

ORDINANCE NO. 2017-02
(FORMERLY ORDINANCE NO. 2016-30)

AN ORDINANCE of the City of Bainbridge Island, Washington, amending Titles 2, 3, 17, and 18 of the Bainbridge Island Municipal Code to ensure consistency with the updated 2016 Comprehensive Plan.

WHEREAS, the City is required by the Growth Management Act (GMA) (see, e.g., RCW 36.70A.130) to conduct a periodic review and update of its comprehensive plan and development regulations to ensure consistency with updated state laws and population and employment projections; and

WHEREAS, June 30, 2016, was the deadline to update to the City's Comprehensive Plan; and

WHEREAS, the City notified the Department of Commerce that although the City had been making progress on the review and update to its Comprehensive Plan, it would not meet the June 30, 2016, deadline; and

WHEREAS, the Department of Commerce accepted the City's delayed action, requesting to be kept abreast of the City's progress; and

WHEREAS, in August 2014, the City began working on the 2016 periodic update of the Comprehensive Plan; and

WHEREAS, the Planning Commission began the review of each of the Comprehensive Plan's ten elements by holding a public workshop, through which the Commission accepted both written and verbal comments on each of the elements; and

WHEREAS, between January 2015 and August 2016, the Planning Commission met 38 times to review and discuss the 2016 Comprehensive Plan Update *Introduction* and each element one at a time, completing their preliminary review of all the elements on August 18, 2016; and

WHEREAS, each of the 38 Planning Commission meetings included an agenda item providing specific opportunity for public comment on the 2016 Comprehensive Plan Update; and

WHEREAS, on August 26, 2016, the City issued a Determination of Non-Significance regarding the Comprehensive Plan Update ordinances, Ordinances No. 2016-29 and No. 2016-30, in compliance with the requirements of the State Environmental Policy Act, and

WHEREAS, the Comprehensive Plan is consistent with the Kitsap County Countywide Planning Policies, including the year 2036 population and employment allocations for the City of Bainbridge Island, and the Puget Sound Regional Council Multicounty Planning Policies, and the Growth Management Act; and

WHEREAS, the City must adopt development regulations that implement the Comprehensive Plan; and

WHEREAS, each Comprehensive Plan element has an implementation section that calls for further actions in order to fully implement the Plan, including budget allocations, department work program additions, and community partnerships; and

WHEREAS, the changes to the Bainbridge Island Municipal Code (BIMC) executed through this ordinance are generally procedural or clarifying changes to the BIMC that can be made without further study, recognizing that additional BIMC amendments will be made in the future to implement the policy directives and implementing actions of the Comprehensive Plan; and

WHEREAS, Ordinance No. 2017-01 (formerly Ordinance No. 2016-29) adopts the update to the City's Comprehensive Plan, and is being processed concurrently with this ordinance; and

WHEREAS, on October 18, 2016, notice was given to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106; and

WHEREAS, on September 17 and September 22, 2016, the Planning Commission conducted public hearings on both Ordinance No. 2016-29 and Ordinance No. 2016-30; and

WHEREAS, on October 5 and October 13, 2016, after closing the public hearing, the Planning Commission deliberated on both Ordinance No. 2016-29 and Ordinance No. 2016-30, and on October 13, 2016, voted unanimously to recommend approval; and

WHEREAS, beginning on October 18, 2016, and throughout November and December, 2016, the City Council held study sessions on both Ordinance No. 2016-29 and Ordinance No. 2016-30; and

WHEREAS, on January 10, 2017, the City Council conducted public hearings on both Ordinance No. 2017-01 (formerly Ordinance No. 2016-29) and Ordinance No. 2017-02 (formerly Ordinance No. 2016-30), and closed the public hearing and allowed written correspondence through January 17, 2016; and

WHEREAS, on February 21, 2017, the City Council deliberated on Ordinance No. 2017-02;

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

Section 1: The Bainbridge Island Municipal Code is amended to change the name of the "Neighborhood Service Center" (NSC) zoning district to the "Neighborhood Center" (NC) zoning district throughout the municipal code.

