



**PLANNING COMMISSION SPECIAL MEETING
WEDNESDAY, APRIL 2, 2025**

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

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/81285913438](https://bainbridgewa.zoom.us/j/81285913438)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 816 1506 7395

AGENDA

1. CALL TO ORDER/LAND ACKNOWLEDGMENT - 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. AGENDA APPROVAL / CONFLICTS DISCLOSURE - 6:05 PM

3. PUBLIC COMMENT INSTRUCTIONS - 6:10 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 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 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.

4. UNFINISHED BUSINESS - 6:20 PM

Continued Discussion on Winslow Subarea Plan
[Winslow Geographies 3 27 PC Slides.pdf](#)

5. FOR THE GOOD OF THE ORDER - 8:20 PM

6. ADJOURNMENT - 8:25 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 Special Meeting Agenda Bill

MEETING DATE: April 2, 2025

ESTIMATED TIME: 2 Hours

AGENDA ITEM: Continued Discussion on Winslow Subarea Plan

AGENDA CATEGORY: Review and
Recommendation

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):
January 9, 13, 30, February 13, 27, and March 5 and 13, 2025

PREVIOUS COUNCIL REVIEW DATE(S):
Monthly updates to City Council, including March 25, 2025.

RECOMMENDED MOTION:

I move to recommend the following zoning district boundaries, building heights and Floor Area Ratios for further analysis and capacity calculations by staff:

Central Core - _____

Transition - _____

Ferry District - _____

High School Road - _____

SUMMARY:

NOTE: The Planning Commission did not discuss this agenda item as planned at the March 27, 2025 meeting, therefore those materials are included in the April 2, 2025 special meeting packet.

This meeting will be devoted to discussing future zoning for the Central Core, newly proposed "Transition" zoning district, and if time, the R-14, R-8 and/or other residential zones. The extent and boundaries of the various zoning districts will be discussed, and the expectation is that proposed building heights and Floor Area Ratios (FAR) will follow.

At the March 5 and March 13, 2025 meetings, the Planning Commission agreed on preliminary boundaries for the High School Road and Ferry zoning districts by modifying the "Draft Preferred Alternative" map. The Planning Commission did not complete its discussion on building form, FAR or building height for these zones; this discussion could continue at the April 2, 2025 meeting.

A working outer boundary for the Winslow Subarea was recommended by the Planning Commission at their February 27, 2025 meeting.

Additional information about the Winslow Subarea Plan can be found on the project website:

<https://cityofbainbridgeisland.civilspace.io/en/projects/winslow-subarea-plan-update>

BACKGROUND: The Planning Commission is reviewing and making recommendations on a preferred land use alternative for the Winslow Subarea Plan.

ATTACHMENTS:

[Winslow Geographies 3 27 PC Slides.pdf](#)



