



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, APRIL 10, 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. AGENDA APPROVAL / CONFLICTS DISCLOSURE - 6:05 PM

AGENDA APPROVAL

3. PLANNING COMMISSION MEETING MINUTES - 6:10 PM

3a. Minutes 5 Minutes
[Planning Commission Minutes 20250327-Draft.pdf](#)

3b. Minutes 5 Minutes
[Planning Commission Minutes 20250402 - 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.

4a. Public Comment Instructions - 10 Minutes

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

5. UNFINISHED BUSINESS - 6:25 PM

5a. Continued Discussion on Winslow Subarea Plan 2 Hours

[Winslow Subarea Boundaries as of 2025-04-02 Street Anno](#)

[Winslow Subarea Boundaries as of 2025-04-02 Satellite](#)

[Winslow Geographies - Slides for 2025-04-10](#)

6. NEW BUSINESS - 8:25 PM

Discuss Memorandum regarding Comprehensive Plan Process

[Memorandum to Bainbridge Island Planning Commission regarding Comprehensive Plan Process 4923-0733-6753.2.pdf](#)

7. PLANNING DIRECTOR'S REPORT - 8:35 PM

8. FOR THE GOOD OF THE ORDER - 8:40 PM

9. ADJOURNMENT - 8:45 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: April 10, 2025

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: AGENDA APPROVAL

AGENDA CATEGORY: Review and
Recommendation

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the agenda, as presented.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: April 10, 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 March 13, 2025, meeting minutes as presented.

ATTACHMENTS:

[Planning Commission Minutes 20250327-Draft.pdf](#)



Planning Commission Regular Meeting March 27, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT

Vice Chair Sarah Blossom called the meeting to order at 6:02 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Sarah Blossom, Criss Garcia, Ben Deines and Peter Schaab. Present via the Zoom Platform were Commissioners Ariel Birtley and Sean Sullivan. Commission Preudhomme was excused. Also present was City Council-Liaison Jon Quitslund, Planning Manager HB Harper and Senior Planner Jennifer Sutton. Mayor Ashley Mathews was present via Zoom.

2) AGENDA APPROVAL / CONFLICTS DISCLOSURE -

MOTION: I move to approve the agenda, as presented.
Schaab/Garcia - The motion carried unanimously.

3) PLANNING COMMISSION MEETING MINUTES -

3a. Minutes

[Cover Page](#)

[Planning Commission Meeting Minutes 20250313 - Draft.pdf](#)

MOTION: I move to approve the March 13, 2025, meeting minutes as presented.
Garcia/Schaab - The motion carried unanimously.

4) PUBLIC COMMENT INSTRUCTIONS -

4a. Public Comment Instructions -

[Cover Page](#)

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

1. Ms. Priscilla Zimmerman-Hager - offered comments/recommendations on establishing a civic and cultural connection overlay in the Winslow Core

2. Mr. Ron Peltier - offered comments on the GWMP and the Comprehensive Plan and the close relationship between the two

3. Mr. Jon Quitslund - spoke in response to the previous speaker to clarify what he said, and supports the GWMP

5) **PUBLIC HEARING -**

5a. Hold Public Hearing on Proposed Design Review Changes for Compliance with HB 1293
Cover Page

[Ord 2025-07 Design Review Amendments 4867-9011-5068 v.7.pdf](#)

[Ord 2025-07 Design Review Amendments Exhibit J - Design for Bainbridge_2025_FINAL.pdf](#)

[Resolution_No._2025-06_Amending_the_Administrative_Manual 4908-0817-4870 v.2.pdf](#)

[Resolution No. 2025-06 Amending the Administrative Manual Exhibit A - Admin Manual_1293 changes final.pdf](#)

Acting Chair Blossom opened the Public Hearing on Ordinance 2025-07 and introduced Planning Manager HB Harper who provided a brief summary of the proposed changes to the Design Review Board in order to meet the requirements of HBI293.

Public Commenter: Ms. Marilyn Schmidt - requests more than one meeting, who would like to see it stay as it is currently.

Discussion by the Planning Commission followed.

MOTION: I move to request staff amend Ordinance 2025-07 so that the necessary changes to BIMC Chapter 17.12.040 are made; so that the Planning Commission reviews departure requests for 3 & 4 lot subdivisions and long plats.

Blossom/Garcia: The motion passed unanimously.

6) **NEW BUSINESS -**

6a. Noise Variance for Bainbridge Terminal Geotechnical Exploration - Washington State Department of Transportation, Ferries Division (WSF)

[Cover Page](#)

[110548 WSFEP Task AV Bainbridge Geotech Exploration Plan Sheets_reduced.pdf](#)

[Project Narrative.pdf](#)

Chair introduced the noise variance for the WS Ferries. WSF asking for noise variance for night work and the need for a noise variance for this work. Jake Risken of WSF provided details of the project.