Section 2: Section 2.16.040.E *Site Plans and Design Review - Decision Criteria*, of the Bainbridge Island Municipal Code is amended to read as follows:

2. The locations of the buildings and structures, open spaces, landscaping, pedestrian, bicycle and vehicular circulation systems are adequate, safe, efficient and in conformance with the Island-Wide Transportation Plan ~~nonmotorized transportation plan~~;

Section 3: Section 2.16.050.D *Nonagricultural Minor Conditional Use Decision Criteria*, of the Bainbridge Island Municipal Code is amended to read as follows:

4. The conditional use is in accord with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan ~~nonmotorized transportation plan~~;

Section 4: Section 2.16.050.E *Agricultural Minor Conditional Use Decision Criteria*, of the Bainbridge Island Municipal Code is amended to read as follows:

1. As agriculture is a preferred use, conditional uses that are listed as agricultural uses in Table 18.09.020 (except for agricultural research facilities) may be approved if:
 - a. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
 - b. The conditional use is in accord with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan ~~nonmotorized transportation plan~~; and
 - c. The conditional use will be served by adequate public facilities including roads, water, fire protection, sewage disposal facilities and storm drainage facilities; and
 - d. The conditional use complies with all other provisions of the BIMC.

Section 5: Section 2.16.070 *Short Subdivisions*, of the Bainbridge Island Municipal Code is amended to read as follows:

- E. Preapplication Conference. The applicant shall provide copies of one or more proposed or “first draft” composite site plans prepared in accordance with flexible lot design standards of Title 17 and Chapter 18.12 ~~methodology as described in the Flexible Lot Design Handbook~~ for the preapplication conference.

Section 6: Section 2.16.110.D *Major Conditional Use Permit - Decision Criteria*, of the Bainbridge Island Municipal Code is amended to read as follows:

1. A conditional use may be approved or approved with conditions if:

- a. The conditional use is harmonious and compatible in design, character and appearance with the intended character and quality of development in the vicinity of the subject property and with the physical characteristics of the subject property; provided, that in the case of a housing design demonstration project any differences in design, character or appearance that are in furtherance of the purpose and decision criteria of BIMC 2.16.020.Q shall not result in denial of a conditional use permit for the project; and
- b. The conditional use will be served by adequate public facilities including roads, water, fire protection, sewage disposal facilities and storm drainage facilities; and
- c. The conditional use will not be materially detrimental to uses or property in the vicinity of the subject property; and
- d. The conditional use is in accord with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan ~~nonmotorized transportation plan~~; and
- e. The conditional use complies with all other provisions of the BIMC, unless a provision has been modified as a housing design demonstration project pursuant to BIMC 2.16.020.Q; and
- f. All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the immediate vicinity of the subject property; and
- g. Noise levels shall be in compliance with BIMC 16.16.020 and 16.16.040.A; and
- h. The vehicular, pedestrian, and bicycle circulation meets all applicable city standards, unless the city engineer has modified the requirements of BIMC 18.15.020.B.4 and B.5, allows alternate driveway and parking area surfaces, and confirmed that those surfaces meet city requirements for handling surface water and pollutants in accordance with Chapters 15.20 and 15.21 BIMC; and
- i. The city engineer has determined that the conditional use meets the following decision criteria:
 - i. The conditional use conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and
 - ii. The conditional use will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; and
 - iii. The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; and
 - iv. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; and
 - v. If the conditional use will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the conditional use, and the applicable service(s) can be made available at the site; and

- vi. The conditional use conforms to the “City of Bainbridge Island Engineering Design and Development Standards Manual,” unless the city engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title 17.
- j. If a major conditional use is processed as a housing design demonstration project pursuant to BIMC 2.16.020.Q, the above criteria will be considered in conjunction with the purpose, goals, policies, and decision criteria of BIMC 2.16.020.Q.

Section 7: Section 2.16.125 *Preliminary Long Subdivisions*, of the Bainbridge Island Municipal Code is amended to read as follows:

- E. Preapplication Conference. The applicant shall provide copies of one or more proposed or “first draft” composite site plans prepared in accordance with flexible lot design standards of Title 17 and Chapter 18.12 methodology as described in the ~~Flexible Lot Design Handbook~~ for the preapplication conference. Applicants are required to participate in a community meeting through the city’s public participation program outlined in Resolution No. 2010-32. The meeting will be held during the preapplication conference phase of the project.

