



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, APRIL 11, 2024**

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

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/86561143070](https://bainbridgewa.zoom.us/j/86561143070)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 865 6114 3070

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.
 - 2.a **Minutes** 5 Minutes
[PC Minutes 03282024.pdf](#)
3. **PUBLIC COMMENT - 6:10 PM**
 - 3.a **Instructions for Providing Public Comment** 10 Minutes
[Instructions for Providing Public Comment at Hybrid Meetings.pdf](#)
4. **PUBLIC PARTICIPATION MEETING - 6:20 PM**
 - 4.a **Puget Sound Energy (PSE) Revised Murden Cove Substation Expansion Project -Public Participation Meeting (PPM)** 30 Minutes

5. **PLANNING DIRECTOR'S REPORT - 6:50 PM**
6. **FOR THE GOOD OF THE ORDER - 6:55 PM**
7. **ADJOURNMENT - 7:00 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.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: April 11, 2024

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Renee Argetsinger

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I approve the March 28, 2024, meeting minutes as presented.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



Planning Commission March 28, 2024

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Acting Chair Blossom called the meeting to order at 6:21 PM in the Council Chambers and on the Zoom platform. She read the Land Acknowledgement and asked if there were any conflicts of interest. Commissioner Sullivan stated that he had a conflict of interest due to owning property in the PSE Winslow TAP project area and said would recuse himself during that discussion.

Present in the Council Chambers were Commissioners Blossom, Schaab, Birtley, and Deines. Commissioner Sullivan was present via the Zoom platform and Commissioner Subramanian was excused. Planning & Community Development Director - Patty Charnas and City Council Liaison - Ashley Mathews were also present.

2) PLANNING COMMISSION MEETING MINUTES

2.a Minutes
Cover Page
[PC Minutes 03142024.pdf](#)

MOTION: I move to approve the March 14, 2024, minutes as presented.

Schaab/Birtley: The motion passed unanimously.

3) PUBLIC COMMENT

3.a Public Comment
Cover Page
[Instructions for Providing Public Comment at Hybrid Meetings.pdf](#)

1. Kim McCormick - speaking on behalf of Woody Stables/ Bulrush Farm regarding the PSE Winslow TAP project, urged the commission to reject PSE's proposal.

2. Ron Peltier - voiced concerns over the PSE Winslow TAP project, encouraged the Planning Commission to put the city and its citizens first, and not PSE. Requested that Commission involve the City Attorney in the process.

3. Tom Hansen - voiced concerns regarding the PSE Winslow TAP project

4) UNFINISHED BUSINESS

- 4.a Analysis of Puget Sound Energy (PSE) Code Amendment Requests- Part 2: Owner/Agent Authorization and Public Outreach.

[Cover Page](#)

[PSE Applicant Change Request_Analysis.pdf](#)

Director Charnas introduced the project, to discuss possible changes to the administrative/procedures code BIMC 2.16.020.D, regarding informing and receiving authorization from underlying property owners for project permits. City Attorney - James Haney was also present via Zoom. Director Charnas introduced PSE representative - Kerry Kriner who discussed the project, and the challenges PSE faces with the Winslow TAP project and the permit process. She was also joined by WA Environmental Attorney - Courtney Seim, who answered questions of the Planning Commissioners. Concerns were voiced about the public and property owners being part of the process and included in communications. City Attorney Haney provided legislative information and SEPA process requirements regarding this requested change to the BIMC. Chair Blossom suggested drafting a process for notifying property owners prior to the permit process. Director Charnas said that staff would make a first draft for the Planning Commission to review.

5) NEW BUSINESS

- 5.a Review SB 5290 and Discussion of Draft Work Plan

[Cover Page](#)

[Information and Draft Work Plan for SB5290 with PlnngComm.docx](#)

Director Charnas introduced the item and provided a status report on the new permit processing times. Currently waiting for a notice of funding availability and applying for grant(s) via the Department of Commerce. Discussed/ reviewed a very preliminary work plan with the possibility of working with a consultant. Discussion followed. Director Charnas recommended a standing agenda item on this topic until a package can be prepared for City Council review.

6) PLANNING DIRECTOR'S REPORT -

No report tonight.

7) FOR THE GOOD OF THE ORDER -

Acting Chair Blossom provided the Planning Commission with a message from Commissioner Subramanian regarding his absence.

8) ADJOURNMENT – 8:11 PM



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: April 11, 2024

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Instructions for Providing Public Comment

AGENDA CATEGORY: Discussion

PROPOSED BY: Renee Argetsinger

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
Information Only

SUMMARY:

BACKGROUND:

ATTACHMENTS:

