



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, FEBRUARY 22, 2024**

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WASHINGTON

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/81285913438](https://bainbridgewa.zoom.us/j/81285913438)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 812 8591 3438

AGENDA

1. CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 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.

- 2a. Minutes** 5 Minutes
[PC Minutes 01112024.pdf](#)

3. PUBLIC COMMENT - 6:10 PM

- 3a. Public Comment** 10 Minutes
[Instructions for Providing Public Comment at Hybrid Meetings.pdf](#)

5. PUBLIC HEARING - 6:20 PM

(6:20) Bates Open Space Current Use Taxation Application 20 Minutes
[Bates PC Staff Memo.docx](#)
[Bates Property Critical Areas and Aerial Photo.pdf](#)
[Bates Open Space Site Plan.pdf](#)

[Bates Current Use Application.pdf](#)
[Pictures of Bates Property.pdf](#)
[County Assessor Current Use Tax Shift Estimate.pdf](#)

4. PUBLIC PARTICIPATION MEETING - 6:40 PM

(6:40) Helpline House Public Participation Meeting 30 Minutes
[Helpline House - Project Narrative submitted Feb052024.pdf](#)
[Helpline House - DRB Design Guidancen 030424 - REV Site Plan.pdf](#)
[PLN52710 Preapplication letter.pdf](#)

7. NEW BUSINESS - 7:10 PM

(7:10) PSE Municipal Code Amendment Request 30 Minutes
[Staff_Memo_to_Planning_Commission_22FEB2024__1_.pdf](#)
[PSE Proposed Code Language.pdf](#)

8. PLANNING DIRECTOR'S REPORT - 7:40 PM

9. FOR THE GOOD OF THE ORDER - 7:45 PM

10. ADJOURNMENT - 7:50 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 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 or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.