Section 8: Section 2.16.210 *Special area plan process*, of the Bainbridge Island Municipal Code is amended as shown in Exhibit A.

Section 9: The title of Chapter 2.32 of the Bainbridge Island Municipal Code is amended to read as follows: ~~Nonmotorized~~ Multi-modal Transportation Advisory Committee.

Section 10: Section 2.32.010.A of the Bainbridge Island Municipal Code is amended to read as follows:

- A. There is created a multi-modal ~~nonmotorized~~ transportation advisory committee for the city, hereinafter called the committee. The committee shall consist of seven voting members who shall be appointed by the mayor and confirmed by vote of the city council. The membership of the Committee should reflect the many interests impacted by transportation decisions, including without limitation, motorists, pedestrians, bicyclists, and public transportation users. In addition, the Bainbridge Island Metropolitan Park and Recreation District and the Bainbridge Island School District have expressed a desire to provide liaisons to the committee. Liaisons will be nonvoting members and may be elected officials and/or staff members as selected by Bainbridge Island Metropolitan Park and Recreation District and Bainbridge Island School District, respectively.

Section 11: Section 2.32.030 of the Bainbridge Island Municipal Code is amended to read as follows:

2.32.030 Purpose Duties and responsibilities.

The purpose of the Committee is to advise the City Council, other City committees and commissions, and City staff on transportation issues affecting the people of Bainbridge Island. The Committee will respond to requests for study, information, and guidance, and will generally function according to a Work Plan approved annually by the City Council.

~~The goal of the committee is to work with neighborhood groups and city staff to implement the nonmotorized transportation plan and advocate for nonmotorized transportation facilities, including the funding for such facilities and promotional or educational programs encouraging nonmotorized transportation. The committee will advocate for and ensure implementation of the nonmotorized transportation plan, including but not limited to the recognition and integration of the federal, state and local emphasis on active recreation, the reduction of greenhouse gas emissions and the linkage of communities through regional connectivity.~~

Section 12: Chapter 2.42 *Arts and Humanities Council*, of the Bainbridge Island Municipal Code is hereby repealed in its entirety.

Section 13: Chapter 2.50 *Health, Housing, and Human Services Council*, of the Bainbridge Island Municipal Code is hereby repealed in its entirety.

Section 14: Section 3.80.040 *Public Art Works Program and Fund*, of the Bainbridge Island Municipal Code is amended to read as follows:

3.80.040 Management Designated Agency

A. The City's Public Art Works Program shall be managed as directed from time to time by the City Council. To the extent that any portion of the management is delegated to a private entity, such management shall be in accordance with a written agreement approved by the City Council.

~~A. The Bainbridge Island Arts and Humanities Council, a nonprofit Washington corporation, is designated to carry out the duties set forth in this chapter relating to public art. The designated agency shall follow the guidelines for implementing public art projects adopted by the city council by resolution.~~

~~B. Duties and Responsibilities as to Public Art.~~

~~1. The designated agency shall review all municipal construction and improvement projects, as adopted by the city council, to determine which projects should be recommended to the city council to include public art, and to anticipate the source and amount of funds to be provided for public art. The designated agency may, with the permission of any affected public agency or entity, review any real property or building within the city to determine whether it should be recommended to the city council to include public art, if the real property or building is (a) owned or leased by the city or any other public agency or entity, or (b) owned by a nonprofit corporation and operated by a public agency or entity and the placement of art will be pursuant to an interlocal agreement between the city, the nonprofit corporation, and the public agency or entity.~~

~~a. For public art anticipated to cost less than \$10,000, the designated agency shall submit a proposal, including a proposed site and budget, to the designated city council committee.~~

which is authorized to approve expenditures of up to 30 percent of the estimated total project cost for such things as project administrative funding and full project concept development. If the total cost of project administration plus full project concept development is anticipated to exceed 30 percent of the estimated total project cost, approval of the full city council will be required. The designated agency shall keep the council committee informed with regular progress reports on the public art. The designated agency shall present the recommended public art concept to the city council for final funding approval. The city council may approve or disapprove the proposal as submitted, or may determine to hold a public hearing on the proposal. Following the public hearing, if any, the city council shall approve or disapprove the proposal.