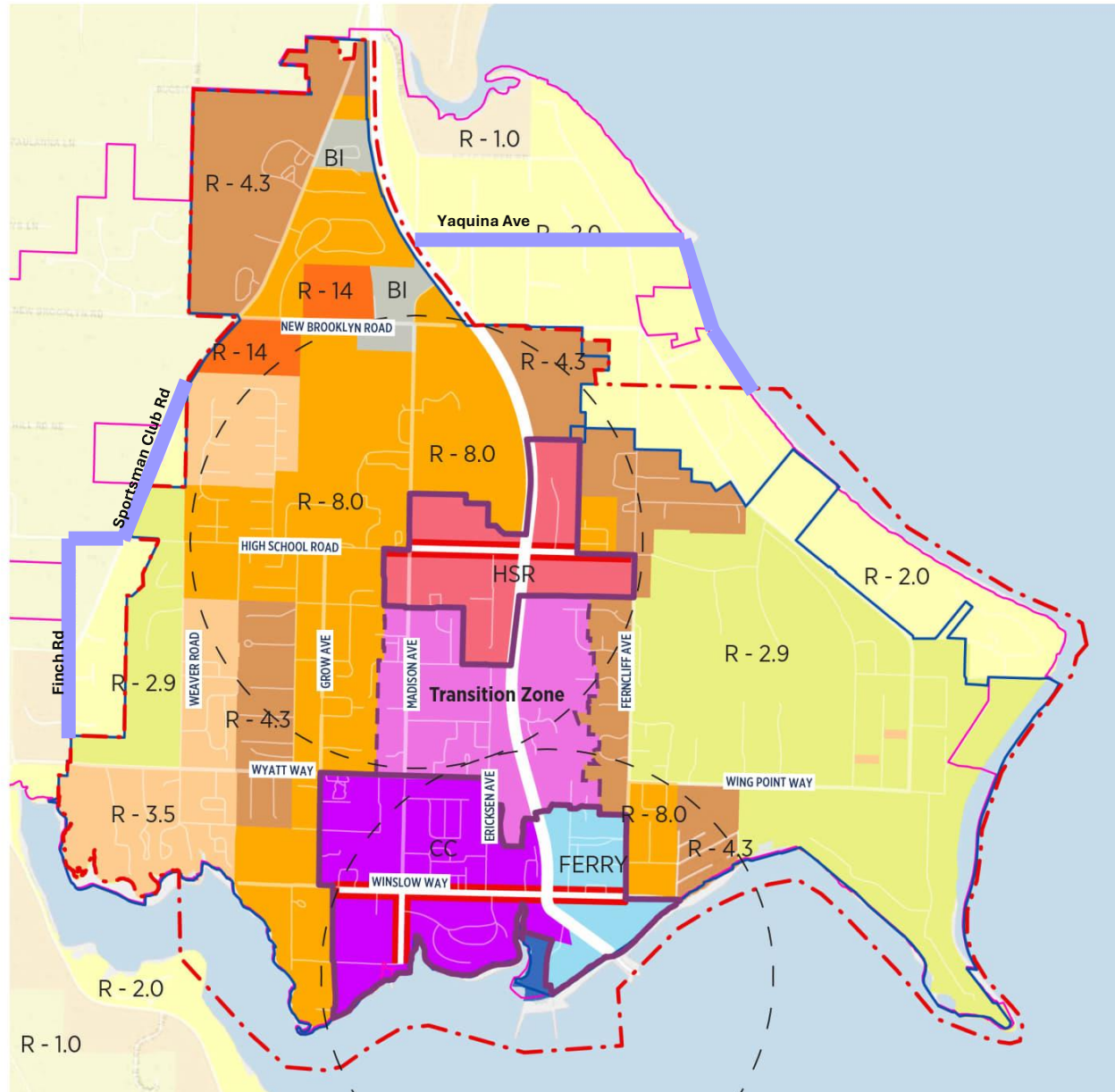
**CITY OF
BAINBRIDGE ISLAND**

Prepared for:
*Planning Commission
Meeting*

March 27, 2025

Winslow Subarea Boundary and Zoning Districts

DRAFT PREFERRED ALTERNATIVE - WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES



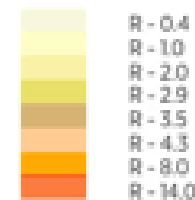
Preliminary Winslow Subarea Boundary:

Draft Alternative Area

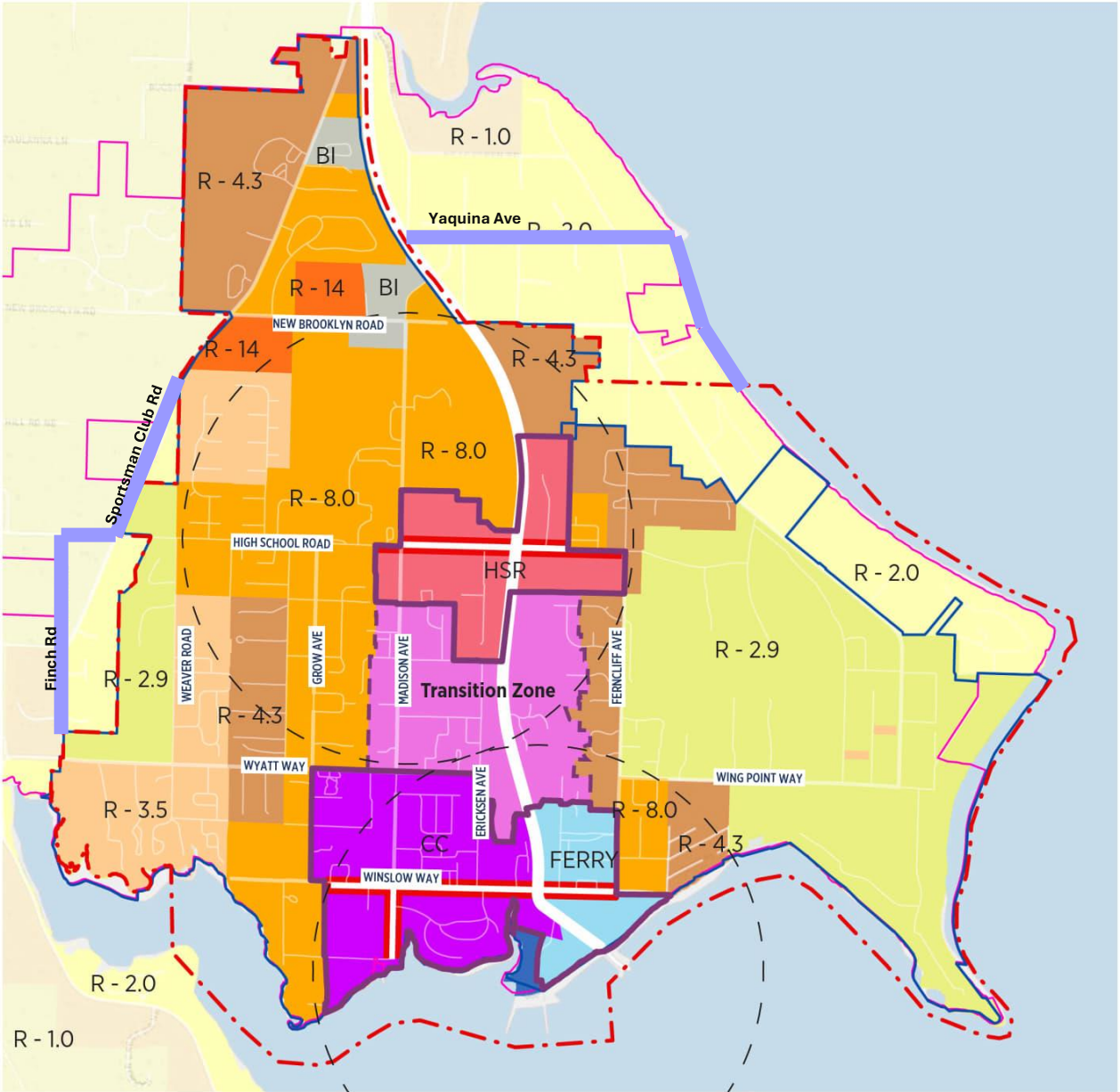
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2/27 Planning Commission Additions

Legend



DRAFT PREFERRED ALTERNATIVE - WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES



Alternative 1 (Existing)

Zones	Core	Ferry	HS	Erick	Mad	Gate
Mixed Use Density Floor Area Ratio (FAR)	1.0 (base) 1.5 (max)	0.5 (base) 1.4 (max)	0.3 (base) 0.9 (max)	0.5 (base) 0.9 (max)	0.5 (base) 1.0 (max)	0.5 (base) 1.0 (max)
Max. Building Height	45 ft	45 ft	45 ft	35 ft	35 ft	45 ft

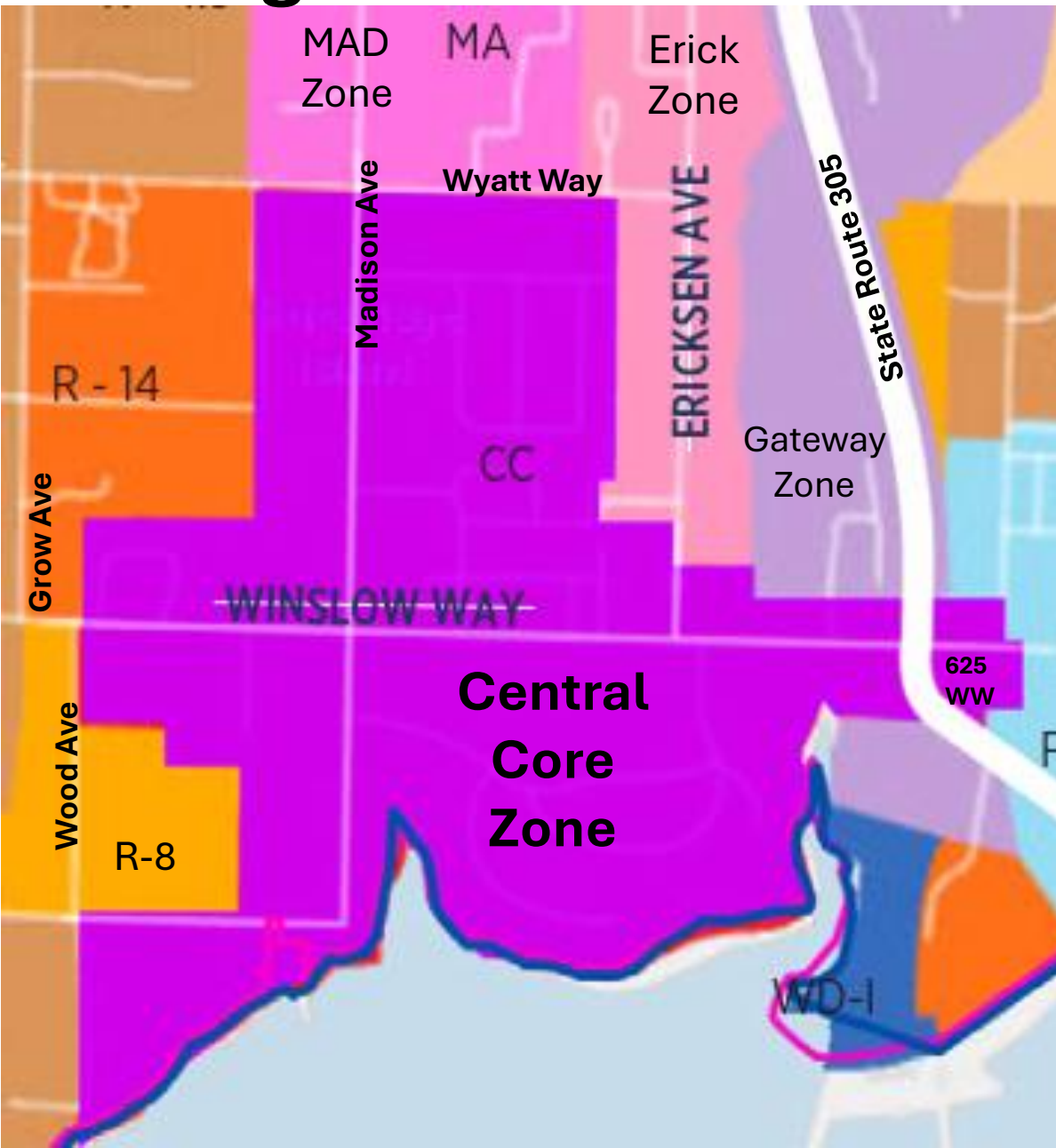
Draft Preferred Alternative

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	

Legend

- R - 0.4
- R - 1.0
- R - 2.0
- R - 2.9
- R - 3.5
- R - 4.3
- R - 8.0
- R - 14.0
- CC - Central Core Overlay
- Ferry - Ferry Terminal Overlay
- HSR - High School Road Districts I and II
- BI - 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