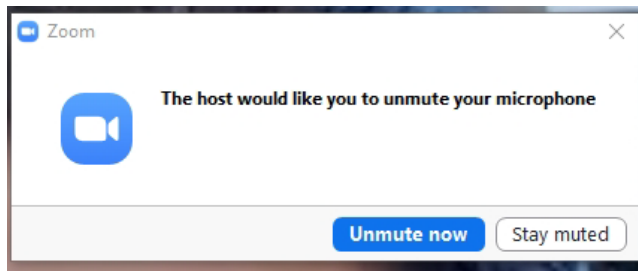


PLANNING AND COMMUNITY DEVELOPMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing Commissioners directly or sending comments to pcd@bainbridgewa.gov and City staff will forward your comment directly to Commissioners on your behalf. Members of the public who wish to provide public comment may attend the meeting in Council Chambers or may participate remotely by following the instructions outlined below. If you are attending in-person, please sign up to speak on the sign-in sheet by the Chamber doors. The Chair or Acting Chair will call the people signed up on the sign-in sheet in Council Chambers first, and speakers will have three minutes to speak from the podium. Following the in-person comment, people who have raised their hands in the Zoom meeting will be called on next. A timer on the screen will indicate when 3 minutes have elapsed. Guidelines for public comment are also attached.

INSTRUCTIONS FOR PROVIDING PUBLIC COMMENT REMOTELY

1. Join the Zoom webinar by following the link posted on the agenda and on the City calendar.
2. Sign in to Zoom with your full name.
3. The Chair will indicate when it is time for public comment.
4. Attendee indicates desire to speak by clicking on “Raise Hand” option at the bottom of the screen. If you are calling in by phone and would like to make a comment, *6 mute/unmute *9 raise/lower hand to be called on to speak.
5. Attendee clicks button “Unmute now” after they are called to speak by the Chair.



6. Attendee will appear on screen with other panelists, but without video, just name.

IMPORTANT NOTE: If you do not have the latest version of Zoom, you will be promoted to panelist. You will then appear with video enabled. Look for the video icon in the bottom left-hand corner of the screen to turn off your video.

7. Attendee provides comment.
8. A timer on the screen will track your time.
9. Stop speaking when the timer reaches the 3-minute mark.
10. Attendee is returned to attendee group, and microphone is muted.
11. Public comment is simply received by the Planning Commission, with no response.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: April 11, 2024

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: Puget Sound Energy (PSE) Revised Murden Cove Substation Expansion Project -Public Participation Meeting (PPM)

AGENDA CATEGORY: Discussion

PROPOSED BY: Jo Mendenhall

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):** August 24, 2023

PREVIOUS COUCIL REVIEW DATE(S):

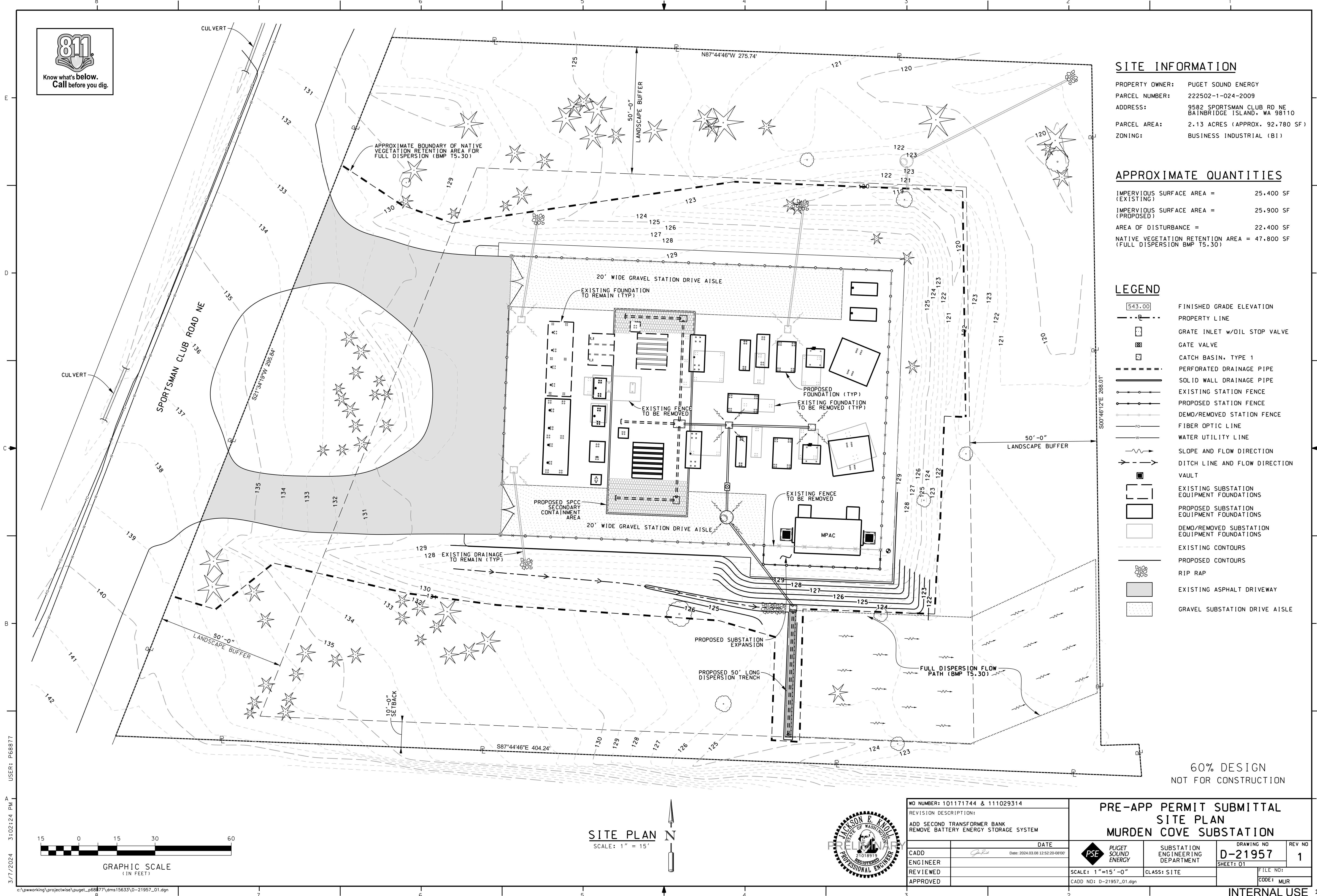
RECOMMENDED MOTION:
Presentation and Discussion