b. For public art anticipated to cost \$10,000 or more, the designated agency shall submit a proposal, including a proposed site and budget, to the designated city council committee. The council committee shall present the proposal to the city council and request that the council approve the cost of project administration and/or full project concept development. The designated agency shall keep the council committee informed with regular progress reports on the public art. The designated agency shall present the recommended public art concept to the city council for final funding approval. The city council may approve or disapprove the proposal as submitted, or may determine to hold a public hearing on the proposal. Following the public hearing, if any, the city council shall approve or disapprove the proposal. For the purpose of this subsection, the term "full project concept development" means that the project is defined to the point where the city council or members of the public can comprehend the project and be in a position to approve the project completion.

2. The designated agency shall advise the city manager and city council on matters pertaining to cultural and artistic endeavors, projects, acquisition of funds, and expenditures in which the city becomes involved and shall act as the representative of the community in such matters.

Section 15: Chapter 3.82 *Bainbridge Island Arts and Humanities Account*, of the Bainbridge Island Municipal Code is hereby repealed in its entirety.

Section 16: Chapter 3.86 *Health, Housing, and Human Services Account*, of the Bainbridge Island Municipal Code is hereby repealed in its entirety.

Section 17: Section 17.12.020 *Flexible Lot Design Requirement for Single-family Subdivisions*, of the Bainbridge Island Municipal Code is amended to read as follows:

A. Requirement.

1. All single-family residential short and long subdivisions within the city shall be designed in accordance with the city's adopted flexible lot (flexlot) design requirements. If, due to site or design constraints, no homesite with supporting infrastructure can be located on a subject property, no division of land is permitted.
2. Some of the flexible lot design requirements are outlined in this title and in BIMC Title 18, and additional guidance is provided in the city's flexible lot design handbook, which has been prepared and shall be maintained by the

~~director, and made available to the public, to assist applicants in the preparation of flexible subdivision designs and applications for residential subdivisions.~~

- B. Pre-Existing Lots. Lots that have previously received final approval from the city, or that have previously received final approval from Kitsap County prior to inclusion within the city boundaries, and that do not comply with the adopted flexible lot design requirements shall be considered existing nonconforming lots, but any future resubdivision of any such lots shall comply with adopted flexible lot design requirements.
- C. Two Types of Flexible Lot Design Available. Applicants for a short or long subdivision or resubdivision shall comply with the standards in this title applicable to open space design or the standards applicable to cluster design. If an applicant does not notify the city of his or her intention to submit a cluster design, the open space design standards shall apply. In some cases, however, site constraints such as the size and shape of the parcel or the presence of areas subject to Chapter 16.12 BIMC (Shoreline Master Program) or Chapter 16.20 BIMC (Critical Areas) result in only one of the options being feasible. The cluster design option is not available to properties located in the R-2.9, R-3.5, R-4.3, R-5, R-6, R-8, and R-14 zoning districts.
- D. Large Lot Subdivisions. As authorized by RCW 58.17.040(2) or its successors, the city regulates the division of land into large lots. Large lot subdivisions shall comply with the requirements of BIMC 17.12.040 (General residential subdivision standards), the requirements of BIMC 17.12.060 (Special requirements for sensitive areas), if applicable, and the requirements of BIMC Title 18 for the zone district in which the property is located. Large lot subdivisions are not a form of flexlot and therefore are not subject to cluster or open space design requirements.

Section 18: Section 17.12.030.A.4 *Open space/Cluster Standards and Homesite Locations for Single-family Residential Subdivisions*, of the Bainbridge Island Municipal Code is amended to read as follows:

- 4. Amount of Open Space Required.
 - a. Basis. In determining the open space area requirement stated in subsection A.4.b of this section, the city has relied on the “Analysis of Open Space Report” dated July 15, 2003, and amended April 30, 2004, and the other reports, statutes and documents referenced in the recitals to the ordinance codified in this section (“open space documentation”). The open space documentation shall be incorporated into the record of every short or long subdivision application. In reviewing a short or long subdivision application, the city shall consider the open space documentation as presumptively valid and applicable to the short or long subdivision application.
 - b. Amount Required.
 - i. The area provided for open space shall be based on and consistent with the existing valued open space features (listed in Table 17.12.030-2) on the subject property, up to a maximum of 25 percent of the area of the property

being subdivided, unless additional open space area is otherwise provided pursuant to subsection A.5 of this section.

- ii. All lands subject to critical area regulations by Chapter 16.20 BIMC shall remain subject to those regulations regardless of whether they are included in the required open space designation.
- iii. If a property being subdivided contains valued open space features as described in Table 17.12.030-2 that exceed 25 percent of the gross land area, the maximum required area for open space designation is still 25 percent, unless it includes protected critical area as regulated by Chapter 16.20 BIMC.
- iv. If the gross land area contains less than 25 percent in open space features, then the designated open space is identified accordingly. ~~The flexible lot design handbook provides assistance on the methodology for designating open space areas.~~ Designated open space areas shall not be required to be dedicated to the public, and the owner shall not be required to permit public access to designated open space areas. Landscape buffers may be included in the open space calculation as specified in Tables 18.15.010-3 and 18.15.010-45.

Section 19: Section 17.12.030.B *Open space/Cluster Standards and Homesite Locations for Single-family Residential Subdivisions*, of the Bainbridge Island Municipal Code is amended to read as follows:

- B. Cluster Short and Long Subdivisions. If an applicant chooses to apply for a cluster short or long subdivision, the open space provisions of subsection A of this section shall not apply. Clustering shall be accomplished through the design standards of Title 17 and Chapter 18.12 process specified in the flexible lot design handbook. The cluster design option is not available to properties located in the R-2.9, R-3.5, R-4.3, R-5, R-6, R-8 and R-14 zoning districts. The following requirements shall apply to cluster short and long subdivisions:
 1. Homesite Clustering. The purpose of clustering is to facilitate the efficient use of land by reducing disturbed areas, impervious surfaces, utility extensions and roadways. Homesites shall be located in cluster groupings and the efficient location of infrastructure shall be used to maximize the undeveloped area. Four or more homesites shall constitute a cluster grouping in a long subdivision, and two or more homesites shall constitute a cluster grouping in a short subdivision.
 - a. All homesites in a cluster grouping shall adjoin or be located a maximum of 25 feet apart from another homesite.
 - b. The city encourages design of homesite cluster groups that create open areas large enough to accommodate crop agriculture, when such areas are created. The applicant shall record covenants making it clear to lot buyers that crop agriculture may take place on the open areas.
 - c. The location of homesite cluster groups is not required to be located near any existing home on the property.

2. Homesite Area.

- a. The homesite area is for development of the primary residential dwelling and accessory buildings for each lot within the subdivision.
- b. In the R-0.4 ~~and R-1 R-2, and R-2.9~~ zoning districts, a homesite area with a maximum area of 10,000 square feet shall be provided for each lot and shall be depicted on the face of the plat. In the R-2 zoning district, a homesite area with a maximum area of 7,500 square feet shall be provided for each lot and shall be depicted on the face of the plat
- c. ~~In the R-3.5 and R-4.3 zoning districts, a homesite area with a maximum homesite area of 7,600 square feet shall be provided for each lot and shall be depicted on the face of the plat.~~
- d. ~~In the R-5, R-6, R-8, and R-14 zoning districts, a homesite area with a maximum area of 5,000 square feet shall be provided for each lot and shall be depicted on the face of the plat.~~
- e. Other allowed uses and structures, including well houses, may be located within the lot and outside the homesite area; provided, that all other applicable requirements of the BIMC are satisfied.
- f. Designated homesites shall not include designated critical areas or their buffers.
- g. Fencing or signage of designated critical areas shall be required pursuant to subsection A.8.a of this section.

Section 20: Section 17.12.040 *General Residential Subdivision Standards*, of the Bainbridge Island Municipal Code is amended to read as follows:

B. Homesites. Residential homesites shall be located consistent with the design standards of Title 17 and Chapter 18.12 methodology prescribed in the flexible lot design handbook.

E. Roads and Pedestrian Access.

1. Roads and access complying with the “City of Bainbridge Island Design and Construction Standards and Specifications,” and all applicable requirements of the BIMC, shall be provided to all proposed lots consistent with the standards contained within this subsection.
2. A variation from the road requirements and standards contained within the “City of Bainbridge Island Design and Construction Standards and Specifications” may be approved by the city engineer through the minor variance process described in BIMC Title 2.
3. Existing roadway character shall be maintained where practical. This may be accomplished through the reduction of roadway width consistent with subsection E.2 of this section, the minimization of curb cuts, and the preservation of roadside vegetation. To minimize impervious surfaces, public rights-of-way, access easements and roadways shall not be greater than the minimum required to meet standards unless the city engineer agrees that the additional size is justified.

4. Connections to existing off-site roads that abut the subject property shall be required where practicable, except through critical areas and/or their buffers.
5. Street names and traffic regulatory signs shall be provided, and their locations shall be indicated on the plat/plan. The location of mailboxes and traffic regulatory signs is only required to be indicated on the plat/plan when other public improvements are required.
6. Transit stops shall be provided as recommended by Kitsap Transit.
7. Pedestrian and bicycle circulation and access within a subdivision and onto the site shall be provided through walkways, paths, sidewalks, or trails and shall be consistent with the Island-Wide Transportation Plan ~~nonmotorized transportation plan~~. Pursuant to RCW 58.17.110(1) sidewalks shall be provided, where necessary, to assure safe walking conditions for students who walk to and from school. Special emphasis shall be placed on providing pedestrian access to proposed recreational and/or open space areas.

Section 21: Section 17.28.020 *Definitions*, of the Bainbridge Island Municipal Code is amended to read as follows:

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

Section 22: Table 18.12.020-1 *Flexlot Dimensional Standards for Residential Zone Districts*, of the Bainbridge Island Municipal Code is amended as shown in Exhibit B.

Section 23: Table 18.15.010-3 *Perimeter Landscaping Requirements by Land Use and Zoning District*, of the Bainbridge Island Municipal Code is amended as shown in Exhibit C.

Section 24: Section 18.27.020 *Transfer of Development Rights*, of the Bainbridge Island Municipal Code is amended to read as follows:

18.27.020 Development rights sending areas.

- A. ~~Critical Areas Overlay District.~~ All properties located outside of designated centers within the critical areas overlay district (CAOD) as designated on the land use map of the city comprehensive plan are established as development rights sending areas. ~~A copy of the critical areas overlay district is available from the department.~~
- B. Agricultural Land. Any owner of agricultural land as defined by BIMC 16.26.020, ~~whether located in or outside of the CAOD,~~ may elect to have the agricultural land designated as a development rights sending area through the sale or transfer of the

development rights of the property.

- C. Donation of Development Rights. Any owner of real property may donate all or a portion of their development rights to the city.
- D. Property Already Restricted from Development Not Eligible. Development rights are not available for real property ~~in the CAOD or agricultural land outside of the CAOD~~ that is subject to easements or covenants preventing further development of the real property.

Section 25: Section 18.36.030 *Definitions*, of the Bainbridge Island Municipal Code is amended to read as follows:

- 16. "Affordable housing" or "affordable dwelling unit" ~~(formerly "HUD defined affordable housing")~~ means a dwelling unit for use as a primary residence by a household in any of ~~the income groups described below~~, which may be rented or purchased (including utilities other than telephone and cable TV) without spending more than 30 percent of monthly household income. Income level eligibility threshold levels shall be set using HUD levels for the Bremerton-Silverdale ~~Seattle~~ metropolitan statistical area.

Section 26: The Official Zoning Map of the Bainbridge Island Municipal Code is amended for consistency with the Future Land Use Map of the 2016 Comprehensive Plan, as shown in Exhibit D.

Section 27. This ordinance shall take effect and be in force on and after five days from its passage and publication as required by law.

PASSED BY THE CITY COUNCIL this 28th day of February, 2017.

APPROVED BY THE MAYOR this 28th day of February, 2017.



Val Tollefson, Mayor

ATTEST/AUTHENTICATE:



Christine Brown, City Clerk

FILED WITH THE CITY CLERK:	December 9, 2016
PASSED BY THE CITY COUNCIL:	February 28, 2017
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