



**Steering Committee -
Winslow Subarea Plan Update &
Comprehensive Plan Periodic Review
January 11, 2024
3:30 – 5:00 PM
City Council Conference Room, 280 Madison Ave N
Bainbridge Island, WA 98110**

Meeting of the Steering Committee Overseeing the
Winslow Subarea Plan Update and the Comprehensive Plan Periodic Review

January 11, 2024

City Council Conference Room

<https://bainbridgewa.zoom.us/j/85074579238>

This meeting will be recorded

AGENDA

Welcome/Roles and Meeting Ground Rules/ December Meeting Notes

Meeting Topics:

- Report Out on Fall Scoping Process for expanded EIS and for Comprehensive Plan
- Discussion of Draft EIS and Comprehensive Plan conceptual alternatives
- Brief Review of Kitsap Draft EIS and Draft Comp Plan
- Upcoming Milestones in March, April, May
- February Agenda Topics

Participants: Planning Director Patty Charnas; Senior Planners Jennifer Sutton, and Peter Best; Council members Jon Quitslund, and Kirsten Hytopoulos; Planning Commissioner Sarah Blossom; Facilitator Linda Paralez and Matty Dunham

**For special accommodations, please contact Planning & Community
Development 206-780-3750 or at pcd@bainbridgewa.gov**



Meeting of the Steering Committee Overseeing the Winslow Subarea Plan Update and the
Comprehensive Plan Periodic Review
Thursday, December 14th, 2023
3:30 – 5:00 PM

Participants: Council members Jon Quitslund and Kirsten Hytopoulos; Planning Commissioners Sarah Blossom (remote) and Ashley Matthews; Planning Director Patty Charnas; Senior Planners Jennifer Sutton and Peter Best; Facilitator Linda Paralez.

Meeting Agenda:

- Report out on Comprehensive Plan Scoping
- Exploring Alternatives Concepts: addressing new state laws and requirements
 - HB 1110, 1337 and 1042
- Work Plan Milestones for Both Projects – First Quarter 2024
 - Community engagement events
- Next Meeting Agenda

Comprehensive Plan Scoping:

An update on the Comprehensive Plan scoping process was given. The scoping reports are being finalized. Orientation interviews were conducted with the community as a component of the scoping process. The Environmental Impact Statement (EIS) scoping report will be released soon. Diverse perspectives were provided by community members. Feedback was gathered through both in-person and Zoom meetings, in addition to a 32-day open comment period hosted on the project website. Community input will be essential in shaping the strategies for addressing local issues, including transportation and community identity.

Steering Committee members requested a clear timeline for the Comprehensive Plan and the Winslow Subarea Plan. Committee members sought clarification on the formulation of the alternatives. A graphic depiction of the overall timeline of the Comprehensive Plan and the Winslow Subarea Plan schedule was reviewed with the committee.

The alternatives will primarily focus on new housing mandates, land use and capital planning. For both the Comprehensive Plan and Winslow Subarea Plan, the alternatives will outline potential actions and will include considerations from the Sustainable Transportation Plan and the Climate Action Plan. The draft EIS will facilitate the evaluation of tradeoffs among various actions and mandates for affordable housing, transportation, and other important community issues.

Reports will be distributed in two weeks and will be reviewed at the subsequent Steering Committee meeting.

New State Laws and Requirements: HB 1110, 1337, and 1042



A PowerPoint presentation regarding new state laws and requirements was displayed (see attachment). House Bill 1110 addresses the densification of lots for multifamily or “middle” housing and does not apply to Bainbridge Island in the current planning cycle. House Bill 1337 pertains to the allowance of two Accessory Dwelling Units (ADUs). Bainbridge Island, being designated as a critical aquifer recharge area, is currently exempt from the mandates of HB 1110 and 1337. While the city retains the discretion to adopt measures from these bills, there is no obligation to do so under the present legislation and designation as a critical area.

House Bill 1042 mandates a 50% bonus in density for all residential zones, permitting internal modifications to achieve this density increase provided there are no alterations to the building’s exterior. This legislation applies to residential and commercial structures and requires adoption by July 2025.

Concerns were raised by Steering Committee members about the feasibility of densification given the existing sewer capacity.. A discussion took place regarding the idea of selectively adopting aspects of HB 1110 and 1337 within neighborhood centers.

Steering Committee members voiced concerns regarding House Bill 1042, particularly its implications for the preservation of commercial development.. Additionally, the importance of engaging the community in discussions about the Comprehensive Plan and the new housing laws was discussed.

Work Plan Milestone:

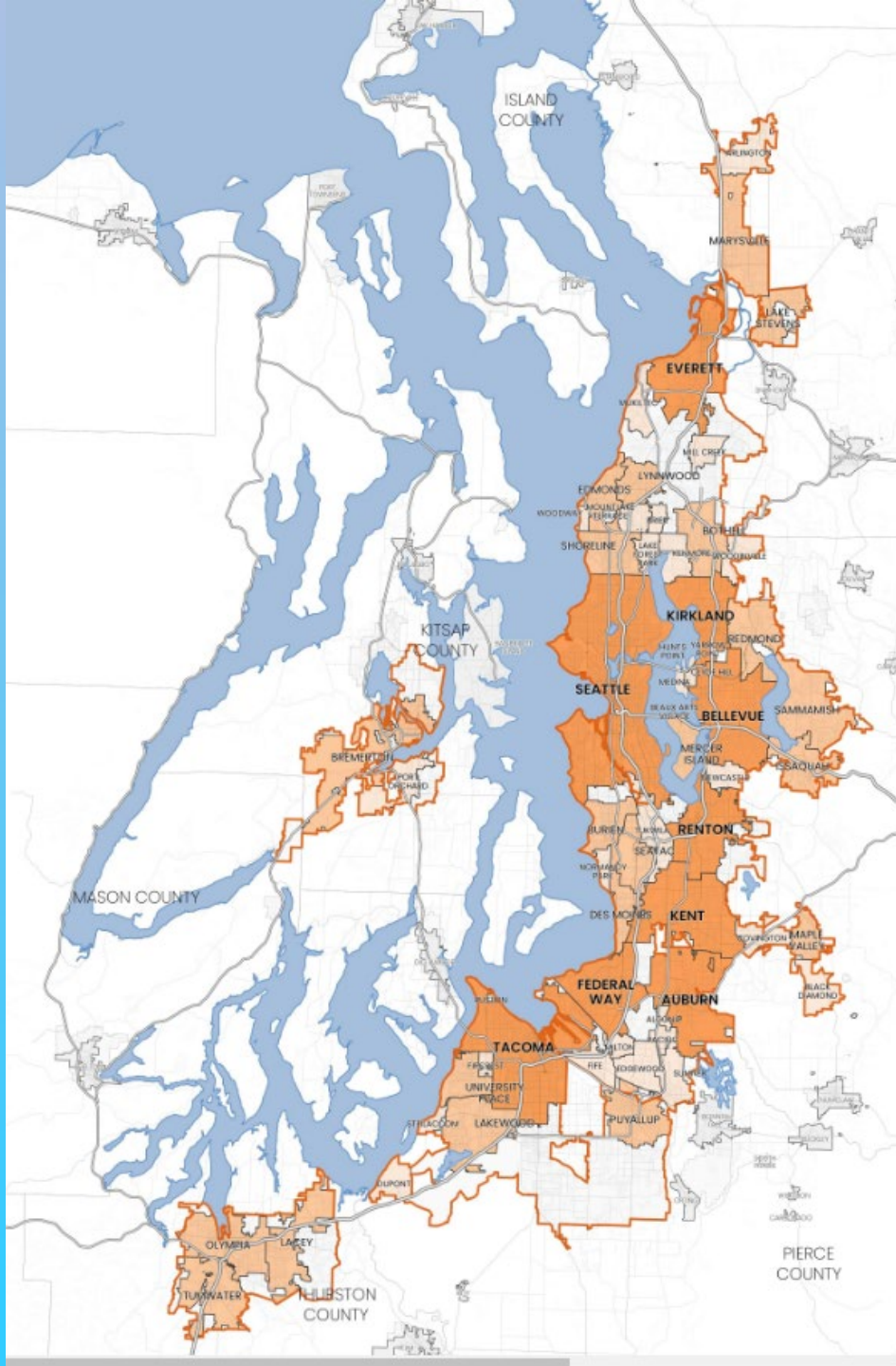
Planning for the Comprehensive Plan’s outreach initiatives is scheduled for the first quarter of the new year. There will be community engagement activities regarding the implications of the House Bills in the context of Bainbridge Island.

Next Meeting Agenda:

Steering Committee members requested further examination and dialogue regarding the capacity of Winslow and surrounding areas and the integration of these considerations into the Comprehensive Plan and Winslow Subarea Plan. The alternatives developed for Winslow and the Comprehensive plan will account for existing capacity and will have a no action alternative.

This meeting will mark the conclusion of Ashley Matthews’s time as a Steering Committee member. A successor will be appointed.

Upcoming Agenda Items <i>(Dates Tentative)</i>	
Steering Committee Meeting Date	Topics for Consideration
	Scoping, Integrated EIS, Alternatives Discussion
	Comprehensive Plan General Discretionary Amendments
	Preferred Alternative for Winslow
	Report Out on Fall Scoping Process for expanded EIS and for Comprehensive Plan
	Discussion of Draft EIS and Comprehensive Plan conceptual alternatives
	Brief Review of Kitsap Draft EIS and Draft Comp Plan



Cities and Counties in Central Puget Sound Area Must Comply with **HB 1110** – “middle housing” bill

Bainbridge Island *not included* in current planning deadline

Did not have 25,000+ population last census

Would be included in next planning cycle deadline of 2030

Would be expected to show planning progress by 5-year report

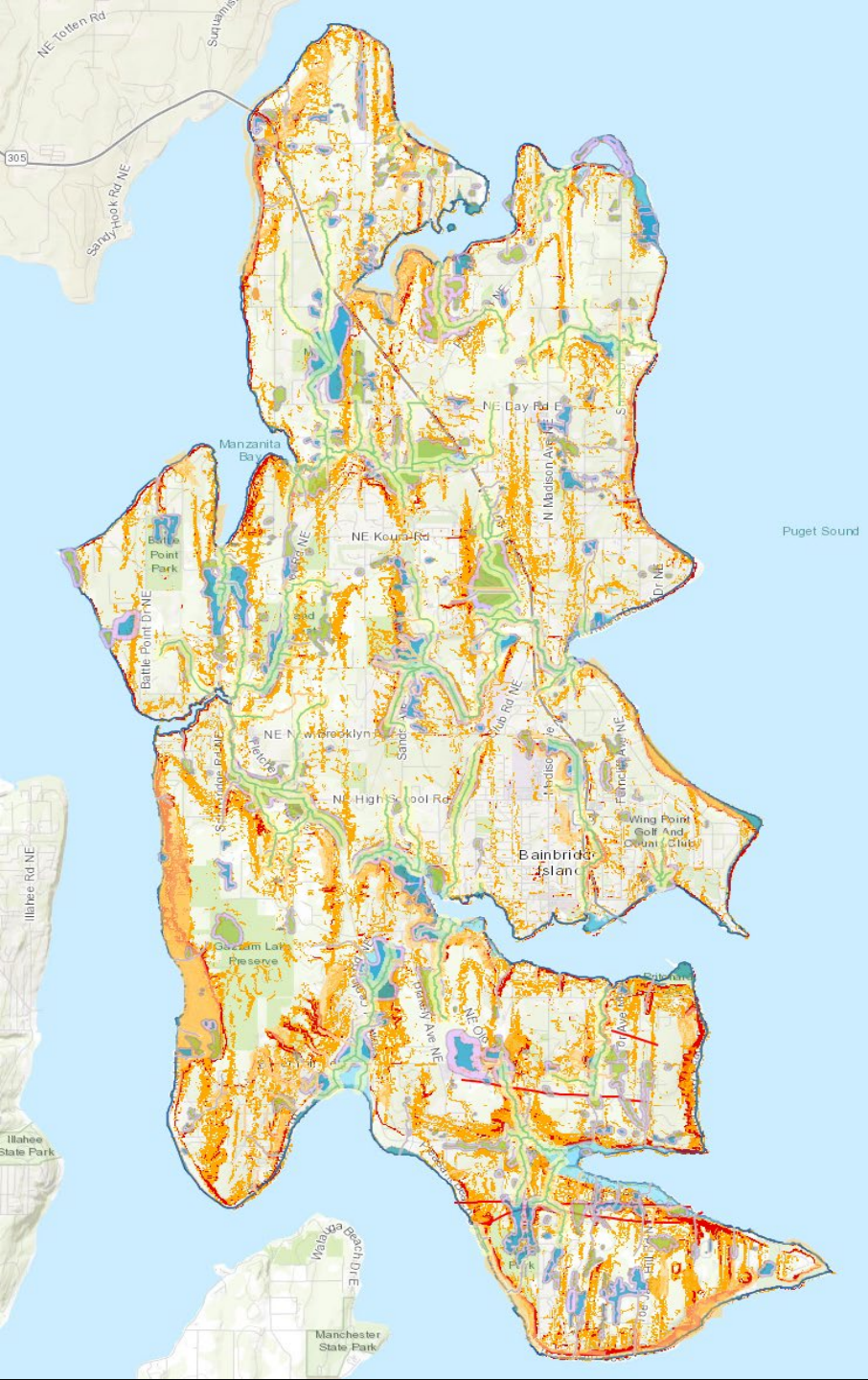
Cities and Counties in Central Puget Sound Area Must Comply with **HB 1337** – “ADU” bill regardless of population

Cities required to allow two ADUs per single family lot, repurposing existing home space, creating new attached, new detached

ADU minimum *cannot be less than 1,000 sq. feet*

Flexible parking standards

Would be expected to show planning progress by 5-year report



Both **HB 1110** – “middle housing” bill and **HB 1337** “ADU” bill

Provisions do not apply in lots with designated critical areas

The entirety of Bainbridge Island is a designated critical aquifer recharge area

However, there is nothing in both bills that says we cannot carry out the mandates of both bills

Both bills encourage applicability on lots with critical areas as long as critical areas and their buffers protected

ADU bill acknowledges that land area for septic limitations and Homeowners Assn.s rules to continue to apply

Let's
Discuss