MOTION: I move to approve the request for a variance from Bainbridge Island Municipal Code 16.16 noise control regulations, allowing the WSDOT Geotechnical Crew to work at night between the inclusive dates of April 1, 2025, and May 30, 2025, as needed.

Deines/Schaab: The motion passed unanimously.

6b. Planning Commission Members Presentation on Infrastructure Considerations and Housing Options/Allocations

[Cover Page](#)

Planning Commissioner Garcia presented on the GWMP.

MOTION: I move that we get an independent legal opinion on whether the City of Bainbridge Island (COBI), in its Comprehensive Plan update, is legally obligated by the Growth Management Act (GMA) to ensure that COBI actually achieves the housing allocation numbers set forth on Appendix F of the Kitsap Countywide Planning Policies, or alternatively, whether the GMA simply requires that the update provide sufficient capacity of land and include policies and provisions to permit or allow for the

achievement of those targets, consistent with COBI's obligation to balance and harmonize the multiple goals and/or requirements of the GMA.

Garcia/Blossom: The motion passed unanimously.

7) **UNFINISHED BUSINESS -**

7a. Continued Discussion on Winslow Subarea Plan

[Cover Page](#)

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

[3.27.25 COBI Planning Commission Presentation.pdf](#)

Discussion tabled until the next meeting due to time.

8) **FOR THE GOOD OF THE ORDER -**

Nothing offered.

9) **ADJOURNMENT - 10:02 PM**



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: April 10, 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 March 13, 2025, meeting minutes as presented.

ATTACHMENTS:

[Planning Commission Minutes 20250402 - Draft.pdf](#)



Planning Commission Special Meeting April 2, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Birtley called the meeting to order at 6:05 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Birtley, Blossom, Schaab, Garcia and Deines. Excused were Commissioners Preudhomme and Sullivan. City staff present were PCD Director Patty Charnas and Senior Planner - Jennifer Sutton. City Council Liaison - Jo Quitslund was also present.

2) AGENDA APPROVAL / CONFLICTS DISCLOSURE -

MOTION: I move approval of the agenda.
Garcia/Schaab – The motion carried unanimously.

3) PUBLIC COMMENT INSTRUCTIONS -

1. Ms. Patricia Frank – expressed concerns about zoning changes to the Hawley neighborhood
2. Ms. Linda Mallin - concerned about zoning changes in the Hawley neighborhood, would like to know the process for public hearings / public participation for the Comprehensive Plan
3. Ms. Alice Shorett - asked the Planning Commission to explore utilizing a historic overlay zone
4. Ms. Josy Koumans - expressed concerns about zoning changes to the Hawley neighborhood, asked that other neighborhoods be considered too
5. Mr. Hank Wong- voiced concerns about density and traffic along Ferncliff and the Hawley neighborhood, and how the Guiding Principles fit with the proposed changes
6. Mr. Ron Peltier – offered comments on sewage treatment and PFAS products (forever chemicals) and would like long-range planning to include sewage treatment to address PFAS
7. Ms. Melanie Keenan - asked the Planning Commission to consider the following - parks, superfund sites, hazardous waste sites, and carcinogenic hazardous waste, critical areas
8. Mr. Jay Inslee – offered comments on up-zoning & increased density, and the sometimes difficult decisions to be made
9. Mr. Malcolm Gander - asked the Planning Commission to have an island-wide meeting with the public regarding the Comprehensive Plan and Winslow Subarea Plan changes, offered comments on the Growth Management Act, water resources, and economic burden

4) **UNFINISHED BUSINESS -**

Continued Discussion on Winslow Subarea Plan

[Cover Page](#)

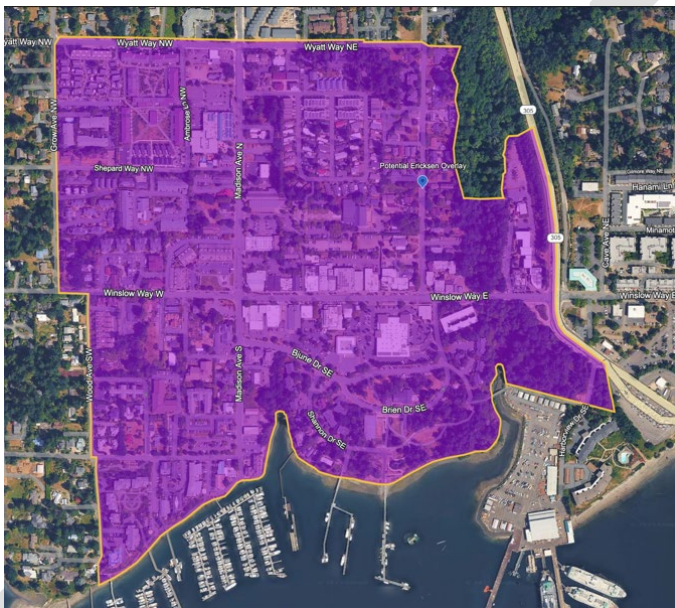
[Winslow Geographies 3 27 PC Slides.pdf](#)