Existing Central Core Zone

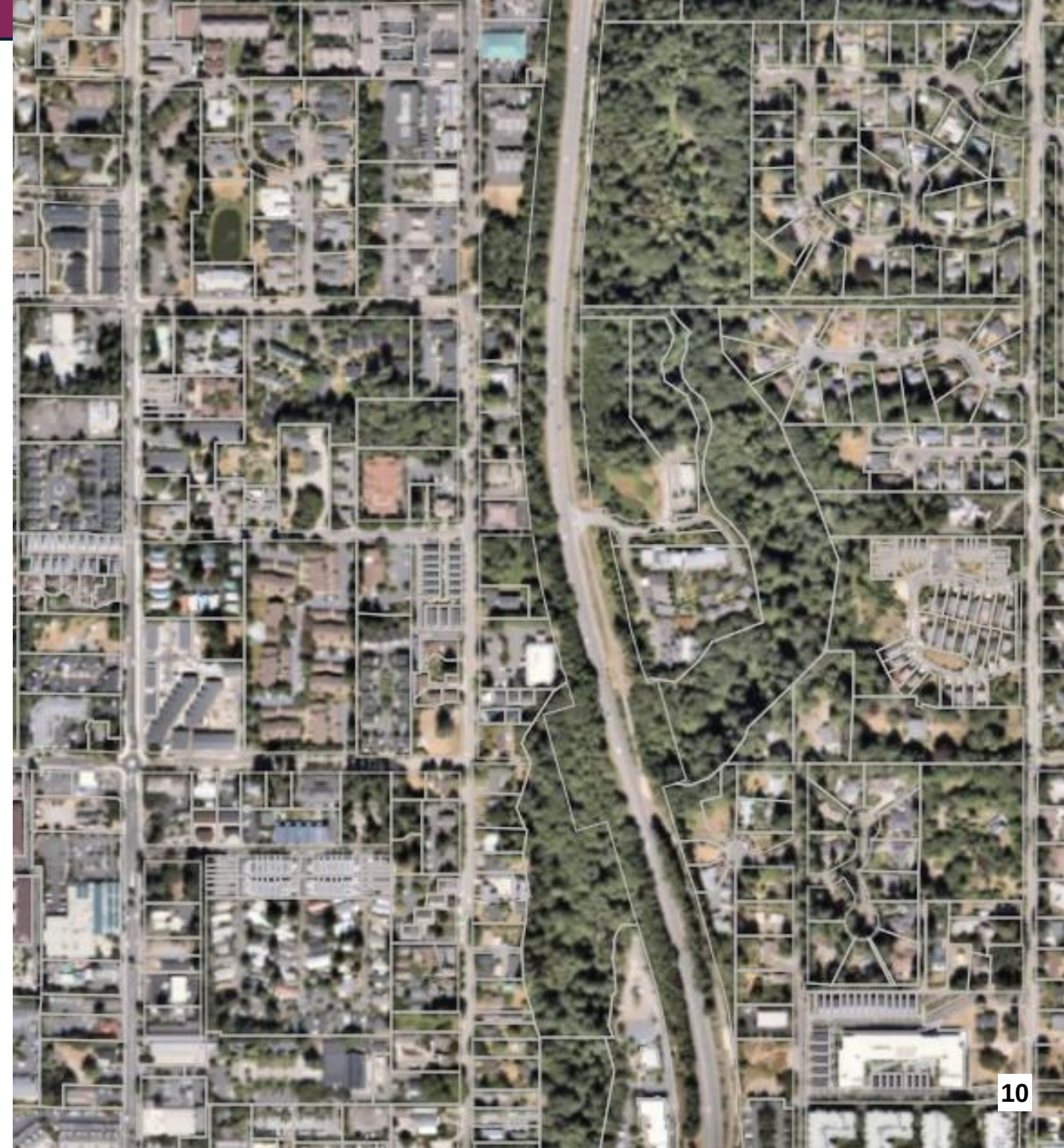
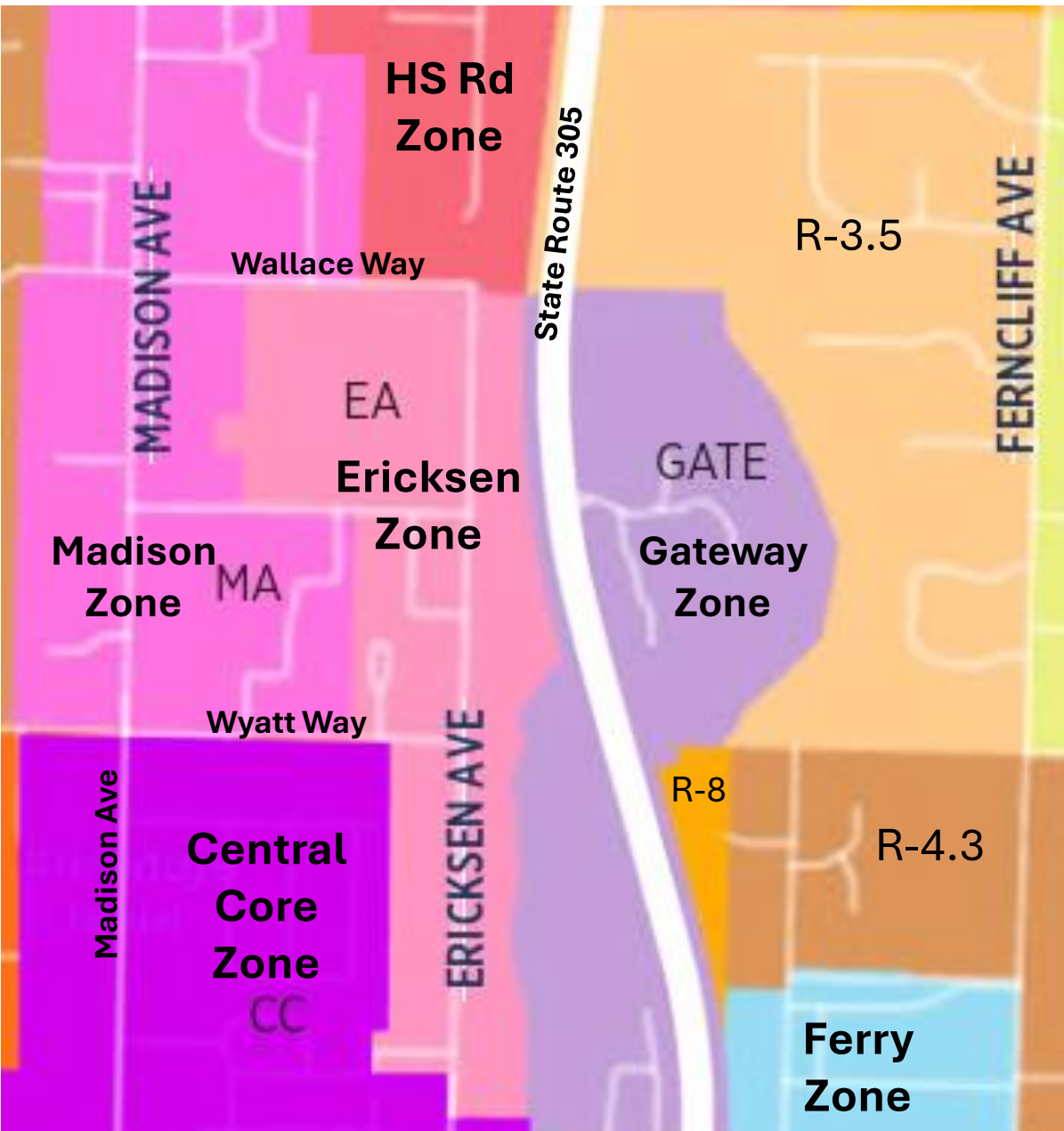


Draft Alternative Central Core Zone

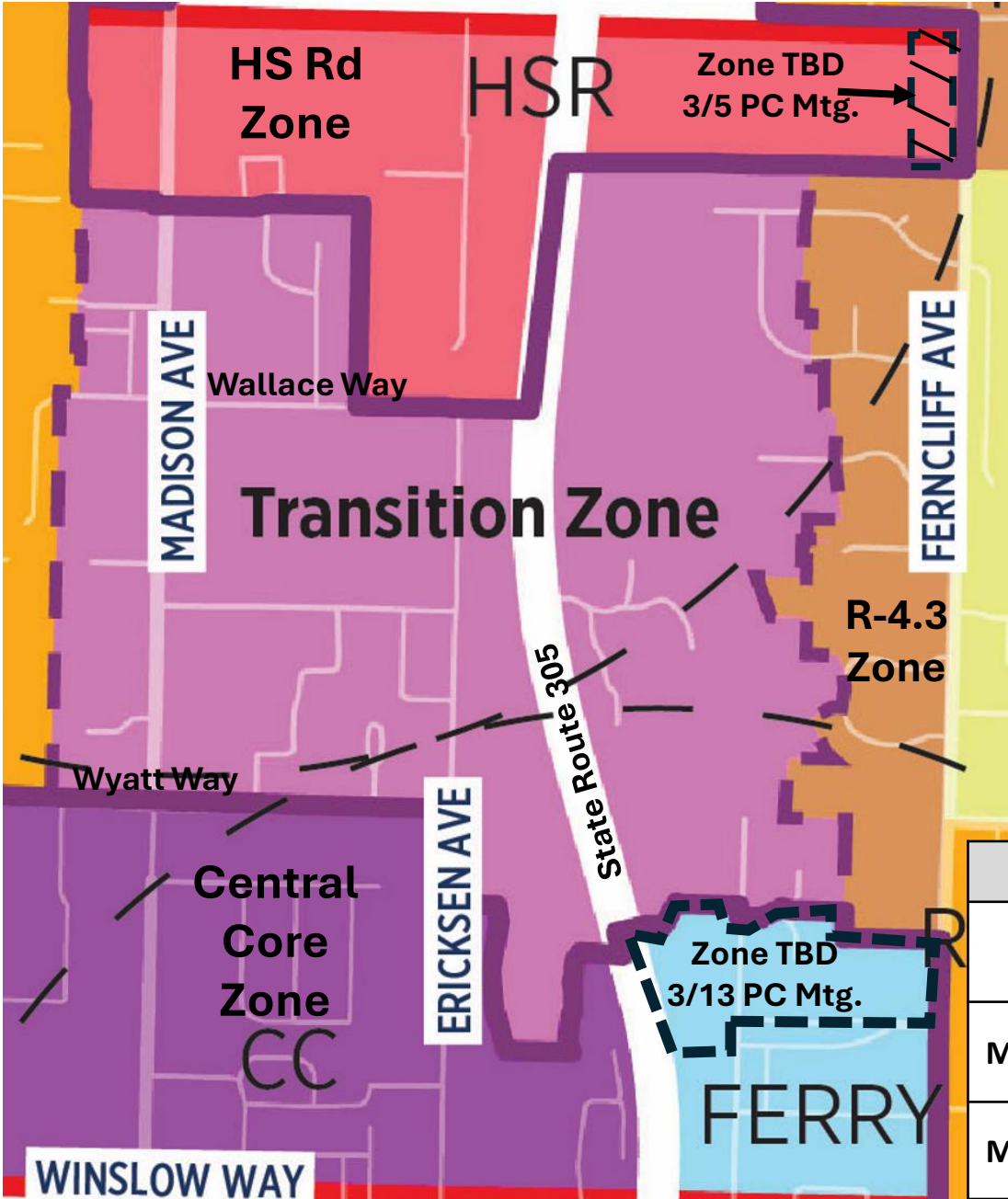


Central Core Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	1.0 (base) 1.5 (max)	2.0
Max. Building Height	45 ft	55 ft ⁹

Existing Transition Area Zoning



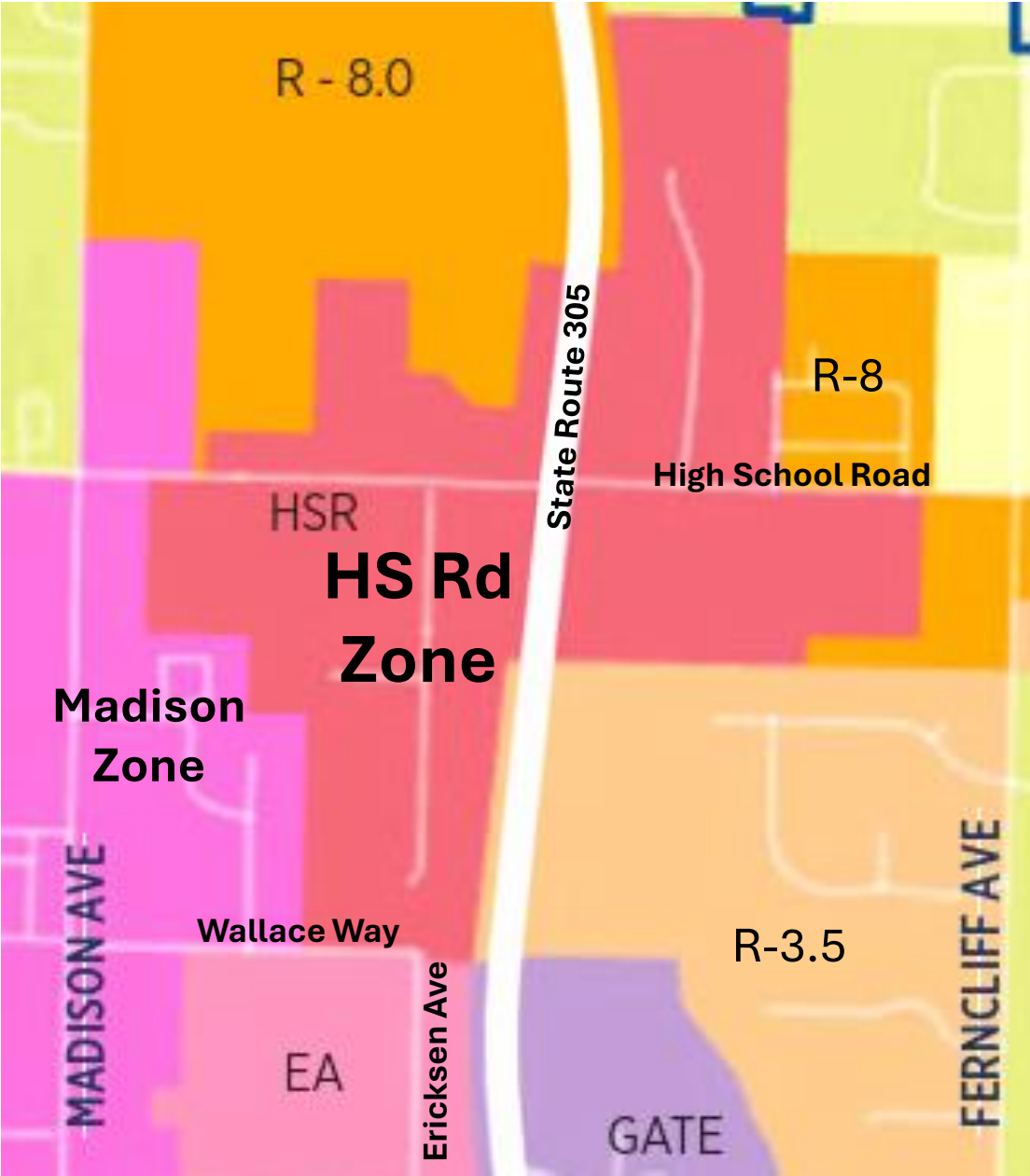
Draft Alternative Transition Zone



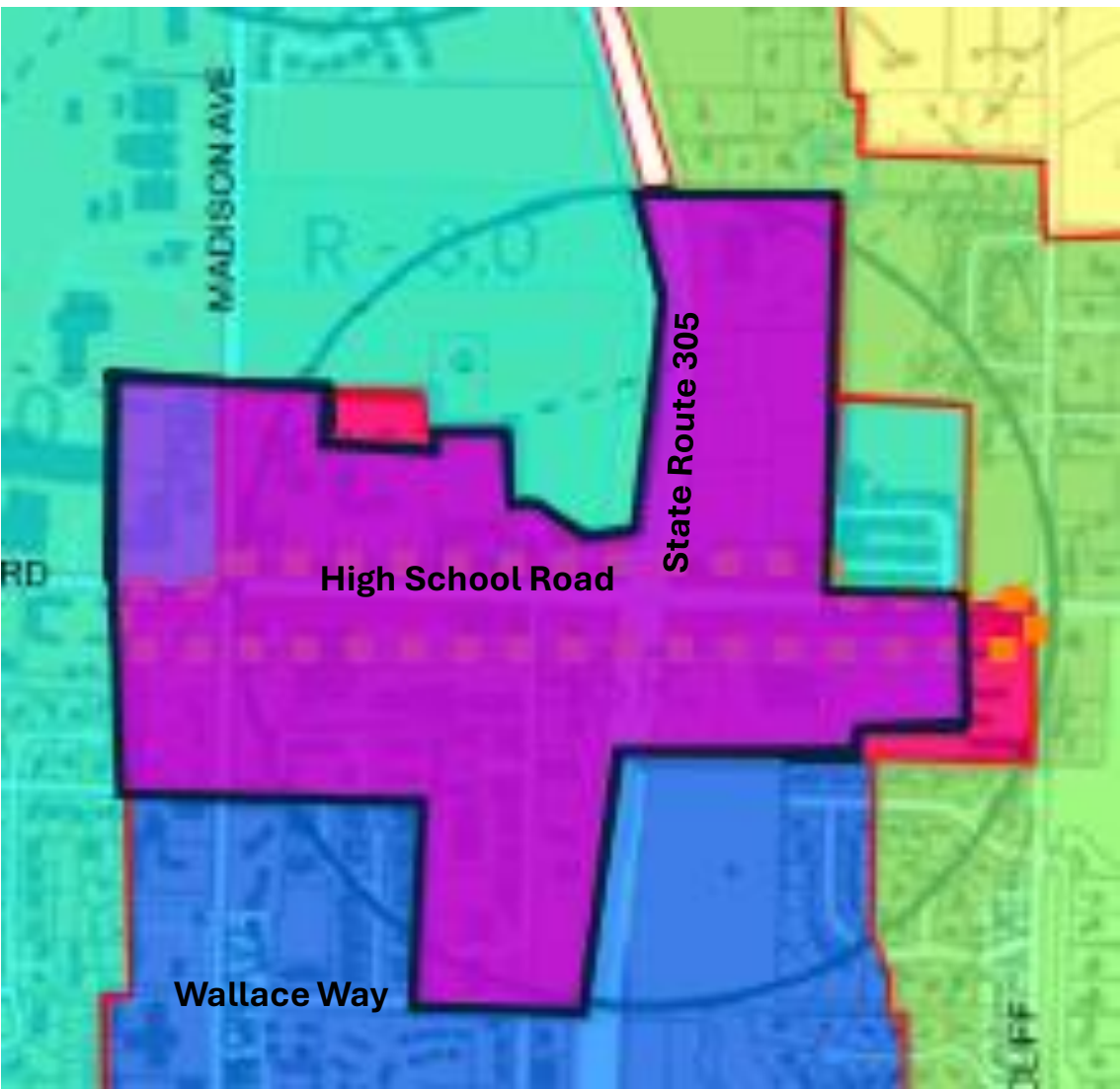
Transition Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	0.5 (base) 0.9/1.0 (max)	1.2
Max. Building Height	35/45 ft	45 ft

Other Zoning Districts and Development
Standards in the Winslow Subarea for Planning
Commission Consideration

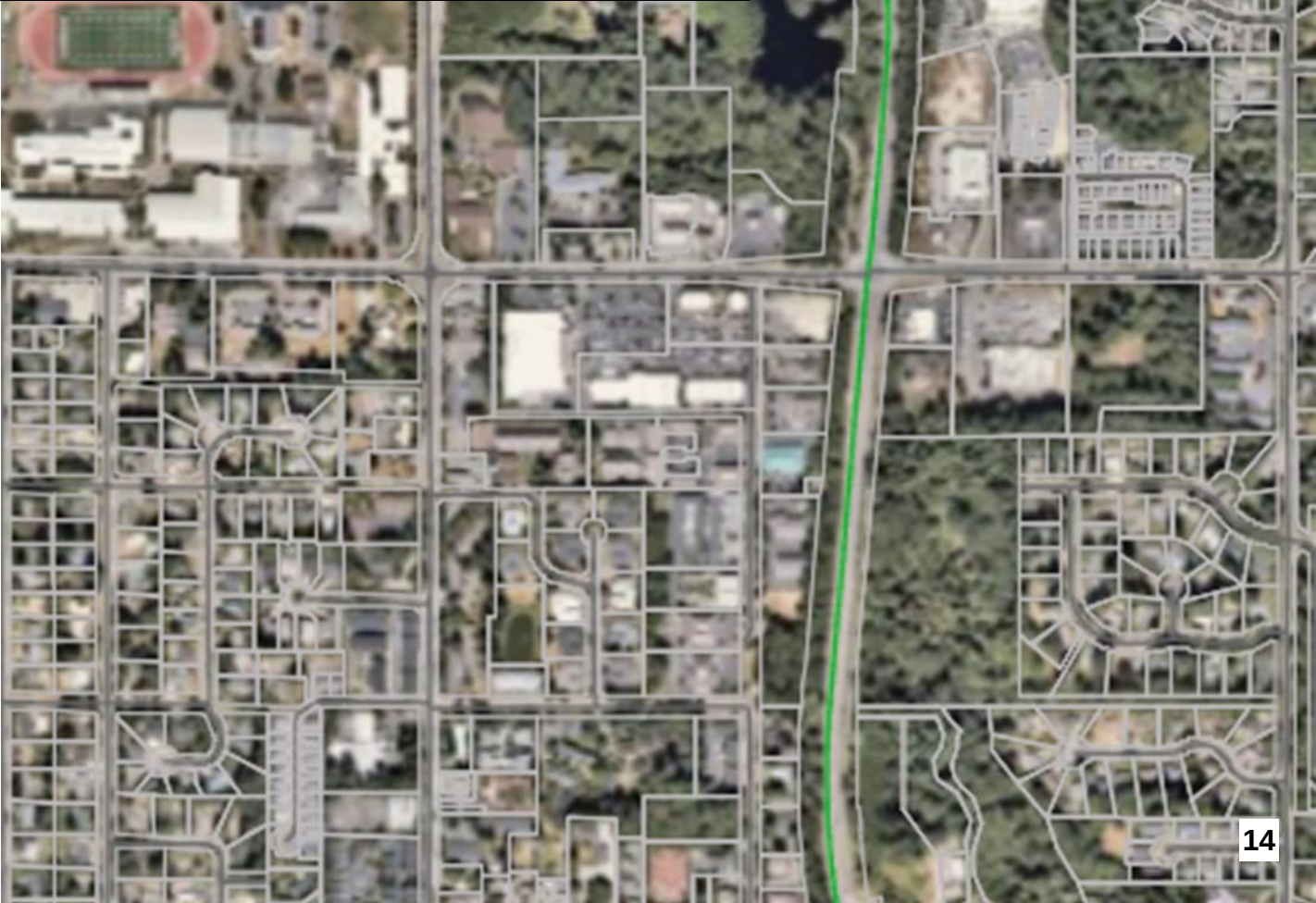
Existing High School Rd Zone



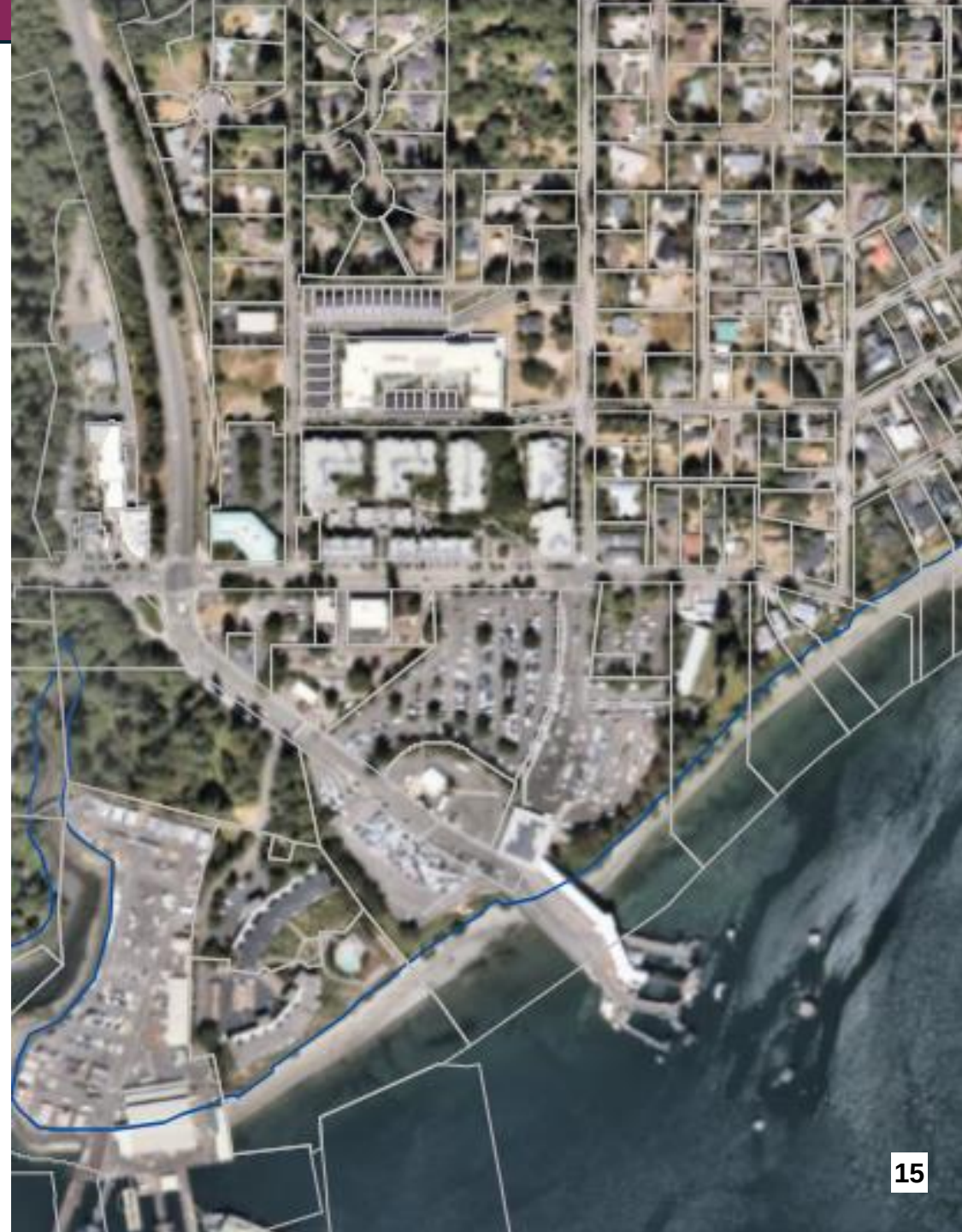
Draft Alternative High School Rd Zone (3/5 Planning Commission Boundary)



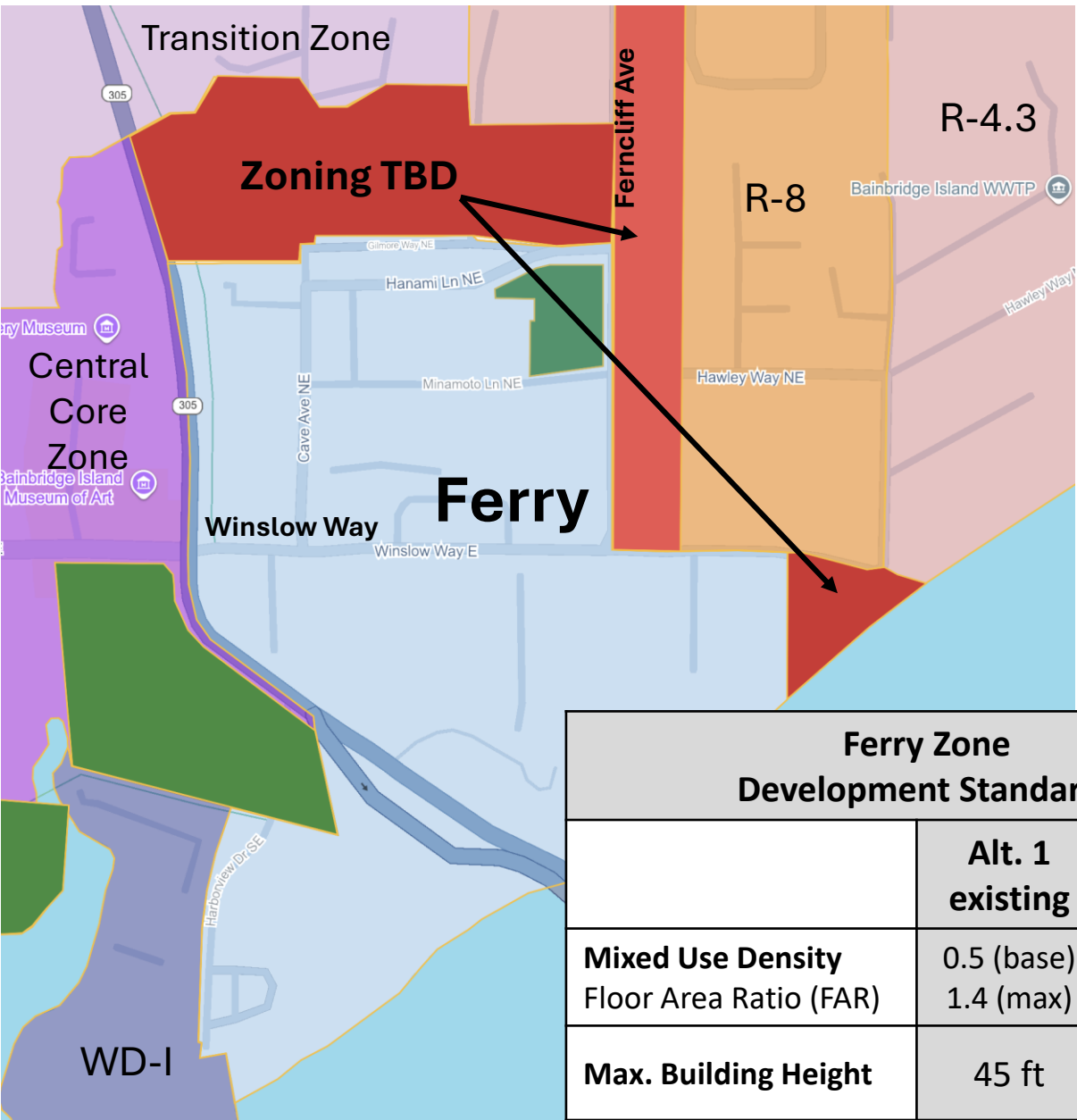
HS Road Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density Floor Area Ratio (FAR)	0.3 (base) 0.9 (max)	2.5
Max. Building Height	45 ft	65 ft



Existing Ferry Zone



Draft Alternative Ferry Zone (3/13 Planning Commission Boundary)



Ferry Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density Floor Area Ratio (FAR)	0.5 (base) 1.4 (max)	3.0
Max. Building Height	45 ft	65 ft



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