core.
- Therefore, we decided to create a counter proposal that would do the opposite. We accomplished this through changing the formula from units/acre to a % above the underlying density.
- This is also consistent with the current COBI's approach to affordable housing bonus density in Sec 1821.
- We also reviewed other municipalities and sought information from the MSRC. It was found that in order to provide a fair and balanced density increase, other municipalities simply provide a base percent above their zoning code.
- We also included a few additional churches missed in my Friday's submission and added 3 churches in city center where a FAR applies (Table 2)
- We believe this approach provides an upper bound for further consideration on a case-by-case basis by Planning Commission & Planning Director for each application constrained by other factors including proximity to services, natural ecosystems, ecology, public utilities, access to public transportation, proximity to a major transit stop, access to grocery and shopping and proximity to schools.

The counter proposal is based on a percentage that would be applied island/city wide, thus it scales accordingly to all of Bainbridge Island (including Bethany Lutheran) while **by design it addresses the core principle behind the 2016 Comprehensive plan – Build Greater Density in Winslow and the**

**Designated Island Centers.** Thus, this new counter proposal, gets to the heart of the matter regarding the density calculation. It complements the presentation sent by Ariel and the additional motions as submitted by Lisa. This memo and the below charts are for inclusion in the packet and for me to walk through on-screen during the planning commission meeting on April 14th.

**Noteworthy as aspects of the Solution (also available as a spreadsheet):**

The counter proposal is based on % above current zoning formula and has the following points to note:

1. Drives the larger % of growth closer to the city center and higher R zones versus the proposed ordinance which does the exact opposite. The illustration uses a 100% bonus density over base as a starting point. (Table 1)
2. The % is from base to allow a relative comparison between the two approaches and across religious organizations. Is also consistent with current code for bonus density for affordable housing (BIMC 18.21.030) where the city adds the % to base density.
3. While there has been discussion to potentially include ADUs, the analysis has chosen not to include them as a) they will apply universally to all religious institutions so just lower the % across the board making no difference regarding the insights; b) ADU is not a separate primary residence and limited to 900 sqft and hence NOT suited to the minimum sizing discussed to-date;
4. Creates a more uniform distribution across religious organization in % terms (Table 1)
5. Potentially increases the total island-wide allocation over current ordinance by 25% when using at 100% bonus density for the base-line calculation levels for the baseline. This result is completely determined the % density bonus used so only interesting as an overall observation (Table 1)
6. Also makes provision for green building and build over existing areas and the example uses a comparable % for both; it uses ¼ of this for FAR (Tables 2 and 3)
7. A grand total of baseline + green + building over is presented in the last table shaded in Cream. (Table 4)
8. The two charts (page 2) show just comparison of Current vs Counter proposal and then once you overlay the Level 3 (page 5) for both green and building over existing. As stated for illustrative purposes, a similar % is assumed for impact of both added bonus densities. They both show how this counter proposal drives affordable housing towards the Winslow core.
9. The below table clearly illustrates the importance of NOT locally optimizing by focusing only on one pilot resulting in unintended consequences when seen island-wide. Instead using the % of current density model will allow the Commission to make a targeted recommendation for the BL pilot but one that can scale with other religious institutions in the future. The city can do so while retaining the flexibility of an individual application review process but with the added benefit of having the % formula underlying this counter proposal.

