



CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill

MEETING DATE: August 27, 2019

ESTIMATED TIME: 20 Minutes

AGENDA ITEM: (6:55 PM) Ordinance No. 2019-03, Relating to Subdivision Update - Planning,

STRATEGIC PRIORITY: Green, Well-Planned Community

PRIORITY BASED BUDGETING PROGRAM:

AGENDA CATEGORY: Ordinance

PROPOSED BY: Planning & Community Development

RECOMMENDED MOTION:

Conduct public hearing.

SUMMARY:

The City Council will be conducting a public hearing on Ordinance No. 2019-03 relating to an update of the City's subdivision regulations. Further detail is provided in the attached staff memorandum dated August 27, 2019.

FISCAL IMPACT:

Amount:	
Ongoing Cost:	
One-Time Cost:	
Included in Current Budget?	

BACKGROUND:

The Planning Commission's recommended draft of the subdivision update has been discussed at five study sessions on March 19, April 2 and 16, and May 7 and 28, 2019.

The City Council continued discussion related to the subdivision update during the July 23 business meeting and directed staff to make several changes to the current draft Ordinance 2019-03, including:

- Classifying freestanding landmark trees as secondary natural areas rather than primary.

- Allowing split-rail fencing along the perimeter of subdivisions.
- Clarifying how aquifer recharge protection areas (ARPAs) are designated in subdivisions.
- Specifying that bus shelters be allowed in roadside buffers.

The Council also requested that there be no maximum homesite size requirement in the R-0.4 and R-1 zoning districts but requested further analysis regarding the overall role of homesites in the subdivision update.

Also included with this item is Attachment 1 to the staff memo, which provides additional analysis regarding the rationale and basis for some of the proposed updates (e.g., natural areas, home size requirements).

ATTACHMENTS:

[20190827 CC Staff Memo Subdivision Update](#)

[Attachment 1 to Staff Memo re Ord 2019-03 \(Supplemental Information\)](#)

[Ord 2019-03 Exhibit A updated](#)

[Ord 2019-03 Exhibit B](#)

[Ord 2019-03 Exhibit C](#)

[20181213 PC Staff Memo Subdivision Overview](#)

[20190122 CC Staff Memo Subdivision Overview](#)

[20190319 CC Staff Memo Subdivision Update PC Recommended Draft](#)

FISCAL DETAILS:

Fund Name(s):

Coding: