



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, FEBRUARY 13, 2025**

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. APPROVAL OF AGENDA / CONFLICTS OF INTEREST DISCLOSURE - 6:05 pm

3. PLANNING COMMISSION MEETING MINUTES - 6:10 pm

Review and approve meeting minutes.

Minutes

[PC Minutes 20250130 - Draft.pdf](#)

4. PUBLIC COMMENT INSTRUCTIONS - 6:15 pm

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. Members of the public who wish to provide public comment in-person at a Planning Commission meeting should sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet, and speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed. Orderly behavior and civility in remarks is expected with no clapping or booing, and no yielding of one person's time to another person.

Guidelines for public comment are provided. Remote public comment is allowed with advance notice to the City Clerk by noon on the date of the meeting at cityclerk@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true

uncovered face while delivering their comments.

Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

Public Comment Instructions -

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

5. PUBLIC PARTICIPATION MEETING - 6:25 pm

Puget Sound Energy (PSE) Winslow Substation Upgrade Project - Public Participation Meeting (PPM)

[PLN52935 Preapplication Conference letter.pdf](#)

[WinslowPreappSitePlan.pdf](#)

[WinslowSubstationPre-appNarrative.pdf](#)

6. NEW BUSINESS - 6:55 pm

Alteration to a Historic Property - Suyematsu Farm Building Roof Replacement

[SFLA Roof Presentation.pptx](#)

7. UNFINISHED BUSINESS - 7:10 pm

Continue discussion on Winslow Subarea Plan

[Commissioner Deines Winslow Zoning and Transit Map.pdf](#)

[250130 Preudhomme Presentation - Transect in detail.pdf](#)

[Redmond Transfer of Development Rights Program](#)

[Winslow Geographies 2 13 PC Slides.pdf](#)

8. PLANNING DIRECTOR'S REPORT - 8:10 pm

9. FOR THE GOOD OF THE ORDER - 8:15 PM

10. ADJOURNMENT - 8:20 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. Assist 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 preceeding 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, 208 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: February 13, 2025

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the January 30, 2025, meeting minutes as presented.

ATTACHMENTS:

[PC Minutes 20250130 - Draft.pdf](#)



Planning Commission Special Meeting January 30, 2025

Meeting Minutes

1) **CALL TO ORDER/LAND ACKNOWLEDGMENT -**

Chair Birtley called the meeting to order at 6:03 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Ariel Birtley, Sarah Blossom, Alex Preudhomme, Criss Garcia and Ben Deines. Present via Zoom was Commissioner Sean Sullivan and City Council Liaison Ashley Mathews. Excused was Commissioner Peter Schaab. City staff present in Chambers were Director Patricia Charnas and Senior Planner Jennifer Sutton along with City Councilmember Jon Quitslund.

2) **APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE -**

No conflicts of interest disclosed.

MOTION: I move to approve the agenda.

Blossom/Garcia: The motion passed unanimously.

3) **PLANNING COMMISSION MEETING MINUTES -**

Minutes

[Cover Page](#)

[PC Minutes 20250123 - Draft.pdf](#)

MOTION: I move to approve the January 23, 2025, minutes as presented.

Blossom/Garcia: The motion passed unanimously.

4) **PUBLIC COMMENT INSTRUCTIONS -**

Public Comment

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

1. Mr. Blaine Cliver – offered comments on Bainbridge Island water
2. Ms. Lisa Neal - spoke about the Groundwater Management Plan (GWMP) and Affordable Housing
3. Mr. Al Philips - encourages the city to utilize Transfer of Development Rights (TDR)
4. Ms. Lisa Macchio – requests an assessment of the prior Comprehensive Plan
5. Ms. Lynn Beck - supports more affordable housing
6. Mr. Eric Kortum - spoke about the Draft Environmental Impact Statement (DEIS) and missing historic properties

7. Mr. Mike Schwank - spoke about bifurcation of Bainbridge Island
8. Ms. Susan Hughes - spoke about DEIS Alternatives, Bainbridge Island's Guiding Principles, and missing historic properties
9. Ms. Melanie Keenan - spoke about the GWMP and the DEIS/ Comp Plan, & SEPA guidelines
10. Mr. Malcolm Gander – offered comments on missing elements in the DEIS and public participation in the process
11. Ms. Angela Sandri - would like to see more consulting with the community in the DEIS process
12. Mr. Rick Hauptman - concerned about the impacts to affordable housing/land/taxes and water availability
13. Mr. Ron Peltier - expressed concern regarding up-zoning & its effects on existing properties
14. Ms. Julie Rosenblatt - concerned about increased property taxes, affordable housing, climate change impacts

6) NEW BUSINESS -

[Strategic Economics Presentation on Winslow Subarea Plan Housing Affordability Model Cover Page](#)
[Winslow Affordable Housing Model Projections.pdf](#)
[Housing Levy Findings.pdf](#)

Director Charnas introduced Dena Belzer, the consultant working on the DEIS. Ms. Belzer presented "Winslow Subarea Plan Housing Affordability." Discussion Followed.

5) UNFINISHED BUSINESS -

Continue discussion on Winslow Subarea Plan
[Cover Page](#)
[Commissioner Deines Winslow Zoning and Transit Map.pdf](#)
[Winslow Geographies 1 30 PC Slides.pdf](#)

Discussion on the Winslow Subarea Plan postponed to the next Planning Commission meeting.

7) PLANNING DIRECTOR'S REPORT -

Director Charnas noted that COBI has experienced some difficulties with the software used for agendas and meetings following a recent upgrade. She also noted that the City Council was complementary of the Planning Commissioners' work. She provided an overview of topics for upcoming Planning Commission meetings.

8) FOR THE GOOD OF THE ORDER -

Vice Chair Sarah Blossom discussed upcoming changes to the Chamber dais seating arrangement. Chair Ariel Birtley inquired about adding additional Planning Commission meetings in 2025. A virtual meetings option was suggested by Commissioner Criss Garcia. Commissioner Sarah Blossom commented about the temperature in Chambers.

9) ADJOURNMENT - 9:18 PM



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: February 13, 2025

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Public Comment Instructions -

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Discussion Only

ATTACHMENTS:

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. For members of the public who wish to provide public comment in-person, at a Planning Commission meeting:

1. Sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet
2. Speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed, and there is no yielding of one person's time to another person.
3. Orderly behavior and civility in remarks is expected with no clapping or booing, Guidelines for public comment are provided.
4. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name on Zoom.
5. Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

Instructions for Providing Public Comment Remotely

1. Contact the Planning & Community Development Department at pcd@bainbridgewa.gov no later than Noon on the day of the meeting. State which meeting you would like to make a public comment and provide your true name.

IMPORTANT: No remote public comment will be accepted without first registering at the email address above.

2. Join the Zoom webinar by following the link posted on the agenda and on the City's website calendar. Sign into Zoom. You will need to enter and display your true name on Zoom.
3. The Chair will indicate when it is time for you to make a public comment.

Excerpts from the Governance Manual regarding public comment (although “City Council” is mentioned below, this information applies equally to Planning Commission):

5.6 Respect and Decorum

It is the duty of the Presiding Officer and Councilmembers to maintain dignity and respect for their offices, City staff, and the public. While the Council is in session, the Councilmembers shall preserve civility, order and decorum. No member of the public shall, by conversation or otherwise, delay, disrupt, or interrupt the proceedings of the Council, nor engage in any of the prohibited behavior described below. Councilmembers and the public shall obey the proper orders of the Presiding Officer of the meeting.

5.6.1 Orderly Behavior and Civility in Remarks

Any person disrupting the business of the Council, either while addressing the Council or attending the proceedings, shall be asked to leave, or be removed from the meeting. Continued disruptions may result in a point of order by the Presiding Officer or a Councilmember pursuant to the Council’s parliamentary rules, or a recess, forced removal, or adjournment as described elsewhere in this manual. Disruptive behavior includes, but is not limited to, the following:

- (a) Speaking without being recognized by the Presiding Officer.
- (b) Continuing to speak after the allotted time has expired.
- (c) Speaking on an item at a time not designated for discussion by the public of that item, such as speaking on a quasi-judicial item at a time other than during a public hearing or closed record proceeding on the matter.
- (d) Throwing objects.
- (e) Speaking on an issue that is not a public topic, in violation of Section 9.12.2.
- (f) Speaking in favor of or in opposition to a ballot proposition or a candidate for public office, provided, that public comment is allowed when the City Council is considering taking a collective position in favor of or in opposition to a ballot proposition as authorized in RCW 42.17A.555.
- (g) Impersonating a City Councilmember or a member of the City staff.
- (h) Shouting or otherwise engaging in loud or boisterous behavior.
- (i) Continuing to make repetitive remarks after being requested not to do so by the Presiding Officer or a majority of the City Council.
- (j) Attempting to engage the audience rather than the Council, e.g., asking audience members to stand, clap, boo or otherwise express collective support or opposition to any matter.

- (k) Booing, hissing, or otherwise disrupting the comments of another speaker.
- (l) Using racial slurs or other slurs directed at the color, creed, religion, ancestry, gender, sexual orientation, gender expression or identity, national origin, citizenship or immigration status, or mental, physical, or sensory disability of any individual or group, under circumstances where such words constitute “fighting words” under constitutional law.
- (m) Refusing to modify conduct after being advised by the Presiding Officer that the conduct is disrupting the meeting or disobeying any other lawful order of the Presiding Officer or a majority of the City Council.

5.6.2 Permission Required to Address the Council

Persons other than Councilmembers and Administration shall be permitted to address the Council only upon recognition and introduction by the Presiding Officer of the meeting.

.....

9.12.2 Subjects – Whether or Not on the Current Agenda

Public comments received during the public comment period may be on any public topic, whether or not on the agenda, but a comment on the subject that is covered by a public hearing at that meeting must be made during the period of the public hearing. All public comment shall be made consistent with Section 5.6.

9.12.3 Use of Microphones

Comments shall be made directly into the microphone, as it is necessary for the public record and for the audience to hear all proceedings. No comments shall be made from any other location.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: February 13, 2025

ESTIMATED TIME: 30 Minutes

AGENDA ITEM:

Puget Sound Energy (PSE) Winslow Substation Upgrade Project - Public Participation Meeting (PPM)

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Presentation and Discussion

SUMMARY:

Puget Sound Energy (PSE) is proposing to upgrade and expand the existing Winslow Substation located on the north side of NE Bucklin Hill Road, east of the intersection of NE Bucklin Hill Road and NE Fletcher Bay Road NE, on parcel #4178-000-028-0204. As part of the preapplication stage for projects requiring a major Site Plan and Design Review, a public participation meeting is required per the City's Public Participation Program established with Resolution No. 2021-07. These meetings are held early on in the application process so that City residents can learn about proposed projects in their neighborhoods, and the applicant can be aware of any concerns they might have prior to formal application submittal.

BACKGROUND:

Puget Sound Energy (PSE) is proposing to upgrade and expand the existing Winslow Substation located on the north side of NE Bucklin Hill Road, east of the intersection of NE Bucklin Hill Road and NE Fletcher Bay Road NE, on parcel #4178-000-028-0204. The 2.01 acre site is zoned Business/Industrial (B/I). PSE's development team has participated in a preapplication conference with City staff on December 17, 2024. The project requires a major Site Plan and Design Review and will be subject to SEPA. As the project is a primary utility use, it does not require the review and recommendation of the

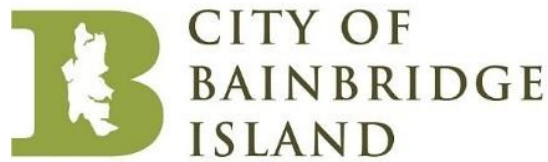
Design Review Board but will require Planning Commission recommendation to the Director for decision at a future date.

ATTACHMENTS:

[PLN52935 Preapplication Conference letter.pdf](#)

[WinslowPreappSitePlan.pdf](#)

[WinslowSubstationPre-appNarrative.pdf](#)



January 6, 2025

Kerry Kriner
6500 Ursula Place South
Seattle, WA 98108
sent via email: kerry.kriner@pse.com

Re: PSE Winslow Substation Upgrade Project, PLN52935 Pre-application Conference Summary

Dear Applicant,

Thank you for meeting with staff on December 17, 2024 to discuss the proposed substation upgrade project on parcel # 4178-000-028-0204. A summary of the land use review process, applicable Bainbridge Island Municipal Code (BIMC) regulations, comments from reviewers, fees, submittal requirements, and next steps are provided below. The summary reflects the information and level of detail provided for the conference, existing codes and standards, and generally available information.

The project requires Site Plan and Design Review (major) land use permit and is subject to SEPA review as the project is proposed outside of the confines of the existing substation. While the project is exempt from Design Review Board review as provided in [BIMC 2.14.040.D](#), the project is subject to the design standards in the City's design review manual, Design for Bainbridge. The next step in the process prior to application is a Public Participation Meeting scheduled for February 13, 2025. Please contact City Associate Planner Joanne Mendenhall, at jmendenhall@bainbridgewa.gov or 206.780.3771 to coordinate or if you have any questions.

Planning and Community Development
280 Madison Avenue North
Bainbridge Island, Washington 98110-1812
www.bainbridgewa.gov
206.842.7633

General Information
Pre-Application Conference Date: December 16, 2024
Project Name and Number: PSE Winslow Substation Upgrade / PLN52935
Project Description: Proposed substation upgrade project
Project Address: **NO SITUS ADDRESS **
Tax Parcel Number(s): 4178-000-028-0204
Tax Parcel Size: Approx. 2.01 acres or 87,556 sq. ft.
Zoning/Comp Plan Designation: B/I / Business/Industrial
Planning Contact: Joanne Mendenhall
Development Engineer: Kenton Bruno

Land Use Review Process			
Applications Required			
Review/Permit	Process	Recommendation / Decision	Current Fee*
Preapplication Conference	BIMC 2.16.020.I	N/A	\$2,850.00 (paid)
Public Participation Meeting	Res. No. 2021-07	N/A	\$930.00 (paid)
Site Plan and Design Review (Major)	BIMC 2.16.040	Planning Commission / PCD Director	\$19,030.00 (major)
Health District Review	Dependent on final design. Contact Health District for process and fee.		
Building Permit Fees	Cost based on project valuation (temporary access drive, control house and fence if taller than 6 feet)		
ROW	Right-of-Way permit required for work to be done in the ROW		
* Please verify permit fees at the time of application submittal.			
Application Submittal Requirements			
• DRB meetings: Per BIMC 2.14.040.D.1, applications related to utility facilities and to non-city outdoor recreation facilities are exempt from design review board consideration. • Public Participation Meeting: Project is currently scheduled for a Public Participation Meeting on February 13, 2025 • Land use application: Follow the instructions on the City’s website Submitting a Building or Land Use Permit Application. If you have any questions about submittal, please contact a permit specialist through permittingsubmittal@bainbridgewa.gov or telephone 206.780.3770. Please submit all information identified in the Administrative Manual for Land Use Permits, in addition to submittals listed below. • Additional required plans, studies, reports, and any other requirements for complete land use application submittal: ○ Land Use Application ○ Preapplication conference summary ○ Public participation meeting summary ○ SEPA Checklist ○ Elevations sheets for buildings and structures (showing height) ○ Lighting Plans or description of compliance (see BIMC 18.15.040) ○ Current Tree Inventory with dBh of trees to be removed ○ Landscape Plan			

Bainbridge Island Municipal Code Requirements
BIMC 2.16 – Land Use Review Procedures
Per BIMC 2.16.040 , site plan and design review shall be required prior to the issuance of construction permits for the new construction of a nonresidential building or other structure. Review procedure and decision criteria for major Site Plan review are outlined in BIMC 2.16.040 .
BIMC 16.04 – Environmental Policy

The project is subject to the State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800).

- **A complete SEPA checklist is required at the time of application submittal. Applicant has indicated they intend to combine the SEPA application for this project with the application for the Murden Cove-Winslow Transmission Line project per the requirements of WAC 197-11 – 6-(3)(b).**

Proposed project is on a parcel that is over two acres. If more than 10 significant trees are proposed for removal, a forest practices permit from the Department of Natural Resources may be required.

BIMC 18.09 – Use Regulations

“Utility, Primary” are a permitted use in the B/I zoning district. Per BIMC 18.36.030 “utility, primary” means facilities that produce, transmit, carry, store, distribute, or process electric power, gas, etc. and do not meet the definition of an accessory utility. Primary utilities include utility lines and electrical power generating or transfer facilities.

BIMC 18.12 – Dimensional Standards

Floor Area: No Maximum

Maximum Lot Coverage: 35%

Front Yard Setback: **50 feet** along any public right-of-way (i.e. Bucklin Hill Road)

Side Yard Setback: **10 feet** (west property line); **50 feet** when abutting a residentially zoned property (east property lines).

Rear Yard Setback: **50 feet** (rear setback abuts a residentially zoned property)

Max Building & Structure Height: **35 feet**

- Allowed modifications to required setbacks and height can be found in [BIMC 18.12.040](#)
- Alternative height limits may apply if the conditional use permit provisions of BIMC Title [2](#) are met. Some encroachments through height limits are permitted under BIMC [18.12.040](#).
- **Preapplication materials did not include height of structures and control house. If alternative height limits are needed, minor Conditional Use permit will be required in addition to the major Site Plan Review.**

BIMC 18.15 – Development Standards and Guidelines

- [BIMC 18.15.010](#) Landscaping, screening, and tree retention, protection and replacement.

In the B/I district, the intent is to provide a year-round vegetated screen and a noise and site lighting buffer of industrial development from adjacent nonindustrial properties and roadways.

- Tree Retention, Protection and Replacement BIMC 18.15.010.C

- Trees and tree stands located in the perimeter areas required to be shall be retained and protected unless an applicant can demonstrate during the land use permit review process that the existing trees and vegetation will be compromised after the development is complete, and would likely become hazardous. If the applicant can demonstrate that hazard, then new trees and vegetation may be planted pursuant to the planting standards of BIMC 18.15.010.D.4. Perimeter landscape widths may be averaged to save significant trees, but shall not be reduced to less than the allowed minimum perimeter dimension.
- If trees have been removed from a closed, forested location, a buffer of smaller trees shall be retained or planted on the fringe of the closed, forested area. The buffer of smaller trees shall be adequate to protect the health of the remaining mature trees in the closed, forested area, as determined by a consulting arborist who is certified by the American Society of Consulting Arborists, and whose services are paid for by the applicant. Exceptions may exist for trees deemed a hazard by a TRACE certified professional.

- Perimeter Buffering and Screening

- Perimeter Buffer required when the abutting zone is not Business/Industrial (north, east and south parcel boundary lines). **50 foot full screen perimeter buffer required (35 foot minimum if buffer averaging is used). Proposed perimeter buffer shall meet the standards listed under [BIMC 18.15.010.D.4.a](#) and BIMC 18.15.010.5 unless the buffer averaging standards listed under BIMC 18.15.010.D.5.f are met.**
- Roadside buffer required along Right-of-Way (Bucklin Hill Rd NE). **50 foot full screen roadside buffer required (35 foot minimum if buffer averaging is used). Roadside buffer shall also meet the standards listed under BIMC 18.15.010.D.4.a and BIMC 18.15.010.D.5 unless the buffer averaging standards listed under BIMC 18.15.010.D.5.f are met.**
- Trash dumpsters or any outdoor equipment, whether on roof or side of a structure, or on the ground, shall be screened from view. Screening shall be architecturally consistent with the adjacent structure in terms of materials. Mechanical equipment should be located below the highest vertical element of the building.
- Trash and recycling containers shall be located to mitigate noise impacts to nearby residential properties.
- [BIMC 18.15.020](#) Parking and Loading.
 - All driveways and other parking areas, except those serving single-family residences, shall be surfaced with permanent materials acceptable to the public works department, and shall be designed to manage stormwater runoff in accordance with Chapter [15.20](#) BIMC.
 - Parking requirements for Industry and light manufacturing uses is 1 space for each employee plus 1 space for each 250 square feet of office space. **Please provide information on the number of employees expected to be working on site (full or part-time) with the application and demonstrate compliance with the parking requirements of BIMC 18.15.020.**
 - On-street parking or staging of trucks on public streets is prohibited.
- [BIMC 18.15.030](#) Mobility and Access.
- Circulation and Walkways
 - Parking lots and driveways shall provide well-defined, safe and efficient circulation for motor vehicles, bicycles and pedestrians.
 - **Landscaped islands with raised curbs shall be used to define entrances from public rights-of-way,** define pedestrian walkways from the public rights-of-way to all buildings, define ends of parking aisles and indicate the pattern of circulation. Curb cuts or grates can be incorporated to allow water to enter stormwater facilities and LID BMPs.
- Bicycle Facilities - all parking facilities, except those serving single-family residences (including any use accessory thereto), shall contain bicycle parking facilities with a minimum of four spaces provided for each parking lot.
 - **An applicant may request, and the director may approve, a reduction or waiver of the bicycle facilities requirements, based on the following considerations: (a) the population to be served by the proposed use and the likelihood of demand for the bicycle facilities by that population, (b) the provision of alternative on-site area available for bicycle storage or security, or (c) the operational characteristics of a proposed use and their effect on the likelihood or suitability of bicycle use.**
- [BIMC 18.15.040](#) Outdoor lighting. All outdoor lighting fixtures and accent lighting shall be designed installed, located and maintained such that there is no light trespass. Outdoor fixtures and accent lighting must be shielded and aimed downward. The light must be aimed to ensure that the illumination is only pointing downward onto the ground surface, with no

escaping direct light permitted to contribute to light pollution by shining upward into the sky. Direct light emissions of such accent lighting shall not be visible above the roof line or beyond the building, structure, or object edge. Spot lighting on landscaping and foliage shall be limited to 150 watts incandescent (2,220 lumens output) and comply with other standards in BIMC 18.15.040.

- The following fixtures (luminaires) are prohibited: (a) searchlights for any other purpose other than temporary emergency lighting, (b) laser lights or any similar high-intensity light for outdoor use or entertainment, (c) quartz lamps, and (d) mercury vapor lamps.

- [BIMC 18.15.050 Signs.](#)

All development shall comply with those sign regulations contained in [BIMC 15.08.](#)

[BIMC 18.18.030](#)– Design Standards and Guidelines

All development subject to design review shall comply with the requirements of the Bainbridge Island design review standards and guidelines, “[Design for Bainbridge.](#)” In the event of a conflict between two or more design standards or regulations, the Bainbridge Island design review standards and guidelines, “Design for Bainbridge,” shall apply.

[BIMC 20.04](#) – City Fire Code

The project shall comply with all applicable provisions of the adopted Fire Code (International Fire Code, 2018 Edition). *Please note, The City intends to update code requirements to the 2021 edition in March of 2024.

Department/Agency Comments

Development Engineer Comment:

Development Engineer, Kenton Bruno, provided the attached comments. Kenton can be reached at (206) 780-3779 or kbruno@bainbridgewa.gov

Building Official Comment:

Building Official, Blake Holmes, provided the attached comments. Blake can be reached at (206)780-3715 or bholmes@bainbridgewa.gov.

Bainbridge Island Fire District Comment:

Fire Marshal, Jackie Purviance, provided the attached comments. Jackie can be reached at (206) 451-2033 or jpurviance@bifd.org

City Survey Program Manager Comment:

The City Survey Program Manager reviewed the provided documents and has the following note: Please submit a separate sheet showing existing conditions. Show source of survey/topo information. Rob can be reached at (206) 842-3742 or rgrant@bainbridgewa.gov.

Kitsap Public Health District Comment:

Richard Bazzell can be reached at (360) 728-2308 or richard.bazzell@kitsappublichealth.org

Please review the City’s Administrative Manual

(<https://www.bainbridgewa.gov/DocumentCenter/View/16245/Administrative-Manual-PDF>) for all submittal requirements. If you have any questions, please contact me at (206) 780-3771 or jmendenhall@bainbridgewa.gov.

Sincerely,



Joanne Mendenhall
Planner

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.



DEPARTMENT OF PUBLIC WORKS - ENGINEERING

MEMORANDUM

Date: December 17, 2024
To: Joanne Mendenhall, Planner, Planning and Community Development
From: Kenton Bruno, P.E., Development Engineer, Public Works
Subject: PLN52935 PRE PSE Winslow Substation Upgrade Project
PW-DE Comments

Background:

Following the Pre-Application conference held on December 17th, 2024, Development Engineering has completed a review of the subject project materials and submits the following comments to be included with and/or attached to the pre-application summary letter generated by Planning and Community Development. As noted below, a Site Assessment Review was completed as part of this review and these comments serve in lieu of a stand-alone SAR letter of recommendation from COBI Development Engineering for any future permit application submittal requirements for a project substantively conforming to this proposal.

Brief Project Description:

Puget Sound Energy (PSE) is upgrading the existing Winslow Substation location on the north side of Bucklin Hill Rd NE (Tax Parcel ID# 4178-000-028-0204). Improvements at the Winslow Substation are required to connect the future transmission line upgrades planned by PSE. Additionally, as the need for distribution capacity grows on the Island based on increased growth and density as well as decarbonize mandates under state law, PSE must accommodate space at the substation to add equipment to support distribution capacity needs. These improvements include replacing aging equipment as well as adding equipment and a new control house that will support the new equipment at the substation and the new transmission line connection (which will be permitted as a separate project) and is anticipated to create 29,800sf of impervious surface area with 57,000sf of disturbance. The site is zoned business/industrial and is approximately 2.01 acres in size and is bordered by a storage facility to the east, Bucklin Hill Rd NE to the south and residential parcels on all other sides. There are no critical areas mapped on site.

Comments:

1. No building permit, subdivision, short subdivision, or planned unit development shall be approved or granted until the owner of the affected property dedicates to the city the portion of land designated on the official street map or required by the COBI Design and Construction

Standards and Specifications (standards) as a street ROW [BIMC 12.30.010]. Project is adjacent to Bucklin Hill Rd NE which is classified as a residential suburban roadway with a standard ROW width of 30' per standard. The existing ROW width in this location is 40' and no additional ROW dedication is anticipated as a result of this single lot development proposal.

2. Section 6-06 of the COBI Design and Construction Standards sets the number of access points for a commercial development to one two-way access point or two one-way access points per 500' of frontage. Plans submitted for land use shall indicate proposed road approach access for utilizing road approach standards found in COBI standard drawing 8-150. It is COBI policy that the road approach to a public road match that road in surfacing (i.e., asphalt, gravel, concrete, etc.), so subsequent building permit plans shall indicate the intended surface of new road approaches and driveways.
3. Consistent with the decision criteria considered to recommend approval of a preliminary commercial Site Plan Review (SPR) found in BIMC 2.16 and the COBI Design and Construction Standards and Specifications, public frontage improvements are required. Improvements required will include construction of a 3-foot-wide compacted gravel safety shoulder along the north side of Bucklin Hill Rd NE where it fronts the south side of the subject parcel. These improvements shall be consistent with COBI's design and construction standards for the roadway they are adjacent to, or consistent with proposed deviations to the standards as approved by COBI engineering during the land use and/or building permit review process.
4. A traffic study sufficient for the City engineer to perform a concurrency test shall **not** be required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC). Review of GAF developments in the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition, indicates trip generation will be below the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips. [BIMC 15.40.060]
5. Project is subject to evaluation for Transportation Impact Fees [BIMC 15.30]. Any required Transportation Impact Fees shall be due at the time of building permit issuance. Based on proposal, no additional TIF's are anticipated.
6. The proposed project creates more than 5,000 SF of new and replaced hard surfaces. The land use and building permit submittals shall demonstrate how the project complies with Minimum Requirements 1-9 of the Department of Ecology's Stormwater Management Manual of Western Washington (SWMMWW) as adopted per BIMC 15.20. Initial review indicates that a compliant stormwater solution is likely possible.
 - a) Infiltration areas shall be protected during construction. If a temporary access is required across proposed infiltration basins the Geotechnical Engineer and Civil Engineer shall provide a plan for how compacted soils will be mitigated to allow for proper infiltration.
7. The required stormwater site plan/drainage plan for projects creating greater than 5000sf of new/replaced hard surface shall be created by or under the supervision of a professional engineer licensed to practice in Washington State.
8. The project shall also include a downstream analysis as part of the drainage submittal as required per BIMC 15.20 and SWMMWW Section I-3.5.3 guidelines.
9. The proposed action(s), phased or concurrent, in their totality would result in more than one (1) acre of earth disturbance on the site. A Construction Stormwater General Permit shall be obtained from the Washington State Department of Ecology and the site shall be monitored for

discharge of pollutants and sediment to the wetlands for the duration of the project. No land clearing or construction permits shall be issued prior to obtaining the State permit.

10. A Site Assessment Review (SAR) is required per BIMC 15.20.060(1) with the goal to mimic the site's natural hydrology, implement low impact development (LID) to the maximum extent feasible, and preserve native vegetation on site. A SAR application was received with the preapplication conference documentation, and a SAR has been completed in conjunction with this preapplication review. **No further SAR analysis or review is required.** These comments **serve in lieu of a stand-alone SAR letter of recommendation from COBI Development Engineering** for any future submittal requirements for a project substantively conforming to this proposal.
11. This project proposes no on-site impacts to the water and sewer utility services. Due to the relocation of the site access point existing water main vacuum release valve assemblies will need to be relocated. Any water utility expansion, reconnection or other improvements shall conform with the agency having jurisdiction over the proposed water service.
12. Any civil improvements required as conditions of a site plan review approval to be constructed in the Public Right of Way require a Right of Way Use permit subject to independent review and additional fee/submittal requirements.
13. Deviations from the Standards may be approved by COBI Public Works – Engineering. Requests shall be formally made in writing during land use permit review process and approved prior to issuance of the associated construction permit. Requests shall comply with Section 1-13 of the Standards and demonstrate that the request is in the public interest and based on sound engineering principles and practices while meeting any requirements for safety, function, appearance, and maintainability.
14. No construction on or to the site may take place until the civil improvement plans have been reviewed and approved by the City as part of a construction permit to include but not limited to Building, Grade and Fill, or Right of Way Use permits.

Please note that the information provided in this letter reflects existing codes and standards, currently available information about the site, and the nature of the immediate environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While covering as many of the Planning, Engineering, Building, and Fire related aspects of the proposal as possible during this preliminary review, please be advised that subsequent review of any permit application may reveal issues not identified during this initial review.



MEMO

Date: November 12, 2023
To: Joanne Mendenhall, Planning Department
From: Jackie Purviance, Fire Marshal
Re: PSE Winslow Substation Upgrade PLN52935 PRE

The submittal has been reviewed resulting in the following comments:

1. Any future development shall comply with all provisions of the adopted Fire Code.
2. Battery energy storage systems shall comply with Chapter 12 of the International Fire Code and NFPA 855, Standard for the Installation of Stationary Energy Storage Systems.

MEMO

Date: December 6, 2024

To: Joanne Mendenhall, Planning Department

From: Blake Holmes, Building Official

Re: PSE Winslow Substation Pre-app PLN 52935

The project has been reviewed and building has the following comments:

1. A building permit will be required if the scope of work includes new control room and battery modules.
2. The purposed project shall comply with the 2018 ICC Building Codes.

SITE INFORMATION

PROPERTY OWNER: PUGET SOUND ENERGY
PARCEL NUMBER: 4178-000-028-0204
ADDRESS: 7480 NE BUCKLIN HILL RD
BAINBRIDGE ISLAND, WA 98110
PARCEL AREA: 2.01 ACRES (APPROX. 87,555 SF)
ZONING: BUSINESS INDUSTRIAL (B1)

APPROXIMATE QUANTITIES

IMPERVIOUS SURFACE AREA = 11,000 SF
(EXISTING)
IMPERVIOUS SURFACE AREA = 29,800 SF
(PROPOSED)
AREA OF DISTURBANCE = 57,000 SF

LEGEND

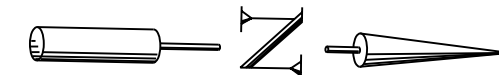
- 193.00 FINISHED GRADE ELEVATION
--- PROPERTY LINE
[Symbol] GRATE INLET w/OIL STOP VALVE
[Symbol] GATE VALVE
[Symbol] CATCH BASIN, TYPE 1
===== PERFORATED DRAINAGE PIPE
===== SOLID WALL DRAINAGE PIPE
--- PROPOSED STATION FENCE
--- DEMO/REMOVED STATION FENCE
--- SLOPE AND FLOW DIRECTION
--- DITCH LINE AND FLOW DIRECTION
[Symbol] VAULT
[Symbol] PROPOSED SUBSTATION EQUIPMENT FOUNDATIONS
[Symbol] DEMO/REMOVED SUBSTATION EQUIPMENT FOUNDATIONS
--- EXISTING MAJOR CONTOURS
--- EXISTING MINOR CONTOURS
--- PROPOSED MAJOR CONTOURS
--- PROPOSED MINOR CONTOURS
[Symbol] RIP RAP
[Symbol] ASPHALT DRIVEWAY
[Symbol] GRAVEL SUBSTATION DRIVE AISLE

EXISTING WATER MAIN VACUUM RELEASE VALVE ASSEMBLIES TO BE RELOCATED FOR NEW DRIVEWAY ENTRANCE, PENDING CITY OF BAINBRIDGE ISLAND AND WATER DISTRICT INPUT
EXISTING PSE POWER VAULTS TO BE REMOVED AND RELOCATED

NE BUCKLIN HILL RD

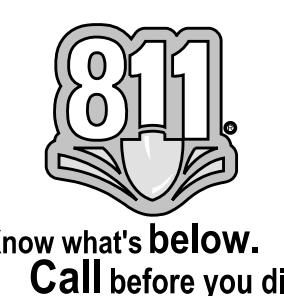
SITE PLAN

SCALE: 1" = 20'



GRAPHIC SCALE
(IN FEET)

60% DESIGN
NOT FOR CONSTRUCTION



WD NUMBER: 111025559		PRE-APP PERMIT SUBMITTAL	
REVISION DESCRIPTION:		SITE PLAN	
ORIGINAL ISSUE, PRE-APP SUBMITTAL		WINSLOW SUBSTATION	
CADD	DATE	PSE PUGET SOUND ENERGY	DRAWING NO D-22401
			REV NO 0
ENGINEER		SUBSTATION ENGINEERING DEPARTMENT	FILE NO:
REVIEWED			CODE: WIN
APPROVED		SCALE: 1"=20'-0"	CADD NO: D-22401_01.dgn

INTERNAL USE 24



Winslow Substation Upgrade Project

Puget Sound Energy (PSE) is proposing to upgrade the existing Winslow Substation located on the north side of NE Bucklin Hill Road east of the intersection of NE Bucklin Hill Road and NE Fletcher Bay Road NE on parcel #4178-000-028-0204. The Winslow Substation was constructed in 1960 when the property was located within unincorporated Kitsap County. The substation serves approximately 4,000 residents in the central and southern portions of the Island. Electric power is conveyed to the substation via transmission lines that cross Agate Pass, connect to Port Madison Substation at the intersection of NE Day Road West and SR-305 and then continue from Port Madison Substation to Winslow Substation over an approximately 4.5 mile transmission line corridor, the Winslow Tap transmission line. This transmission line is the only source bringing power to the Winslow Substation. If this line experiences an outage, the power source to the substation is cut off and no power is available to enter the distribution lines that serve homes and businesses from this substation. In order to supply power to those customers served by the substation experiencing an outage, the load served by that substation is transferred to another substation on the Island. This can be a time consuming process and, during peak periods when demand is high, some of the load may not be able to be absorbed at another substation and those customers will experience a prolonged outage until the transmission line can be repaired.

PSE is a regulated utility and responsible for providing safe, equitable, and reliable electricity to our customers at an affordable price under the regulatory authority of the Washington Utilities and Transportation Commission (UTC) and must follow North American Electric Reliability Corporation (NERC) planning standards. PSE completed a needs assessment in 2019 and determined that customers on Bainbridge Island, particularly those served by Winslow Substation, experienced longer and more frequent outages in comparison to other parts of Kitsap County or PSE's company-wide service territory. Over 50 percent of these outages were experienced along transmission line corridors, particularly the Winslow Tap that conveys power to the Winslow Substation. PSE has submitted permits to make improvements to the Winslow Tap corridor to address replacing aging infrastructure as well as improve access and vegetation management. PSE reliability standards also require that distribution substations be served by two transmission lines versus being on a radial tap so that in the event that one line experiences an outage, load can be transferred to the second transmission line and continue to serve the substation without a prolonged outage.

A 2019 companion study to the needs assessment, the "Bainbridge Island Electric System Solutions Report" documented proposed solutions to address reliability and capacity needs on Bainbridge Island. This included a proposal to install a new transmission line between Murden Cove and Winslow Substations to provide a second source of transmission power to each substation as both substations

are currently served by radial taps. Improvements at the Winslow Substation are required to connect the new transmission line. Additionally, as the need for distribution capacity grows on the Island based on increased growth and density as well as decarbonize mandates under state law, PSE must accommodate space at the substation to add equipment to support distribution capacity needs. These improvements include replacing aging equipment as well as adding equipment and a new control house that will support the new equipment at the substation and the new transmission line connection (which will be permitted as a separate project).

The substation site is zoned Business/Industrial (B/I) and is approximately 2.01 acres in size. Under the code requirements of the B/I zone, 50-foot landscape buffers will be maintained along the north, east and south property lines. The site is accessed from NE Bucklin Hill Road. As part of the substation upgrade, the existing access will be reconfigured. In order to ensure uninterrupted service to customers during construction activities and have the ability to perform stormwater maintenance long-term, construction will be phased and the new substation yard will be constructed behind the existing substation footprint. New equipment and a control house structure will be installed, as well as a transmission dead-end structure to support the new transmission line connection. The stormwater pond will be installed in the second phase, south of the substation footprint once the existing substation equipment is demolished.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: February 13, 2025

ESTIMATED TIME: 15 Minutes

AGENDA ITEM: Alteration to a Historic Property - Suyematsu Farm Building Roof Replacement

AGENDA CATEGORY: Review and
Recommendation

PROPOSED BY: Executive

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move that the Planning Commission finds that the proposed reroof of the farm building on the Historic Property meets the Secretary of the Interior's Standards for Rehabilitation and, provided the building permit application for alteration is consistent with this proposal, I move that a Certificate of Appropriateness be awarded.

SUMMARY:

The applicant will present on a proposed reroof to the farm building at the Suyematsu Farm.

BACKGROUND:

Ordinance 2024-12 transferred some of the duties of the City's Historic Preservation Commission (HPC) to the Planning Commission including reviews of building permit applications that involved modifying, altering or remodeling structures and properties included on the local historic register. Prior to their disbanding, the HPC would meet with applicants, review building permit plans and issue a "certificate of appropriateness" if the work did not substantially negatively impact the historic nature of a building. The economic and technical feasibility of projects is also considered. The City refers to the Dept. of the Interior National Park Service Standards and Guidelines in the applicable code, BIMC 18.24.060, and the standards for rehabilitation projects are attached to this agenda packet.

ATTACHMENTS:

[SFLA Roof Presentation.pptx](#)

Suyematsu Farm Historic Property Roof Replacement Certificate of Appropriateness Presentation



Suyematsu Farm Historic Property History

- Founded in 1928, this 40-acre property is the oldest, continuously-farmed working landscape in Kitsap County.
- One of strawberry farms that placed BI on the map in the 30's-40's as the strawberry capital of the PNW.
- Since the period of Japanese American Exclusion, Suyematsu Family Farm has become a place of inclusion.
- The farm has become an established historic and cultural site for teaching and learning about the Japanese American experience, and a living bookend to the Bainbridge Island Japanese American Exclusion Memorial.
- The Picker Cabins, once seasonally occupied by Filipino farmworkers and First Nation families, among others, that migrated to the Island to pick berries, help to preserve the origins of Bainbridge Island's Indipino Community.
- Today it continues to be one of the largest production farms in central Puget sound.
- Suyematsu Farm is the only remaining public place in Kitsap County and the central Puget Sound where you can bear witness to a century of living history about the pioneer experience, the immigrant experience, the Japanese American experience, the Indipino experience, and where you can trace the history of small scale sustainable agriculture in our region.



Suyematsu Farm History Property Status

Historic Preservation Commission
City of Bainbridge Island

280 Madison Avenue N., Bainbridge Island, WA 98220 — 206.780.3750

BAINBRIDGE ISLAND REGISTER OF HISTORIC PLACES
NOMINATION FORM

This form is required to nominate properties to the Bainbridge Island Register of Historic Places per Bainbridge Municipal Code 18.76.040. Type all entries and complete all applicable sections. Contact the Historic Preservation Commission with any questions at 780-3750.

PART 1: PROPERTY INFORMATION

Property Name	
Historic: Suyematsu Farm	Common: Suyematsu/Bentryn Farm
Location	
Street Address: 9229 NE Day Road, Bainbridge Island	Zip: 98110
Parcel No(s):	Legal Description and Plat or Addition:
102502-1-052-2008 (portion)	
Nominated Elements	
Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.	
Principal Structure ☒	Site ☒
Historic Additions ☒	Historic Landscaping, Fencing, Walkways, etc. ☒
Ancillary Buildings/Cutbuildings ☒	Interior Spaces/Other (inventory in narrative) ☒
Owner of Property	
Name: City of Bainbridge Island	Signature: _____
Address: 280 Madison Avenue N.	City: BI State: WA Zip: 98220
Is the owner the sponsor of this nomination? Yes ☒ No ☐ (include owner/agent agreement)	
Form Preparer	
Name/Title: Mimi Sheridan	Company/Organization: Sheridan Consulting Group
Address: 3630 37th Avenue W.	City: Seattle State: WA Zip: 98199
Phone: 206-270-8727	Email: mimisheridan@msn.com
Nomination Checklist—Attachments	
Owner/agent agreement (if applicable)	Continuation Sheets
Site Map (REQUIRED)	Historical Plans
Photographs (REQUIRED): please label or caption photographs and include a photography index	Other (please indicate):
Last Used or Title (if available): this document can usually be obtained for little or no cost from a filing company	
FOR OFFICE USE	
Date Received: _____	

11/2008

1 | Page

- City of Bainbridge Island through its Historic Preservation Commission/Certified Local Government Grants Program Paid for:
 - 1) A historic property inventory of historic Japanese and Filipino Farms
 - 2) A Historic Structures Report for Suyematsu Farm and
 - 3) Listed the farm on the Bainbridge Island Register of Historic Places in 2016

Department of Archaeology and Historic Preservation Coordination

- On November 11, SFLA board members met with Michael Houser, State Architectural Historian to review roof replacement
- Discussed the possibility the house originally had wood shingles due to visible skip sheathing
- Wood shingles are exceedingly costly, require maintenance, and the existing conditions of the roof includes a composite shingle. DAHP agreed with replacing roof with composite shingle.



Shingle Color and Type Selected

Color Options

See shingle colors on a roof, or your roof, at www.malarkeyroofing.com/roof-designer.



BLACK OAK



MIDNIGHT BLACK



STORM GREY



WEATHERED WOOD



NATURAL WOOD



HEATHER



ANTIQUE BROWN



SIENNA BLEND



SILVERWOOD

Note: Matching colors available in high-profile EZ-Ridge® XT as well as standard low-profile RidgeFlex® hip and ridge shingles.





CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: February 13, 2025

ESTIMATED TIME: 60 Minutes

AGENDA ITEM: Continue discussion on Winslow Subarea Plan

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

January 9, 23 and 30, 2025; Summer and Fall 2024, on Winslow Vision Statement, Community Preferences, and Land Use and Transportation Alternatives; Summer and Fall 2024, on Population and Housing Targets and Alternatives.

PREVIOUS COUNCIL REVIEW DATE(S):

Monthly Update to City Council on January 28, 2025. Monthly Updates throughout the Calendar Year 2024 covering Winslow Vision Statement, Alternatives, Analysis, Public Outreach and Comments.

RECOMMENDED MOTION:

I move to make a preliminary recommendation that the Winslow Subarea boundary as proposed by staff to extend the subarea boundary north to follow the sewer service area and to keep Wing Point in the subarea, and I further move to recommend that the boundaries of the zoning districts within the Winslow Subarea shall be as follows:

SUMMARY:

The Planning Commission will continue the discussions from the January 30, 2025, special meeting regarding zoning district boundaries and development standards for the Winslow Subarea.

Planning Commissioners Dienes and Preudhomme will assist the balance of discussions regarding Winslow zoning densities, zoning district boundaries and other features. Maps and information from both are attached.

Also included in this packet is a map of the same Draft Preferred Alternative included in the 1/9 and 1/23 Planning Commission packet for reference, and a copy of Redmond's Transfer of Development Rights program, for the Planning Commission's awareness.

BACKGROUND: The Planning Commission is currently working with staff on a preferred alternative for the Winslow Subarea Plan. Work on the Bainbridge Island Comprehensive Plan will follow.

Beginning with the Winslow Subarea, the Planning Commission is reviewing a proposed new boundary of the

Winslow Subarea and boundaries of zoning districts within the subarea. Additionally, the Planning Commission is reviewing existing and proposed development standards for the zoning districts within the subarea.

The work on other, non-Winslow topics such as potential minor changes to the Neighborhood Centers and Conservation Area will follow the Winslow-focused work, and are anticipated for Planning Commission consideration in February/March.

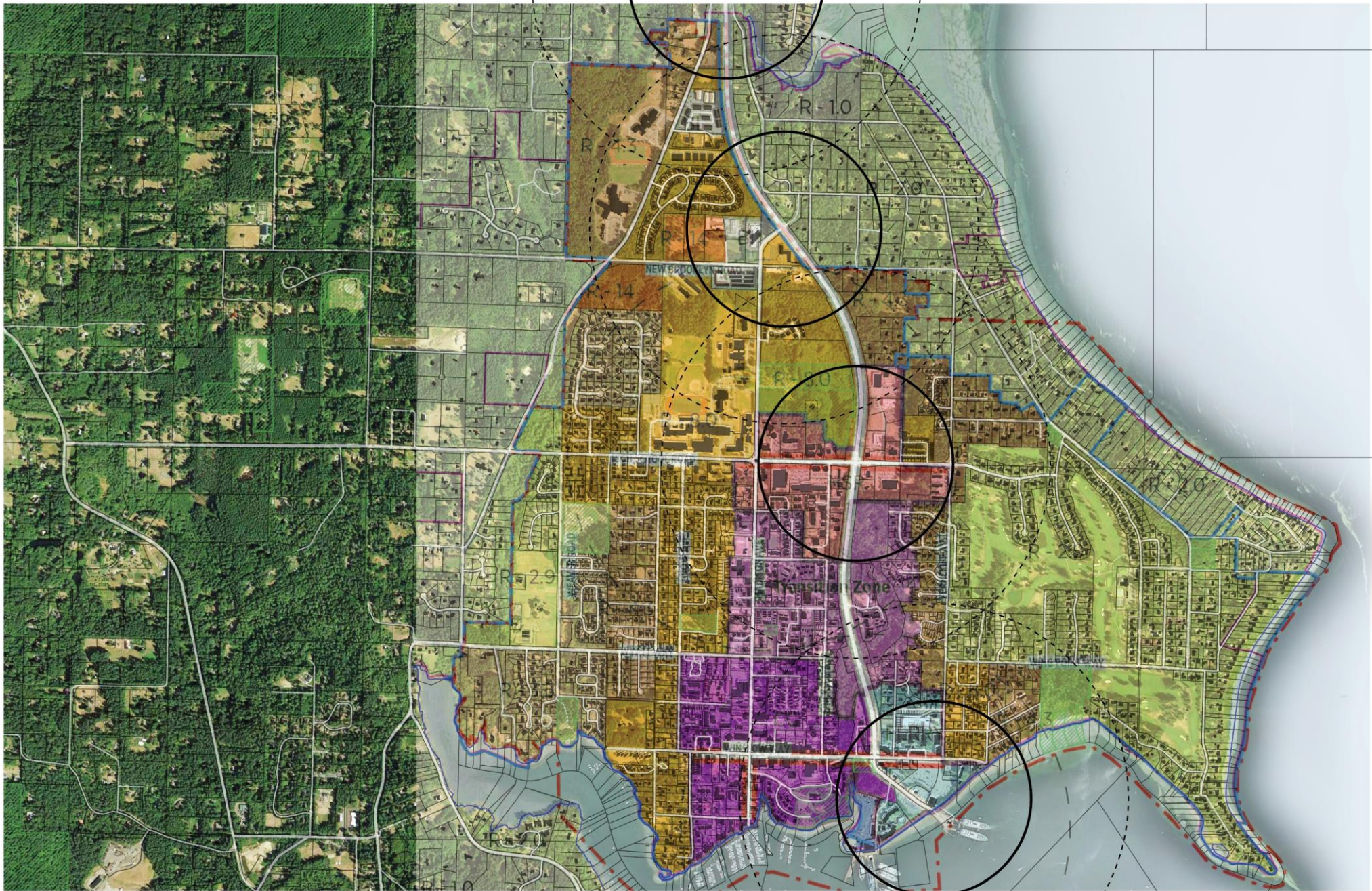
ATTACHMENTS:

[Commissioner Deines Winslow Zoning and Transit Map.pdf](#)

[250130 Preudhomme Presentation - Transect in detail.pdf](#)

[Redmond Transfer of Development Rights Program](#)

[Winslow Geographies 2 13 PC Slides.pdf](#)