Best Regards,  
Yesh Subramanian  
COBI Planning Commissioner Number 4

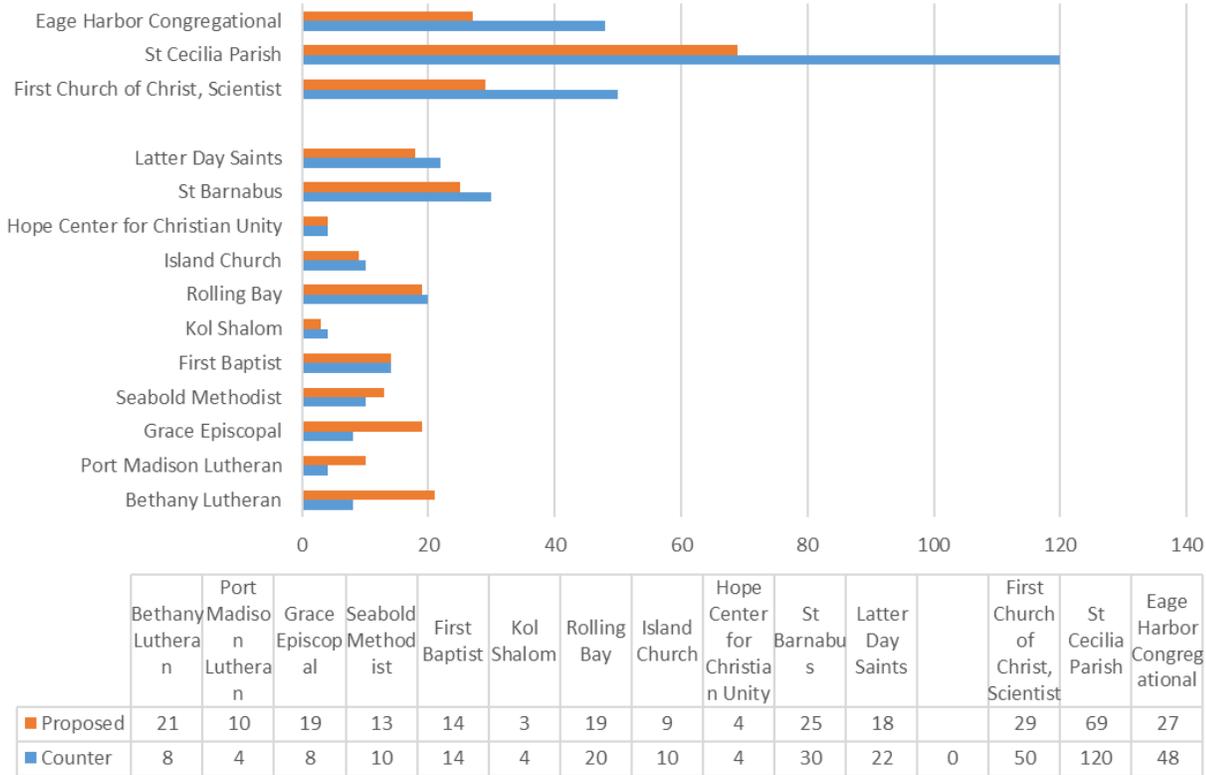
### Baseline Comparison of the two approaches

ORDINANCE NO. 2022-02(formerly Ordinance No. 2021-38)			FAR Assumption		(Not used in calc)		COUNTER PROPOSAL			PROPOSED ORDINANCE		No Double counting of affordable 50%	
	Acres	Sqft	R Zone	Base Units	Base Units Rounded	Affordable Density Bonus for Incr'l on Base or FAR	Base+Incr'l	Increase % from Base**	typed in	Inc'l on Base	Base+Incr'l	Total Rounded	Increase % from Base**
<b>Lowest R zone</b>						1,250	100%						
Bethany Lutheran	8.43	367211.1372	0.4	3.67	4	6	4	8	100%	2	16.86	21	425%
Port Madison Lutheran	5.37	233917.4148	0.4	2.34	2	3	2	4	100%	1.5	8.055	10	400%
Grace Episcopal	9.8	426888.392	0.4	4.27	4	6	4	8	100%	1.5	14.7	19	375%
Seabold Methodist	5	217800.2	1	5.45	5	7.5	5	10	100%	1.5	7.5	13	160%
First Baptist	3.3	143748.132	2	7.19	7	10.5	7	14	100%	2	6.6	14	100%
Kol Shalom	0.73	31798.8292	2	1.59	2	3	2	4	100%	2	1.46	3	50%
Rolling Bay	4.63	201682.9852	2	10.08	10	15	10	20	100%	2	9.26	19	90%
Island Church	2.41	104979.6964	2	5.25	5	7.5	5	10	100%	1.5	3.615	9	80%
Hope Center for Christian Unity	1.02	44431.2408	2	2.22	2	3	2	4	100%	1.5	1.53	4	100%
St Barnabus	5	217800.2	2.9	14.52	15	22.5	15	30	100%	2	10	25	67%
Latter Day Saints	3.64	158558.5456	2.9	10.57	11	16.5	11	22	100%	2	7.28	18	64%
			FAR^	FAR 0.4 CALC	ROUNDED	FAR MAX (NOT USED)	FAR 0.8 CALC	SUM					
FAR*	First Church of Christ, Scientist	1.78	77,537	0.4	24.81	25	37	50	100%	2	3.56	29	16%
FAR	St Cecilia Parish	4.31	187,744	0.4	60.08	60	90	120	100%	2	8.62	69	15%
FAR	Eage Harbor Congregational	1.72	74,923	0.4	23.98	24	36	48	100%	2	3.44	27	13%
	<b>Total</b>					264		352				280	

