



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, NOVEMBER 14, 2024**

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

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.

Minutes 5 Minutes

[PC Minutes 10242024 - Draft.pdf](#)

3. PUBLIC COMMENT - 6:10 PM

Public Comment 10 Minutes

[Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf](#)

4. PUBLIC PARTICIPATION MEETING - 6:20 PM

(6:20 PM) Opal Ridge Long Subdivision Public Participation Meeting 20 Minutes

[4-Step Design Process.pdf](#)

[Design for Bainbridge Subdivision Worksheet.pdf](#)

[Existing Site Plans.pdf](#)

Photos.pdf
Project Narrative.pdf
Proposed Site Plans.pdf
Zoning Summary.pdf
PLN52808_Opal Ridge Subdivision_Preapplication Conference Letter.pdf

5. NEW BUSINESS - 6:40 PM

(6:40) Review and Recommendation for PSE's Murden Cove Substation Upgrade 30 Minutes

PLN52612 Staff Report_Final.pdf
PSE Murden Cove Substation Site Plans.pdf
PSE Control House Elevations.pdf
PSE Murden Cove Substation_Landscape Plan.pdf
PSE Dead End Tower Elevations.pdf
PSE Murden Cove Narrative.pdf
PSE Typical Substation Lighting Details.pdf
PLN52612_SPR_Staff_Presentation_Final.pdf

(7:10 PM) Review and Recommendation for Helpline House Project 30 Minutes

Helpline House - Architectural Plan Set - REV 1 092624.pdf
Helpline House - Landscape Plans 052324.pdf
Helpline House - Outdoor Lighting Plan 052324.pdf
Helpline House - Site Plan - REV 1 092624.pdf
Helpline House - SPR 052224 - Project Narrative.pdf
Helpline House - Survey REV 011723.pdf

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

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

8. 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.