SUMMARY:

Puget Sound Energy (PSE) is revising their proposed upgrade and expansion plan for the existing Murden Cove Substation located at 9582 Sportsman Club Road NE (parcel #222502-1-024-2009). The proposal requires a Site Plan and Design Review permit which requires a public participation meeting. Once an application is received and a preliminary staff recommendation is published in a staff report, the Planning Commission provides a recommendation to the Planning Director for decision.

BACKGROUND: Puget Sound Energy (PSE) is proposing to upgrade and expand the existing Murden Cove Substation located at 9582 Sportsman Club Road NE (parcel #222502-1-024-2009). The project had a previous Public Participation Meeting on August 24, 2023; however, the applicant has requested an additional Public Participation Meeting due to changes to the project. The 2.13 acre site is zoned Business/Industrial (B/I) and the project will be subject to SEPA. PSE's development team has participated in a preapplication conference with City staff and the proposed changes do not require a new preapplication conference.

ATTACHMENTS:



SITE INFORMATION

PROPERTY OWNER: PUGET SOUND ENERGY
PARCEL NUMBER: 222502-1-024-2009
ADDRESS: 9582 SPORTSMAN CLUB RD NE
BAINBRIDGE ISLAND, WA 98110
PARCEL AREA: 2.13 ACRES (APPROX. 92,780 SF)
ZONING: BUSINESS INDUSTRIAL (BI)

APPROXIMATE QUANTITIES

IMPERVIOUS SURFACE AREA = 25,400 SF (EXISTING)
IMPERVIOUS SURFACE AREA = 25,900 SF (PROPOSED)
AREA OF DISTURBANCE = 22,400 SF
NATIVE VEGETATION RETENTION AREA = 47,800 SF (FULL DISPERSION BMP T5.30)

LEGEND

- 543.00 FINISHED GRADE ELEVATION
- PROPERTY LINE
- Grate symbol GRATE INLET w/OIL STOP VALVE
- Gate symbol GATE VALVE
- Catch basin symbol CATCH BASIN, TYPE 1
- Perforated line PERFORATED DRAINAGE PIPE
- Solid line SOLID WALL DRAINAGE PIPE
- Dashed line EXISTING STATION FENCE
- Dotted line PROPOSED STATION FENCE
- Long dashed line DEMO/REMOVED STATION FENCE
- Thin solid line FIBER OPTIC LINE
- Wavy line WATER UTILITY LINE
- Arrow symbol SLOPE AND FLOW DIRECTION
- Ditch symbol DITCH LINE AND FLOW DIRECTION
- Square symbol VAULT
- Rectangles symbol EXISTING SUBSTATION EQUIPMENT FOUNDATIONS
- Rectangles symbol PROPOSED SUBSTATION EQUIPMENT FOUNDATIONS
- Rectangles symbol DEMO/REMOVED SUBSTATION EQUIPMENT FOUNDATIONS
- Dashed line EXISTING CONTOURS
- Dotted line PROPOSED CONTOURS
- Star symbol RIP RAP
- Shaded area EXISTING ASPHALT DRIVEWAY
- Patterned area GRAVEL SUBSTATION DRIVE AISLE

60% DESIGN
NOT FOR CONSTRUCTION



GRAPHIC SCALE
(IN FEET)

SITE PLAN
SCALE: 1" = 15'



WD NUMBER: 101171744 & 111029314	
REVISION DESCRIPTION:	
ADD SECOND TRANSFORMER BANK REMOVE BATTERY ENERGY STORAGE SYSTEM	
CADD	DATE: 2024.03.08 12:52:20-08'00"
ENGINEER	
REVIEWED	
APPROVED	

**PRE-APP PERMIT SUBMITTAL
SITE PLAN
MURDEN COVE SUBSTATION**



PUGET SOUND ENERGY	SUBSTATION ENGINEERING DEPARTMENT	DRAWING NO D-21957	REV NO 1
SCALE: 1"=15'-0"	CLASS: SITE	FILE NO:	CODE: MUR
CADD NO: D-21957_01.dgn			

INTERNAL USE