\*Table assumes 1250sqft/unit for FAR top of Col F  
 \*\*% is from base to allow a relative comparison between the two approaches and across religious organizations. Is also consistent with current code for bonus density for affordable housing (BIMC 18.21.030) where the city adds the % to base density;it does not consider ADU's when calculating den ADU is not a separate primary residence and limited to 900 sqft and hence NOT used in these calculations  
 ^18.12.020-3 Five zones in mixed used zones town center

Min Lot Size	Sqft
R2.9	15,000
R2	20,000
R1	40,000
RO.4	100,000

Proposed Ordinance vs Counter Proposal Baseline across BI Religious Organizations  
 List organized from smallest to largest R zones



**Added Bonuses based on Green and Building on Existing Land followed by Total**

**TABLE 2 ADDITIONAL BONUS DENSITY - INCENTIVIZING for GREEN OVER ABOVE**

Levels	Green Building/Energy Efficiency Density Bonus over Base				25%
					Bonus FAR
1 Leed Silver/Built Green 4 Star (20% improvt)				10%	2.5%
2 Leed Silver/Built Green 4 Star (20% improvt)				20%	5.0%
3 Leed Gold/Built Green 5 Star (30% improvt)				40%	10.0%
4 Leed Platinum/Emerald (net 0)				70%	17.5%
5 Living Building Challenge				100%	25.0%
<b>Incremental Units Available based on Bonus Given</b>					
All others	10%	20%	40%	70%	100%
FAR	3%	5%	10%	18%	25%
Bethany Lutheran	0.4	0.8	1.6	2.8	4
Port Madison Lutheran	0.2	0.4	0.8	1.4	2
Grace Episcopal	0.4	0.8	1.6	2.8	4
Seabold Methodist	0.5	1	2	3.5	5
First Baptist	0.7	1.4	2.8	4.9	7
Kol Shalom	0.2	0.4	0.8	1.4	2
Rolling Bay	1	2	4	7	10
Island Church	0.5	1	2	3.5	5
Hope Center for Christian U	0.2	0.4	0.8	1.4	2
St Barnabus	1.5	3	6	10.5	15
Latter Day Saints	1.1	2.2	4.4	7.7	11
First Church of Christ, Scient	0.625	1.25	2.5	4.375	6.25
St Cecilia Parish	1.5	3	6	10.5	15
Eage Harbor Congregational	0.6	1.2	2.4	4.2	6
<b>Total</b>	<b>9.4</b>	<b>18.85</b>	<b>37.7</b>	<b>65.975</b>	<b>94.25</b>
<b>% increase over Counter pro</b>	<b>3%</b>	<b>5%</b>	<b>11%</b>	<b>19%</b>	<b>27%</b>

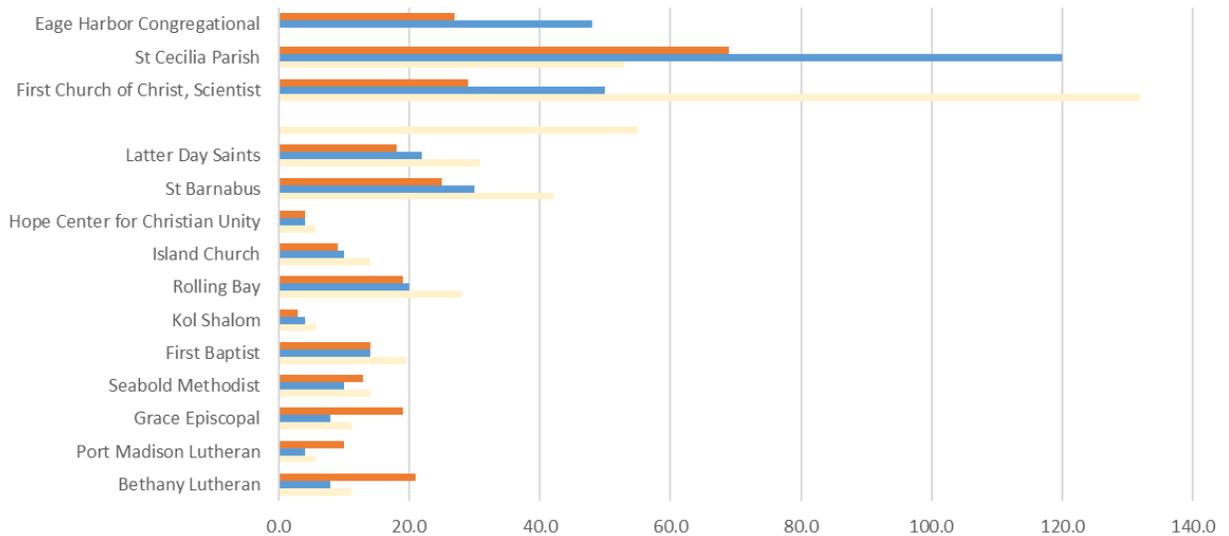
**TABLE 3 ADDITIONAL BONUS DENSITY BONUS FOR BUILDING ON PREVIOUSLY DEVELOPED LAND**