T-1: Natural Zone

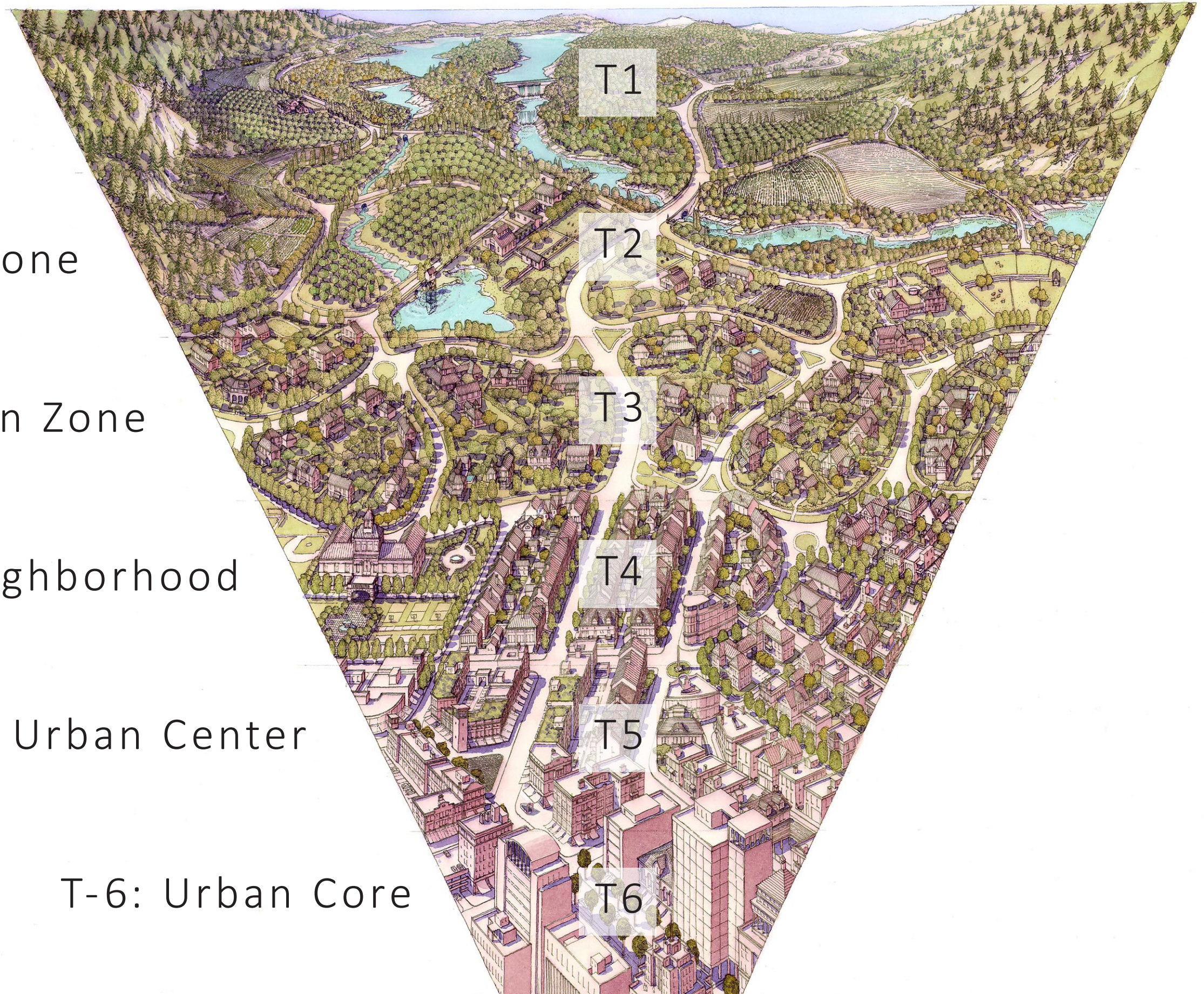
T-2: Rural Zone

T-3: Sub-Urban Zone

T-4: Urban Neighborhood

T-5: Urban Center

T-6: Urban Core

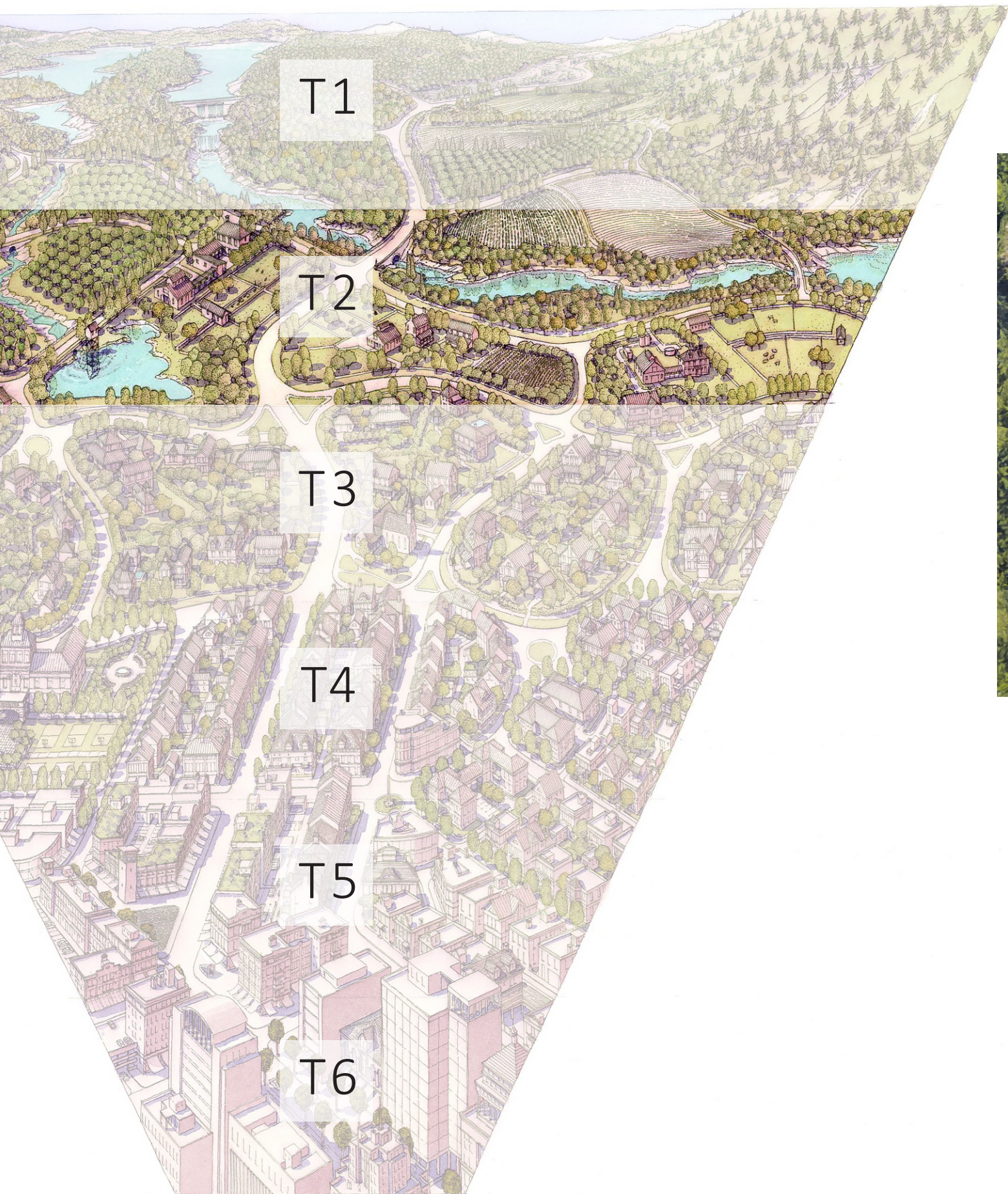




T-1: Natural Zone



Example: Gazzam Lake Natural Preserve
- Island's parks and farmlands



T-2: Rural Zone



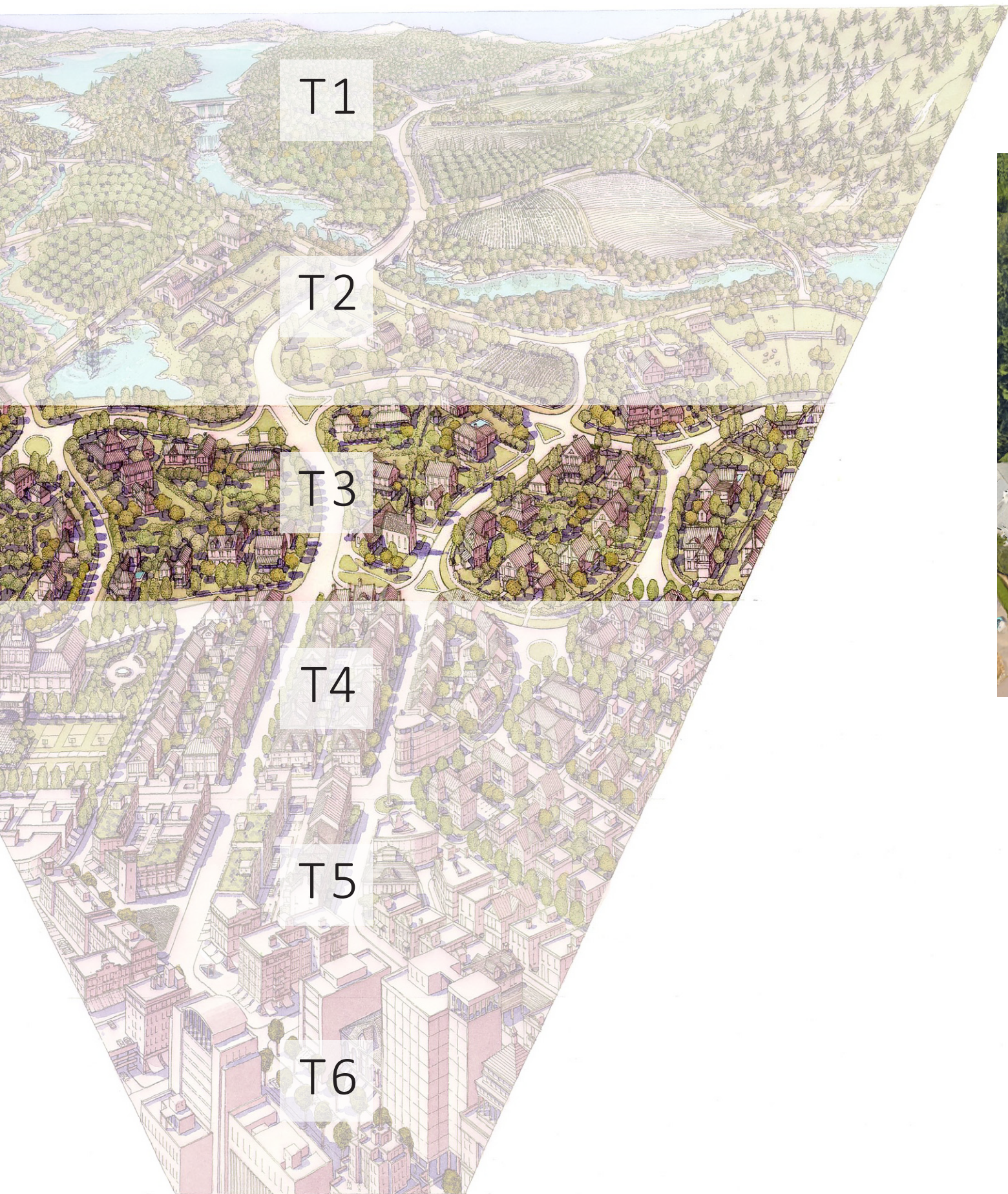
Example: New Brooklyn Rd & Sands Ave

Characteristics:

- Very large lots
- Not very walkable
- Detached
- House scale buildings
- 2 1/2 Stories Tall Max
- Currently in Conservation Area
- (R0.4-R2)

Building Types:

- Existing:**
- Single Family House
 - 1 ADU
- Add:**
- Duplexes?
 - Second ADU?



T-3: Sub-Urban Zone



Example: Eakin Dr, Weaver Ave

Characteristics:

- Larger lots
- Not walkable to many am-
enities
- Detached
- House scale buildings
- 2 1/2 Stories Tall Max
- Currently in outskirts of
Winslow
- (R2.9-R4.3)

Building Types:

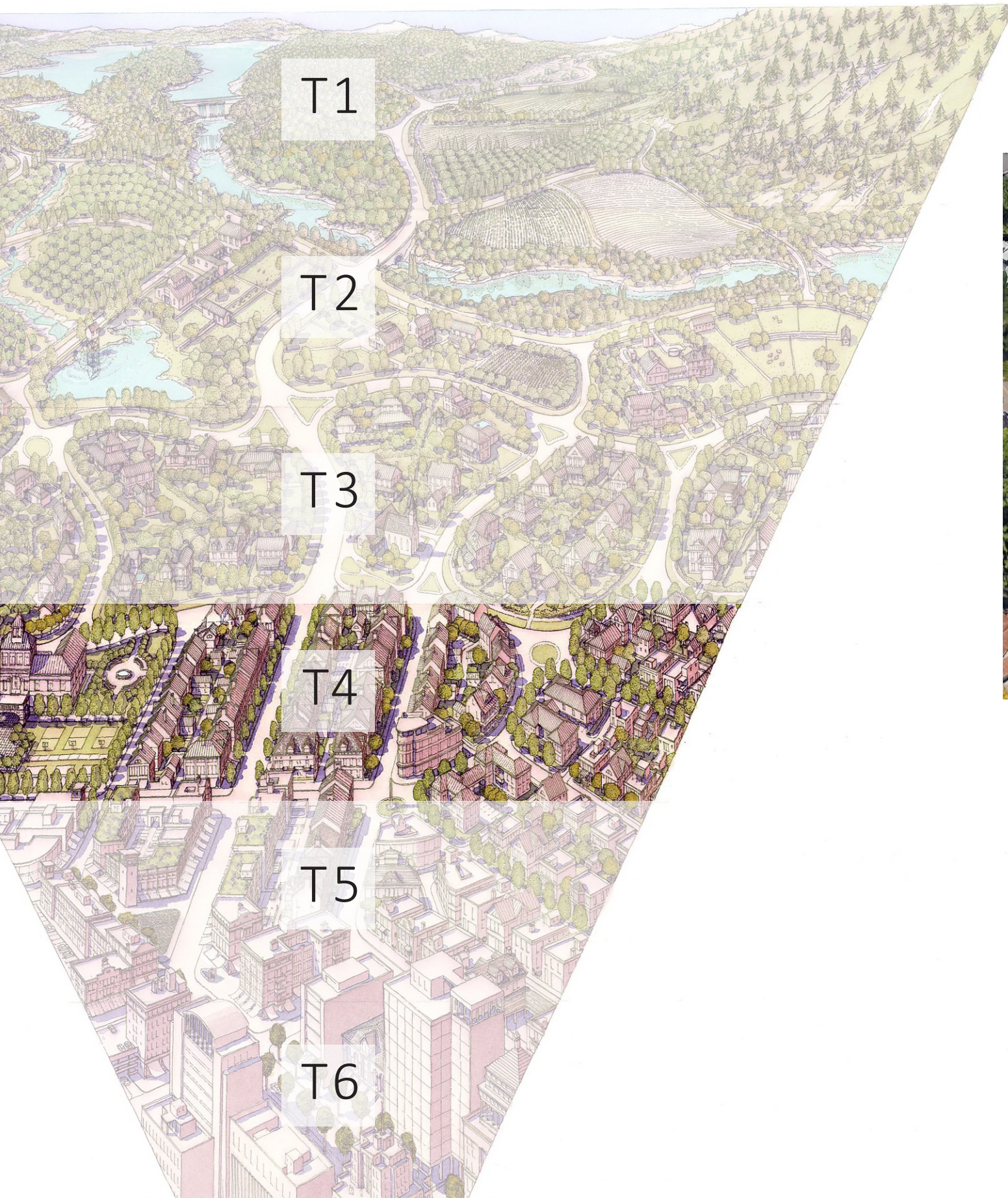
Existing:

- Single Family House
- 1 ADU

Add:

- Duplexes?
- Cottage Courts?
- Triplexes?

T-4: Urban Neighborhood



Example: Grow Ave NW

Characteristics:

- Smaller lots
- Walkable
- Detached or Attached
- House scale or Block scale buildings
- 3-4 Stories Tall Max
- Currently in parts of Winslow
- (R8.0-R14)

Building Types:

Existing:

- Single Family House
- Townhouses
- Some Multi-Family

Add:

- Duplexes?
- Cottage Courts?
- Multiplex?
- Courtyard Apartments?



T-5: Urban Center



Example: Madison Ave & Bjune Dr

Characteristics:

- Mix of Commercial/ Residential Lots
- Walkable
- Attached
- Block scale buildings
- 4-5 Stories Tall Max
- Winslow Center
- (Core District)

Building Types:

Existing:

- Commercial
- Mixed Use
- Apartment Complexes
- Townhouses

Add:

- Multiplex?
- Courtyard Apartments?



T-6: Urban Core



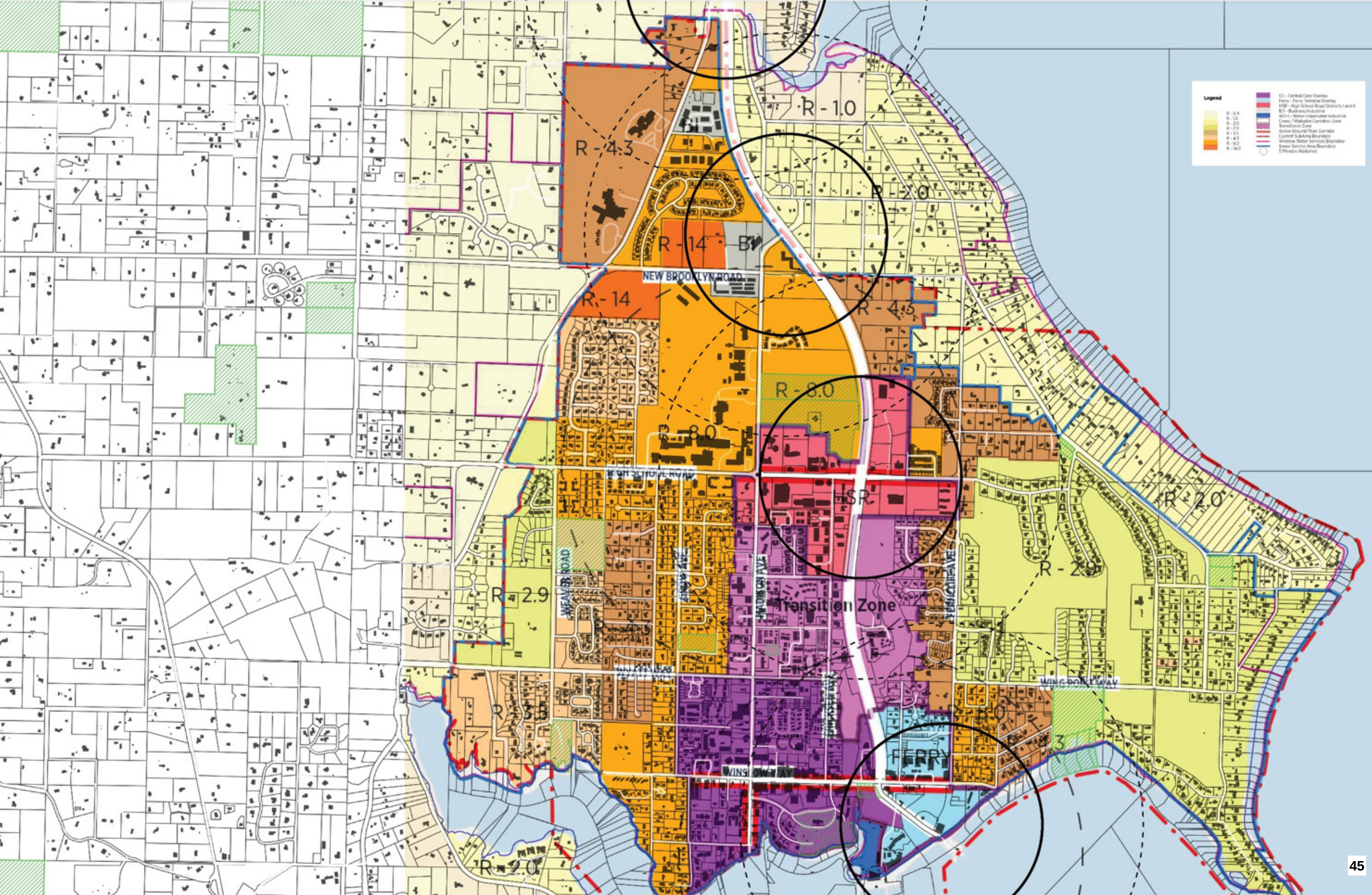
Example: Winslow Way East

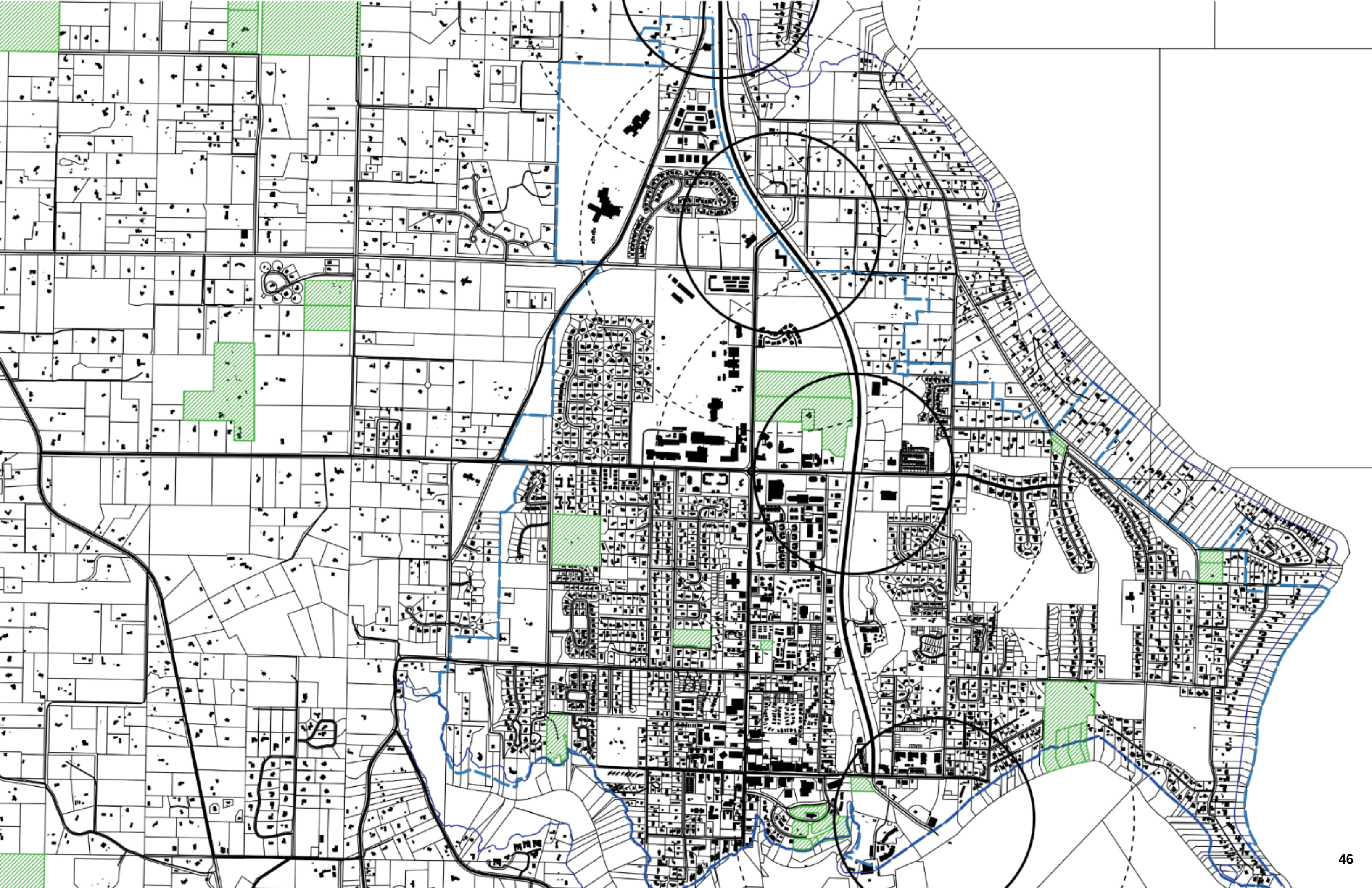
Characteristics:

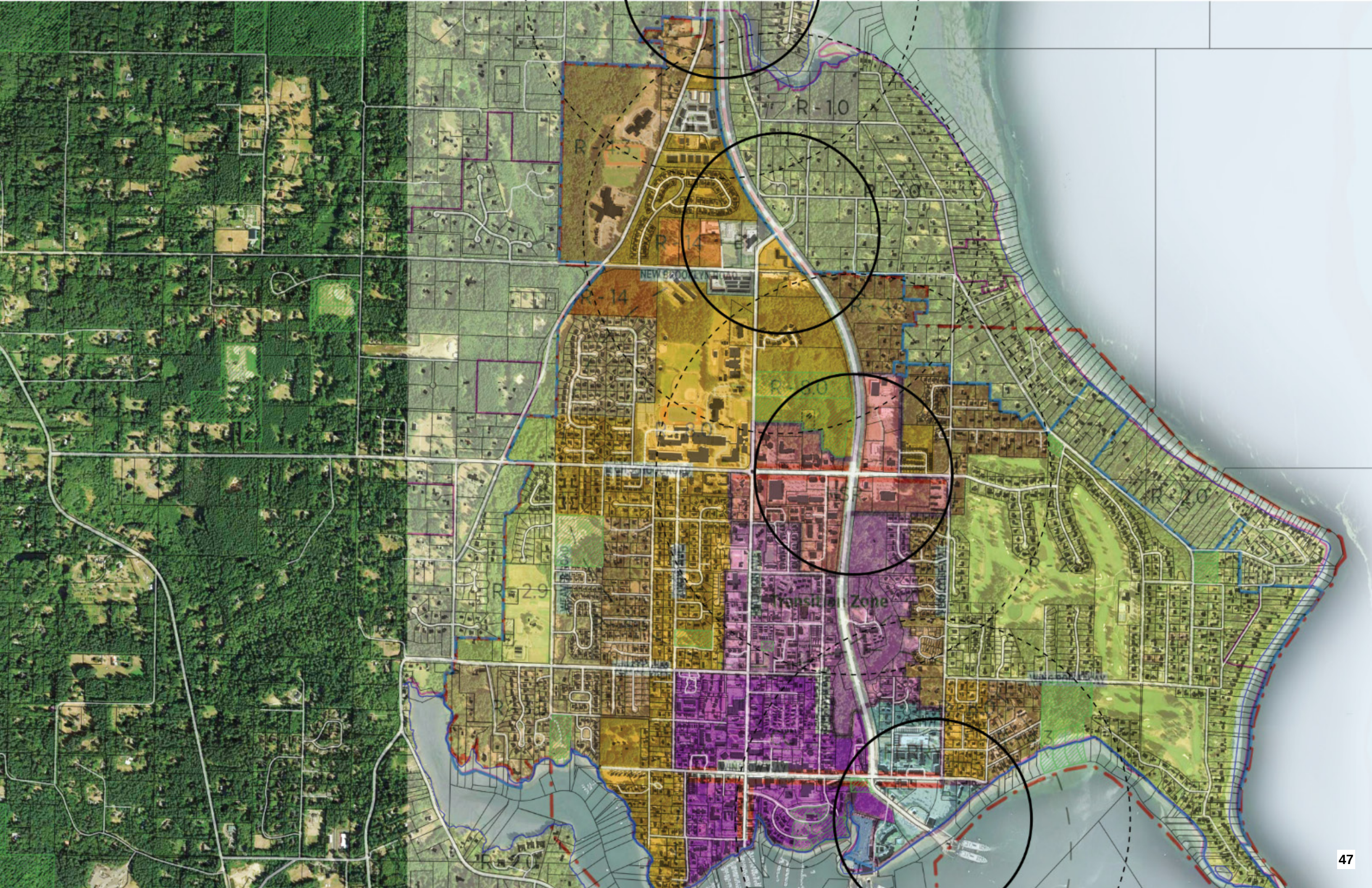
- Mix of Commercial/ Residential Lots
- Walkable
- Transit Oriented
- Attached
- Block scale buildings
- 5+ Stories Tall
- Ferry District

Building Types:

- Existing:
- Commercial
 - Mixed Use
 - Apartment Complexes

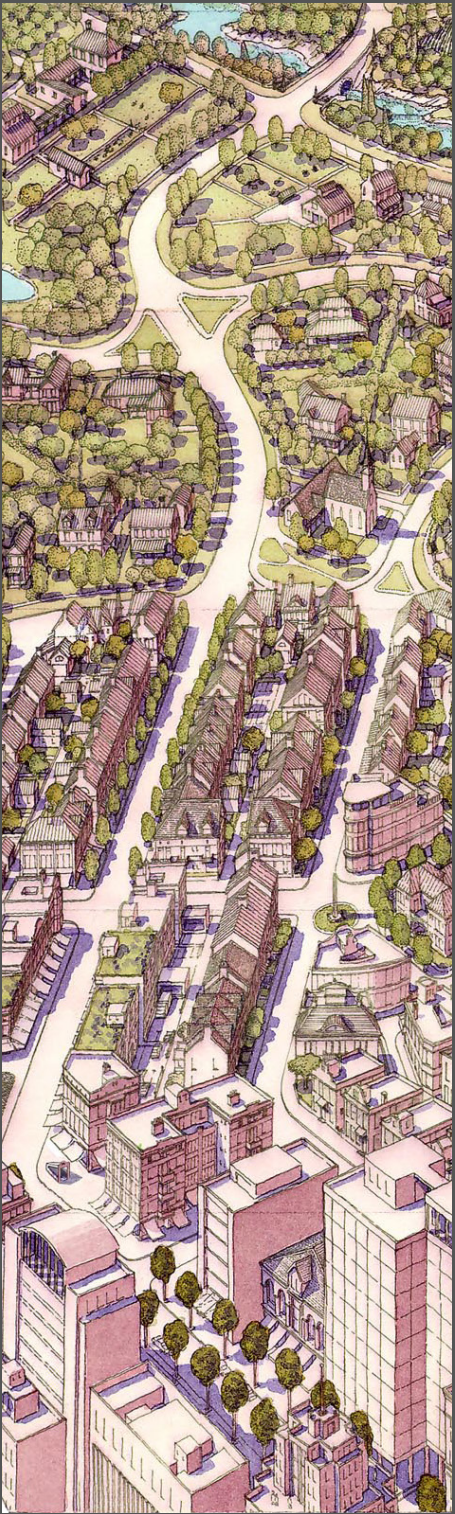








Housing Types per Zone



T2

Rural

T3

Sub-Urban

T4

Urban
Neighborhood

Attached
Detached

T5

Urban
Center

T6

Urban Core

	Single Family Home	ADUs	Duplexes	Townhouses	Triplex	Fourplex	Cottage Court	Multiplex (5-8 units)	Courtyard Apartment	Mid-rise Apartment
T2										
T3										
T4										
T5										
T6										

Chapter 21.48

TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

Sections:

- 21.48.010** **Transfer of Development Rights Program.**
- 21.48.020** **Transfer of Development Rights Procedures.**

21.48.010 Transfer of Development Rights Program.

- A. **Purpose.** The purpose of Redmond's Transfer of Development Rights (TDR) Program is to advance Comprehensive Plan goals and policies that address the protection of environmentally critical areas, historic resources (including archeological resources), open spaces, and the ability to provide affordable housing, by transferring the right to develop on the land needing protection to land more suitable for urban development.
- B. **Explanation of TDRs.** Figure 21.48.010 illustrates the general concept of a TDR program:

Figure 21.48.010
Explanation of TDRs



C. Sending Area Properties.

1. Land is eligible if it complies with all of the criteria for at least one of the eligibility categories as described in Table 21.48.010A, *Eligibility Categories and Criteria*, and with all of the criteria in paragraph (2) following the table.

Table 21.48.010A
Eligibility Categories and Criteria

Eligibility category	Eligibility criteria
Urban Recreation	A. Located in the UR zone; and Wholly undeveloped or in agricultural or recreational use.
Historic	A. Listed on the Redmond Historic Resource Register; or B. Otherwise eligible under RZC 21.30 , <i>Historic and Archeological Resources</i> .

Table 21.48.010A Eligibility Categories and Criteria	
Eligibility category	Eligibility criteria
Environmentally Critical Area	A. Located in one or more of the following areas: 1. Species Protection Area; 2. Category I or Category II wetland or wetland buffer; 3. Class I or Class II stream or stream buffer; 4. Landslide hazard area or buffer; 5. Contiguous forest community characterized by a qualified arborist or ecologist as: a. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and b. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and c. Measuring at least one acre; and B. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that eligible environmentally critical areas listed in (1) above could be maintained without compromising the ecological functions and values of those critical areas.
Affordable Housing	A. Complies with RZC 21.48.010.G , <i>Affordable Housing Bonus</i> .

2. The following criteria must also be met:

- a. The land's development rights or development capacity shall not have been exhausted, sold, or transferred; or limited by easements, deed restrictions, equitable servitudes, or similar measures to any of the following:
 - i. Agriculture, recreation, open space; or
 - ii. Preservation of environmentally critical areas and their buffers, as described in Table 1, through means including, but not limited to, a Native Growth Protection Area or open space easement.
- b. The land shall not have been granted a reasonable use exception under RZC [21.76.070.U](#), *Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines and High Capacity Transit Corridor Preservation)*. Nothing in this chapter shall require that a reasonable use exception granted under the Reasonable Use Provision equal the economic value of the TDRs granted under this division.
- c. The land shall not be part of any property the Comprehensive Plan designates for use as a collector, arterial street, or highway.

D. **Receiving Area Properties.** Properties eligible to use development rights transferred from sending areas are those within the following zones: all Downtown zones, Overlake Village (OV); General Commercial (GC); Overlake Business and Advanced Technology (OBAT); Regional Retail Design District (RR); Business Park (BP); Manufacturing Park (MP); and Industry (I).

E. **Calculating Development Rights.**

1. The following table assigns development rights multipliers for all eligible sending areas except historic landmarks.

Table 21.48.010B Calculating Development Rights	
Zone	Transferable Development Rights per Acre of Eligible Land
UR	1.1
RA-5	1.1
R-1	1.9
R-3	6.0
R-4	6.5
R-5	6.9
R-6	7.5
R-8	8.2
R-12	8.2
R-18	8.2
R-20	8.2
R-30	8.2
Downtown – all zones	13.8
NC-1, NC-2	8.1
GC	7.6
OV	14
OBAT	14
RR	9.5
BP	8.7
MP	5.7
I	5.7

2. Sending areas in the Residential Development and Conservation Overlay zone in the North Redmond neighborhood shall be granted TDRs based on the R-1 multiplier in the preceding table.
3. If a zone is not listed in the table in this section, the Administrator shall classify the zone in the table row that contains the zone most similar to it based on allowed development intensity and allowed uses.
4. *Development Right Transfers for Historic Landmarks in a Commercial Zone.* For the purpose of awarding TDRs, property with eligible historic sites shall be considered to be vacant, and development rights shall be calculated according to the table in subsection [E.1](#) of this section. For example, a property with a historic structure in a GC zone shall be awarded 7.6 TDRs per eligible acre of the property.

F. *Use of Development Rights.*

1. Each development right may be used as a right for any one of the following, subject to the limitations of this division and other zoning code chapters:
 - a. To authorize an additional 8,712 square feet of gross floor area;
 - b. To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet, provided that the total increase does not exceed 10 percent of the allowed maximum square footage for the site;
 - c. To increase the height of a structure, including above-ground structured parking, by one story across each 8,712-square-foot increment of gross floor area or parking floor plate. In no case shall total building height be greater than one story above the height allowed by the underlying zone; the height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas; or
 - d. Adding up to five parking stalls, provided that the total number of parking stalls for the development, including all bonuses provided by this division, shall not exceed:
 - i. 25 percent above the maximum allowed by the underlying zone in the Downtown and Overlake Neighborhoods; or
 - ii. 30 percent above the maximum allowed by the underlying zone in all other neighborhoods;
 - iii. Five stalls per 1,000 square feet of gross floor area;
 - iv. This bonus shall not be combined with any other parking ratio bonus.
 - v. *Repealed.*
2. A fraction of a development right shall be entitled to the corresponding fraction of any of the above.
3. A land use application using Transferred Development Rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

G. *Affordable Housing Bonus.*

1. When zoning or site planning constraints prevent project proponents from building bonus market-rate units to which the proponents would otherwise be entitled under RZC [21.20](#), *Affordable Housing*, the Administrator shall convert the number of bonus market-rate units not developed on the site into TDRs for use or sale.
2. The quantity of TDRs shall be equal to the number of bonus market-rate homes not developed on the project site due to zoning or site constraints.
3. When TDRs are granted for providing affordable housing in Downtown, each 8,712 square feet of credit shall be equal to one TDR.

