

*City of Bainbridge Island*  
**PLANNING & COMMUNITY DEVELOPMENT**



**MEMORANDUM**

TO: City Council  
FROM: Kelly Dickson, PCD  
DATE: March 16, 2011  
RE: Code Update – Ad Hoc Recommendations

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**PURPOSE OF THE MEETING**

1. Review Ad Hoc Committee Recommendations, #25-28, #30-33

**ACTION REQUESTED**

Review Ad Hoc Memo items #25-33 (except for #29, which was covered at the 3/2/11 meeting) for discussion on March 16, 2011. Identify any changes/recommendations for review at the Public Hearing.

**ACTION ITEMS FROM LAST MEETING**

16. Commercial/residential uses within Neighborhood Service Centers:
  - a. During the March 2, 2011 study session, the City Council recommended using the Planning Commission language, with the caveat that the density bonus is reduced contingent on the amount of mixed-use vs. residential development that is proposed on the site.
    - i. Staff will provide an analysis of the issue and will bring an option for City Council consideration at the study session.
17. Accessory structures on a lot without a primary structure:
  - a. During the meeting on March 2, 2011, there was a concern that the proposed language would make the accessory structure nonconforming if the lot transferred ownership. There was also a concern that existing structures would be considered 'illegal' if they did not meet the 800-square foot requirement.
  - b. Staff will recommend language at the study session for City Council review.

*(continued)*

## CODE UPDATE PROPOSED REVIEW SCHEDULE

<b>Meeting Date</b>	<b>Topic</b>
<b>January 19, 2011</b> City Council Study Session	<b>Overview</b>
<b>February 2, 2011 City Council Study Session</b>	<i>Cancelled</i>
<b>February 16, 2011</b> City Council Study Session	<b>Ad Hoc Recommendations</b>
<b>March 2, 2011</b> City Council Study Session	<b>Ad Hoc Recommendations</b>
<b>March 16, 2011</b> City Council Study Session	<b>Ad Hoc Recommendations</b>
<b>April 6, 2011</b> City Council Study Session	<b>Agricultural Regulations</b>
<b>April 20, 2011</b> City Council Study Session	<b>Agricultural Regulations</b>
<b>May 4, 2011</b> City Council Study Session	<b>Planning Commission Recommendations/Footnotes/Other questions</b>
<b>May 18, 2011</b> City Council Business Meeting	<b>Planning Commission Recommendations/Footnotes/Other questions</b>
<b>June 15, 2011</b> City Council Study Session	<b>Ordinance – First Reading</b>
<b>July 6, 2011</b> City Council Study Session	<b>Discussion (if necessary)</b>
<b>July 27, 2011</b> City Council Business Meeting	<b>Discussion (if necessary)</b>
<b>August 10, 2011</b> City Council Business Meeting	<b>Ordinance – Second Reading</b>
<b>August 24, 2011</b> City Council Business Meeting	<b>Adoption</b>

Please let me know if you have any questions or concerns via email ([kdickson@bainbridgewa.gov](mailto:kdickson@bainbridgewa.gov)) or phone (780-3725), or if you need additional information ahead of the meeting, and I will do my best to accommodate them as soon as possible.

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To: Bainbridge City Council

RE: Code Update, Item 25

Neither John nor I are able to attend the meeting tonight which is why John made his statement last week. However, we wanted to remind you about the issue of increasing the buffer to a uniform 50 feet along the Hiway with an additional 10 foot building set back.

**ISSUES:**

For the limited number of properties along the hiway between Winslow Way and High School Road, this may not make sense.

- This is the area where denser development is called for in the Comprehensive Plan.
- This is an area where there are very few undeveloped lots, so many that are developed may now be non-conforming. This status may cause a loss of value for the property owner if they want to remodel or add a story at a time when property owners are already suffering from a reduction in values.
- This is an area where the hiway right of way is very wide (200 feet, whereas further north it is 150 feet) and for most of the length between Winslow Way and High School Road the possibility of road widening is unlikely due to the ravine and wetlands on the west side and the 20-30 foot bank on the east side.
- A visual separation is already present because of the features mentioned above.

Screening opportunities exist as an alternative to just an increased setback. Such as full screen buffer rather than a partial screen.

**RECOMMENDATION:**

Please consider sending this issue to the committee that is working on the landscape regulations, or establishing a committee to examine this limited and unique situation.