Levels % of Land Used	Building on Previously Developed Land Density Bonus				25%
					Bonus FAR
1	10%			10%	2.5%
2	25%			20%	5.0%
3	50%			40%	10.0%
4	75%			70%	17.5%
5	100%			100%	25.0%
<b>Incremental Units Available based on Bonus Given</b>					
	10%	20%	40%	70%	100%
	3%	5%	10%	18%	25%
Bethany Lutheran	0.4	0.8	1.6	2.8	4
Port Madison Lutheran	0.2	0.4	0.8	1.4	2
Grace Episcopal	0.4	0.8	1.6	2.8	4
Seabold Methodist	0.5	1	2	3.5	5
First Baptist	0.7	1.4	2.8	4.9	7
Kol Shalom	0.2	0.4	0.8	1.4	2
Rolling Bay	1	2	4	7	10
Island Church	0.5	1	2	3.5	5
Hope Center for Christian U	0.2	0.4	0.8	1.4	2
St Barnabus	1.5	3	6	10.5	15
Latter Day Saints	1.1	2.2	4.4	7.7	11
First Church of Christ, Scient	0.625	1.25	2.5	4.375	6.25
St Cecilia Parish	1.5	3	6	10.5	15
Eage Harbor Congregational	0.6	1.2	2.4	4.2	6
<b>Total</b>	<b>9.4</b>	<b>18.85</b>	<b>37.7</b>	<b>65.975</b>	<b>94.25</b>
<b>% increase over Counter pro</b>	<b>3%</b>	<b>5%</b>	<b>11%</b>	<b>19%</b>	<b>27%</b>

**Grand Total**

TABLE 4: GRAND TOTAL	Levels				
	1	2	3	4	5
Bethany Lutheran	8.8	9.6	11.2	13.6	16.0
Port Madison Lutheran	4.4	4.8	5.6	6.8	8.0
Grace Episcopal	8.8	9.6	11.2	13.6	16.0
Seabold Methodist	11.0	12.0	14.0	17.0	20.0
First Baptist	15.4	16.8	19.6	23.8	28.0
Kol Shalom	4.4	4.8	5.6	6.8	8.0
Rolling Bay	22.0	24.0	28.0	34.0	40.0
Island Church	11.0	12.0	14.0	17.0	20.0
Hope Center for Christian U	4.4	4.8	5.6	6.8	8.0
St Barnabus	33.0	36.0	42.0	51.0	60.0
Latter Day Saints	24.2	26.4	30.8	37.4	44.0
First Church of Christ, Scient	51.3	52.5	55.0	58.8	62.5
St Cecilia Parish	123.0	126.0	132.0	141.0	150.0
Eage Harbor Congregational	49.2	50.4	52.8	56.4	60.0
<b>Total</b>	<b>370.9</b>	<b>389.7</b>	<b>427.4</b>	<b>483.95</b>	<b>540.5</b>
	<b>371</b>	<b>390</b>	<b>427</b>	<b>484</b>	<b>541</b>
<b>% increase over Counter prop</b>	<b>105%</b>	<b>111%</b>	<b>121%</b>	<b>138%</b>	<b>154%</b>

Proposed Ordinance vs Alternative vs Counter Proposal+Level 3 Green and Building on Previous Land across BI Religious Organizations