(Ord. 2614; Ord. 2709; Ord. 2803)

Effective on: 10/17/2015

21.48.020 Transfer of Development Rights Procedures.**A. *Certificate of Transferable Development Rights.***

1. The property owner must file an application with the City for issuance of a Certificate of Transferable Development Rights. The Administrator shall establish the submittal requirements necessary for application and any required application forms.
2. The Administrator will verify ownership and qualification of the property for the program, and will calculate the quantity of development rights based upon the use of the land at the time that the certificate is requested.
3. The Administrator will issue the owner Certificates of Transferable Development Rights with an assigned serial number stating the quantity of development rights for that property and describing to what portion of the site the certificate shall apply.

B. *Transferring Development Rights, Easements and Deeds.*

1. Prior to the time that the property owner exercises the right to sell, transfer, or use such certificates, the following shall be approved by the Administrator and the City Attorney, and the owner shall execute and record in King County's real property records:
 - a. A TDR conservation easement for environmentally critical areas; or
 - b. A TDR conservation easement for properties zoned Urban Recreation; or
 - c. A TDR preservation easement for a historic resource.

2. The easement or deed restriction shall place the following restrictions on the property:
 - a. Properties zoned Urban Recreation (UR) and not containing environmentally critical areas listed in RZC [21.48.010.C](#), *Sending Area Properties*, shall be restricted to agricultural or recreational uses.
 - b. Properties containing environmentally critical areas or forested areas listed in RZC [21.48.010.C](#), *Sending Area Properties*, shall be restricted to use as fish and wildlife habitat.
 - c. Properties classified as historic landmarks or historic landmark districts shall be restricted so as to protect the significant historic features of the structure and site.
3. As a condition of receiving TDRs for properties containing environmentally critical areas, the owner shall visually delineate the TDR conservation easement area with natural or natural-looking materials and colors, such as by constructing a split rail or post and rail fence, or by placing informational signs at an appropriate interval.
4. If the owner is selling or transferring the rights, a deed, as approved by the Administrator, shall be executed by the selling party and recorded with the King County Records and Elections Division transferring ownership of those development rights being sold. The purpose of the deed is to confirm that a developer or investor has purchased the development rights. A copy of the recorded document shall be filed with the King County Assessor's Office and the Administrator. The deed shall include the recording number(s) of the TDR conservation easement, preservation easement, or TDR deed restriction for the rights being transferred, and a legal description of the land from which development rights are granted.
5. *Secondary Transfers.* A development right may be sold or transferred more than once. If a TDR owner in a receiving area, who has utilized the rights for a development, later elects to sell the development rights acquired, the improvements allowed through the use of TDRs must first be uninstalled in accordance with an approved restoration plan.

C. *Partial Sale or Use of Development Rights.*

1. The sending area property owner can sell all, none, or part of his/her granted development rights.
2. If the sale of development rights from the sending area property owner is less than the entire rights attributable to a parcel, the following additional regulations shall apply, except to those properties designated as historic landmarks:
 - a. The owner must designate that portion of the lot involved in the proposed sale of development rights and the designated portion shall be legally described and must be shown on a map. The serial number assigned to the Certificate of Development Rights shall reflect only the portion of the property where development rights have been sold.
 - b. When a portion of the total available development rights are sold from a lot or property, the future sale of additional development rights from that property shall occur so that the land from which the future rights are sold is contiguous, to the greatest extent possible, to the lands from which development rights were previously sold. If the land subject to the TDR conservation easement is subdivided, within

the limitations of the zoning, any new parcel created shall continue to be subject to the TDR conservation easement and shall comply with this division.

3. In the case of a historic landmark, the partial sale of development rights shall require the preservation easement to be executed in full.

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3174, passed October 15, 2024.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.redmond.gov](http://www.redmond.gov)

[Hosted by General Code.](#)

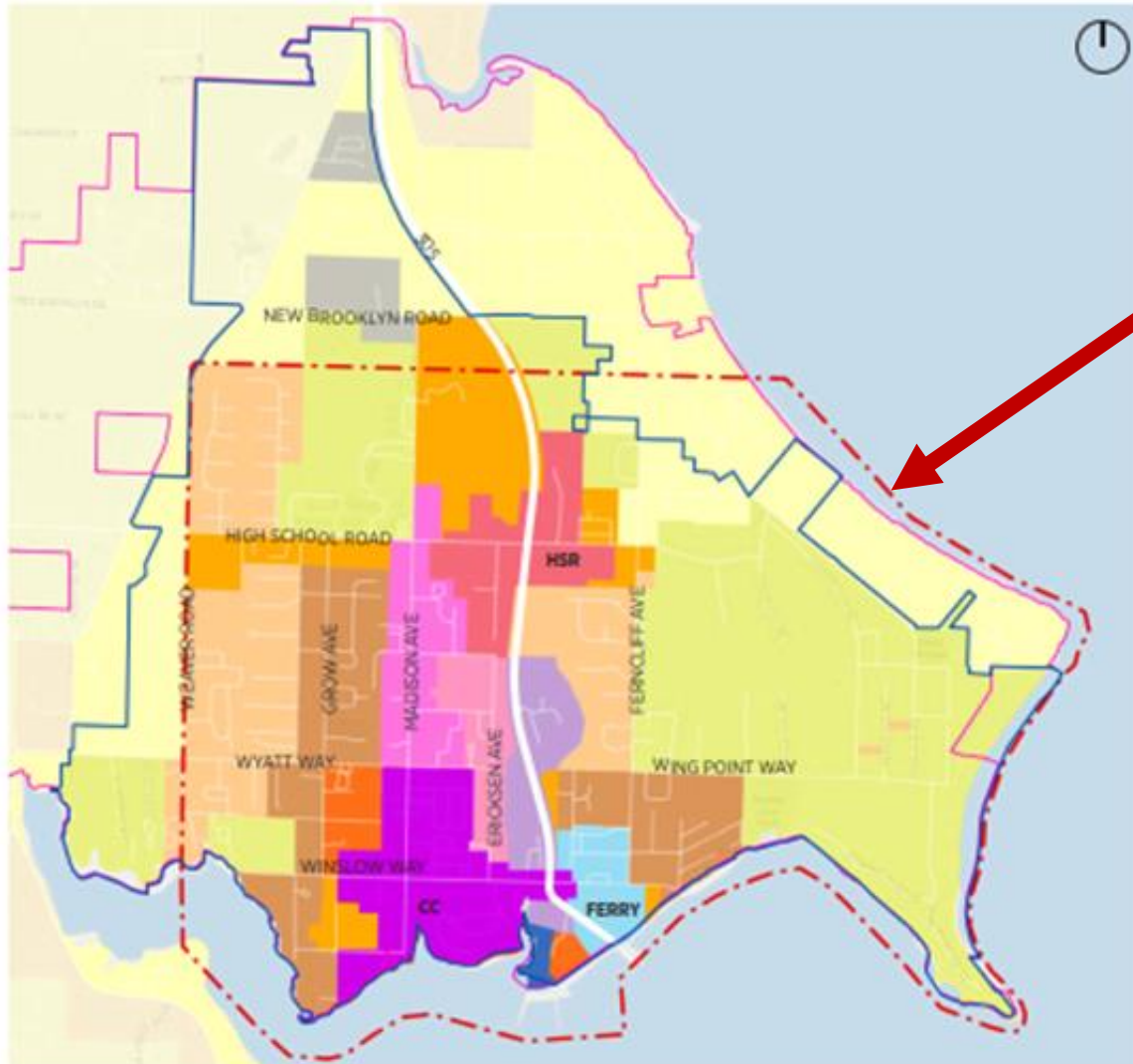


**CITY OF
BAINBRIDGE ISLAND**

Prepared for:
Planning Commission
Regular Meeting

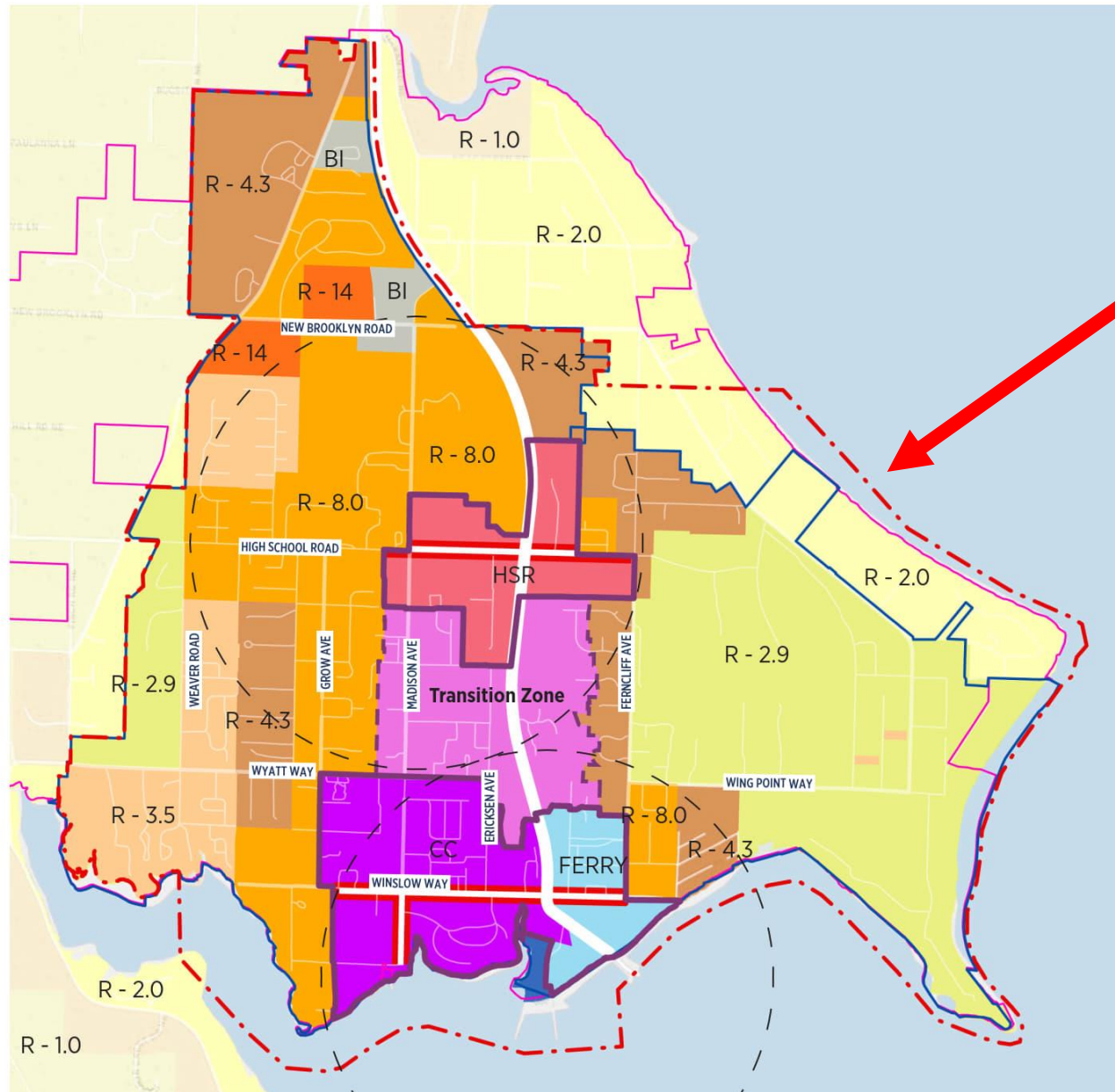
February 13, 2025

Winslow Subarea Boundary and Zoning Districts



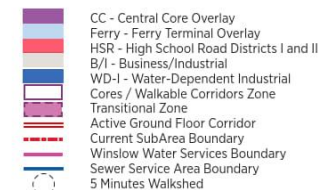
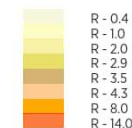
Existing Subarea Boundary & Zoning

DRAFT PREFERRED ALTERNATIVE - WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES

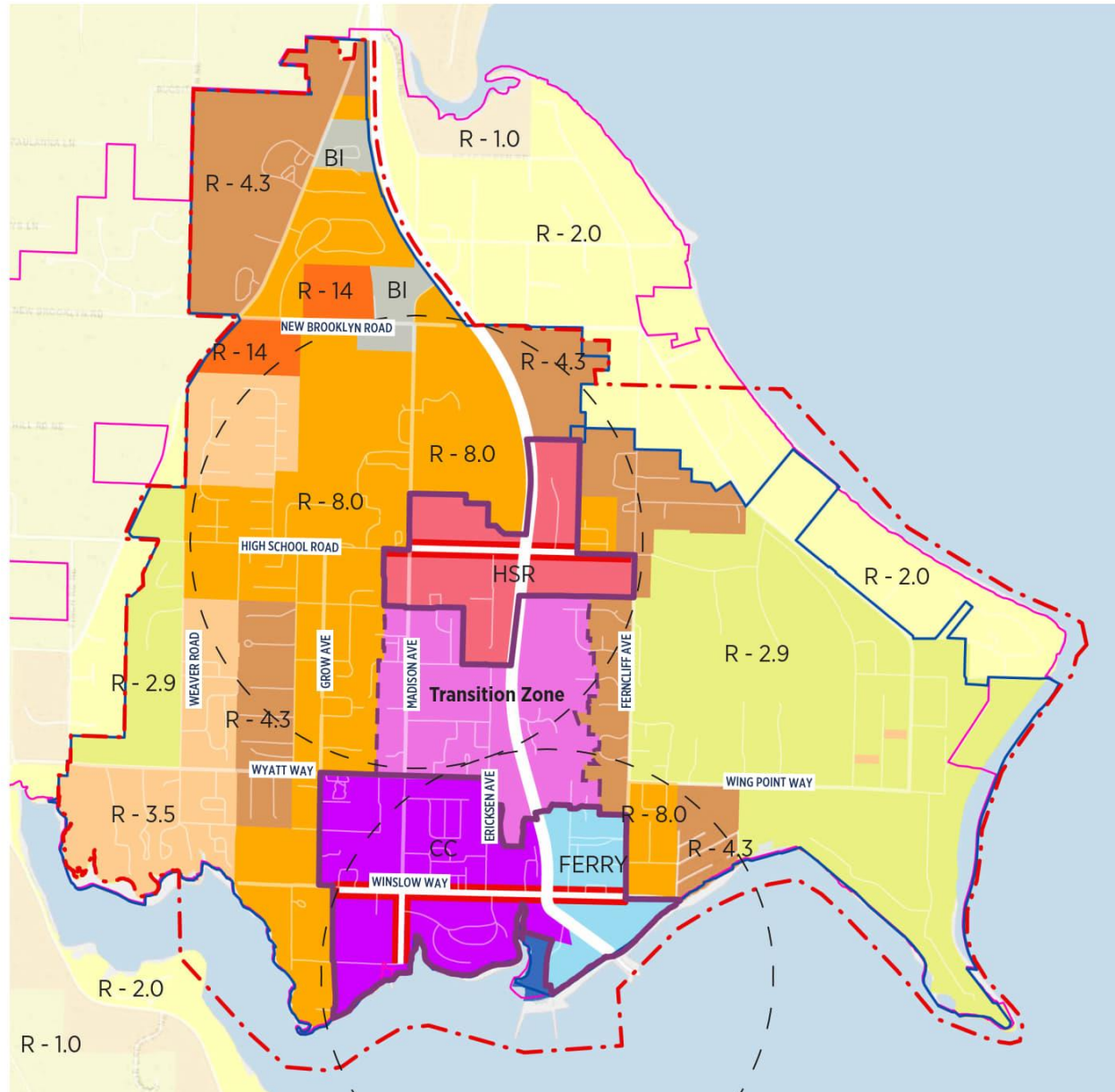


**Proposed
Subarea
Boundary**

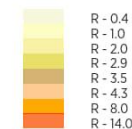
Legend



DRAFT PREFERRED ALTERNATIVE - WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES

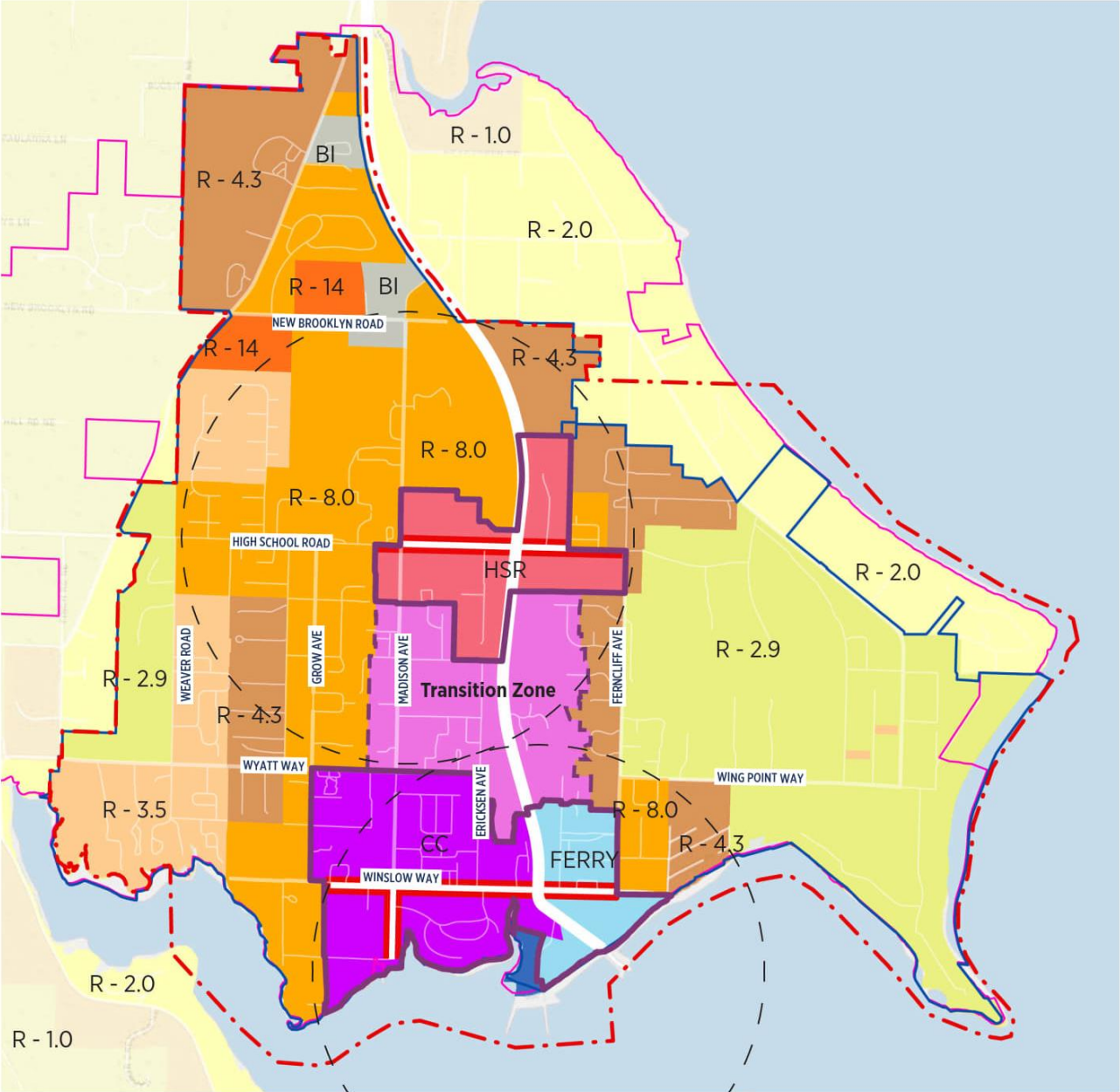


Legend

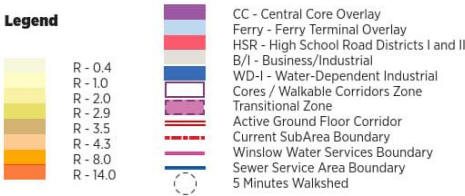


- CC - Central Core Overlay
- Ferry - Ferry Terminal Overlay
- HSR - High School Road Districts I and II
- B/I - Business/Industrial
- WD-I - Water-Dependent Industrial
- Cores / Walkable Corridors Zone
- Transitional Zone
- Active Ground Floor Corridor
- Current SubArea Boundary
- Winslow Water Services Boundary
- Sewer Service Area Boundary
- 5 Minutes Walkshed

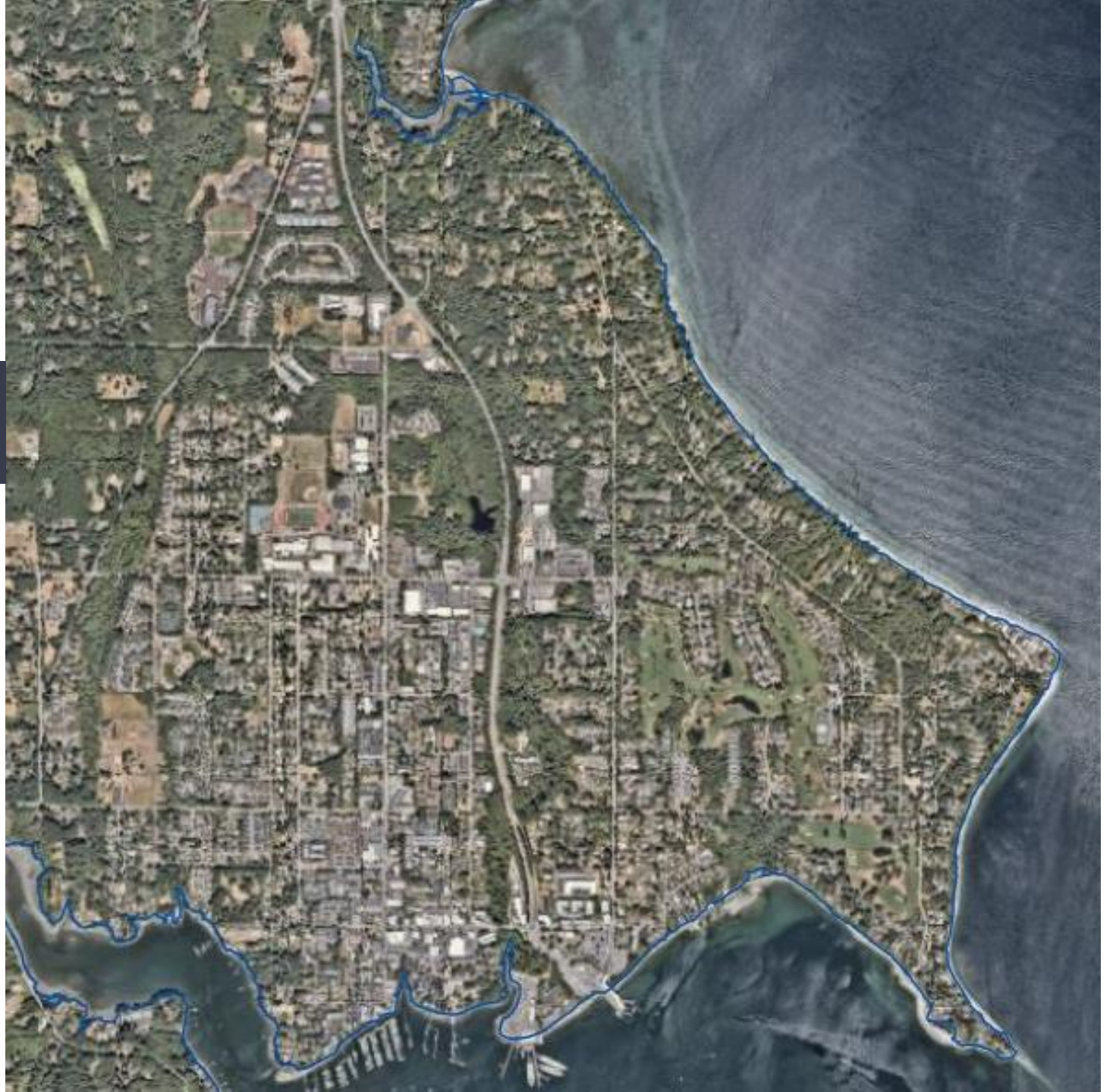
DRAFT PREFERRED ALTERNATIVE – WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES



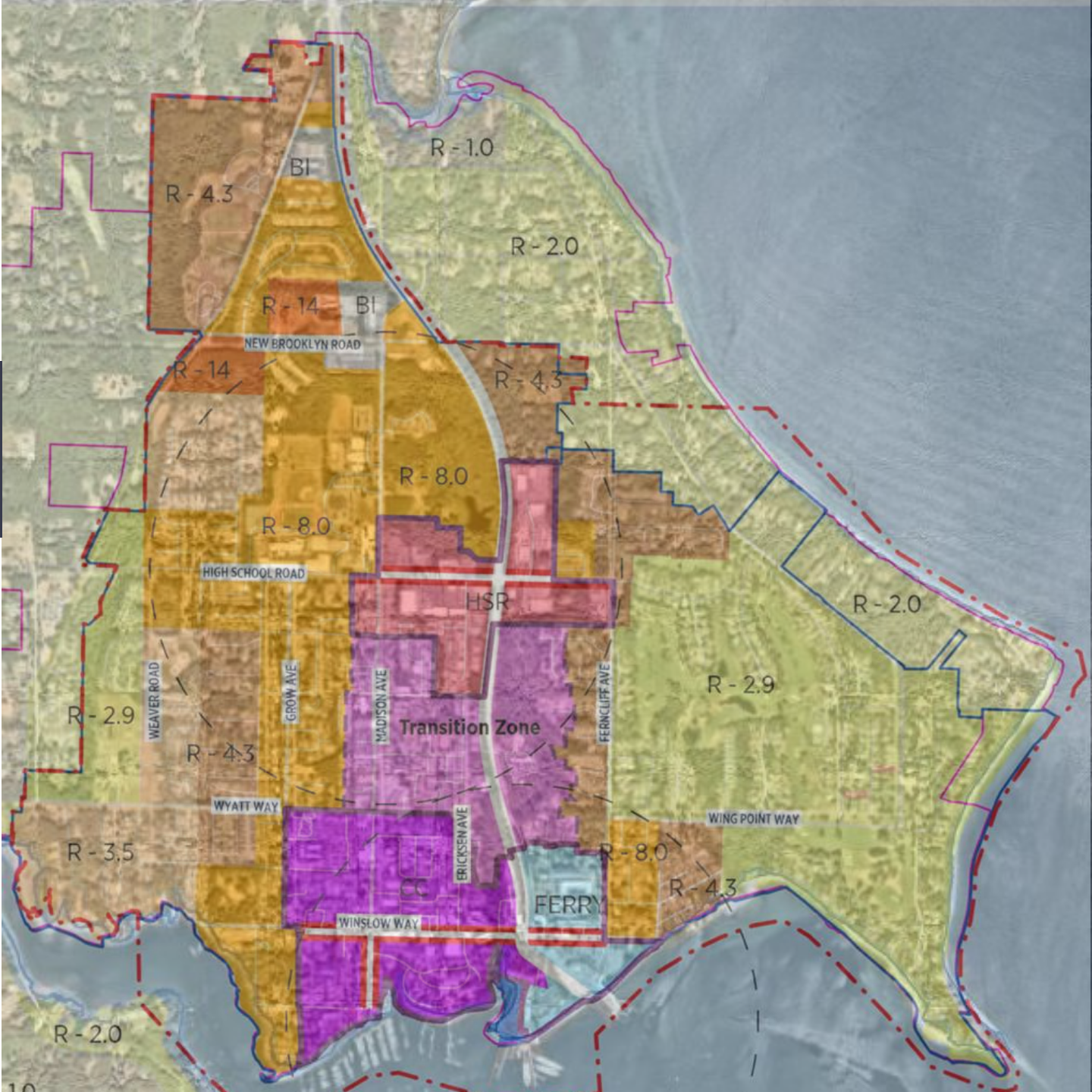
Alternative 1 (Existing)					
Zones	Core	Ferry	HS	Erick	Mad
Mixed Use Density Floor Area Ratio (FAR)	1.0 (base)	0.5 (base)	0.3 (base)	0.5 (base)	0.5 (base)
	1.5 (max)	1.4 (max)	0.9 (max)	0.9 (max)	1.0 (max)
Max. Building Height	45 ft	45 ft	45 ft	35 ft	35 ft
Draft Preferred Alternative					
Mixed Use Density Floor Area Ratio (FAR)	2.0	3.0	2.5	Transition	
				1.2	
Max. Building Height	55 ft	65 ft	65 ft	45 ft	



**2024 AERIAL PHOTO
WINSLOW SUBAREA**



**DRAFT PREFERRED ALTERNATIVE
WINSLOW SUBAREA AND
ZONING DISTRICT BOUNDARIES**



BAINBRIDGE ISLAND

**PROPOSED PARK
ZONE DESIGNATIONS**

Legend

- Parcel Boundaries
- Park (P) Zone

65