	Bethany Lutheran	Port Madison Lutheran	Grace Episcopal	Seabold Methodist	First Baptist	Kol Shalom	Rolling Bay	Island Church	Hope Center for Christian Unity	St Barnabus	Latter Day Saints	First Church of Christ, Scientist	St Cecilia Parish	Eage Harbor Congregational
Proposed	21	10	19	13	14	3	19	9	4	25	18	29	69	27
Counter	8	4	8	10	14	4	20	10	4	30	22	0	50	120
Proposed+L3 Green and Bldg Proposed Land	11.2	5.6	11.2	14.0	19.6	5.6	28.0	14.0	5.6	42.0	30.8	55.0	132.0	52.8

**Draft Motions Related to Bonus Density Provisions being considered by Commissioner Macchio**

**I move to revise 18.21.050.E in the public hearing draft of ordinance 2022-02 to read as follows:**

Bonus density. Density may be increased by no greater than 100 percent above the underlying base density. Additional bonus density can be acquired as provided in 18.21.050.J.

**I move to revise 18.21.050.J. in the public hearing draft of ordinance 2022-02 to read as follows:**

Additional bonus density. In addition to the bonus density provided in 18.21.050.E., a proposal can earn additional density above the underlying base density, as provided below:

- a. An additional density bonus is available for projects that meet green building goals as outlined in the below table. Four levels of density incentives promote increasing levels of green building performance and higher energy efficiencies. The green building rating systems shall be indicated on the plat and confirmed with the individual building permit application.

<b>ADDITIONAL BONUS DENSITY - INCENTIVIZING for GREEN OVER ABOVE</b>		
<b>Levels</b>	<b>Green Building/Energy Efficiency</b>	<b>Density Bonus over Base</b>
1	Leed Silver/Built Green 4 Star (20% improvt)	<b>10%</b>
2	Leed Silver/Built Green 4 Star (20% improvt)	<b>20%</b>
3	Leed Gold/Built Green 5 Star (30% improvt)	<b>40%</b>
4	Leed Platinum/Emerald (net 0)	<b>70%</b>
5	Living Building Challenge	<b>100%</b>

- b. An additional density bonus is available for projects that develop on predeveloped land. Previously developed land is defined as the development footprint of any buildings and land alterations (parking lots, driveways) associated with the footprint. Land that is not previously developed and altered landscapes resulting from current or historical clearing or filling, agricultural or forestry use, yard, garden or preserved natural area use are considered undeveloped land

<b>ADDITIONAL BONUS DENSITY BONUS FOR BUILDING ON PREVIOUSLY DEVELOPED LAND</b>		
<b>Levels</b>	<b>% of Land Used</b>	<b>Bonus over base</b>
1	10%	<b>10%</b>
2	25%	<b>20%</b>
3	50%	<b>40%</b>
4	75%	<b>70%</b>
5	100%	<b>100%</b>

## RCW 36.70A.545

### Increased density bonus for affordable housing located on property owned by a religious organization.

(1) Any city or county fully planning under this chapter must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization provided that:

(a) The affordable housing development is set aside for or occupied exclusively by low-income households;

(b) The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for at least fifty years, even if the religious organization no longer owns the property; and

(c) The affordable housing development does not discriminate against any person who qualifies as a member of a low-income household based on race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).

(2) A city or county may develop policies to implement this section if it receives a request from a religious organization for an increased density bonus for an affordable housing development.

(3) An affordable housing development created by a religious institution within a city or county fully planning under RCW **36.70A.040** must be located within an urban growth area as defined in RCW **36.70A.110**.

(4) The religious organization developing the affordable housing development must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development.

(5) If applicable, the religious organization developing the affordable housing development should work with the local transit agency to ensure appropriate transit services are provided to the affordable housing development.

(6) This section applies to any religious organization rehabilitating an existing affordable housing development.

(7) For purposes of this section:

(a) "Affordable housing development" means a proposed or existing structure in which one hundred percent of all single-family or multifamily residential dwelling units within the development are set aside for or are occupied by low-income households at a sales price or rent amount that may not exceed thirty percent of the income limit for the low-income housing unit;

(b) "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than eighty percent of the median family income, adjusted for household size, for the county where the affordable housing development is located; and

(c) "Religious organization" has the same meaning as in RCW **36.01.290**.

[ **2019 c 218 § 3.** ]