Chair Birtley introduced Senior Planner Jennifer Sutton who presented on the Winslow Subarea Plan zoning and the proposed central core. Commissioner Schaab presented a working 3D layering map, and the Planning Commissioners discussed the zoning boundaries.

Motion:

I move to accept the core district boundary as proposed by staff with the addition of 4 lots on the east side of Erickson, south of Wyatt.

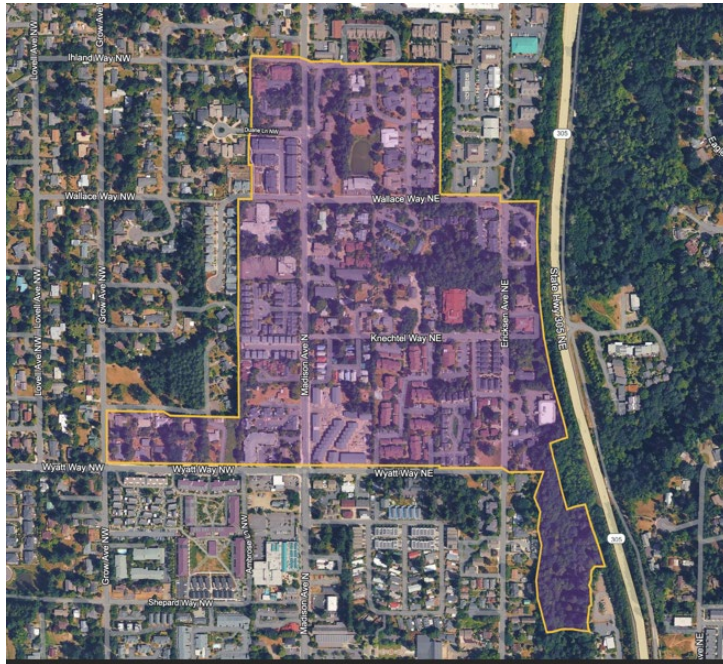
Blossom/Deines – The motion carried unanimously.



Motion:

I move to amend the staff proposed preferred alternative transition zone, dividing it into two zones. One zone would be the Madison Zone, that includes everything west of 305, (shown as part of the transition zone in the staff preferred alternative) plus the few parcels between Gideon Park and Wyatt. The second zone: east of 305 all the way over to Ferncliff, including one parcel thick east of Ferncliff, and everything between the High School Rd District and the Ferry District (excluding Island Terrace – TBD).

Deines/Blossom – The motion carried unanimously.



Motion:

I move to designate the area south of south of Wing Point Way, west of Holly Cove Park, as east of one parcel from Ferncliff Avenue, and inclusive of the 3 parcels that were left undecided after the ferry terminal conversation, as one zone. Maintain existing Zone 4.3

Schaab/Garcia – The motion carried unanimously.



5) FOR THE GOOD OF THE ORDER -

Motion:

I move to recommend that Bainbridge Island's Groundwater Management Plan (GWMP) be peer reviewed.

Garcia/Schaab: The motion carried unanimously. Commissioner Deines was absent.

Chair Birtley: Bainbridge Island Environmental Conference - Tickets available. Note to Commissioners that positions up for renewal.

Motion #5:

I move to request that the City Council Liaison – Jon Quitslund, take to the City Council a request to extend the terms of Commissioners Deines, Sullivan, and Schaab, through the end of the Comprehensive Plan update process.

Blossom/Garcia – The motion carried unanimously. Commissioner Deines was absent.

Commissioner Garcia noted Roberts Rules re: order of motions and discussion.

6) ADJOURNMENT – 9:29 PM

Ariel Birtley, Chair

Renee Argetsinger, Clerk to the Planning Commission

DRAFT



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: April 10, 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

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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.

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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: April 10, 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; March 5, 13; April 2, 2025

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

RECOMMENDED MOTION:
Review and recommend boundaries for residential zones (R-zones).

SUMMARY:

This meeting will be devoted to discussing future zoning for 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 3/5, 3/13, 3/27, and 4/2 meetings, the Planning Commission agreed on preliminary boundaries for the High School Road, Ferry, Core, and Transition 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.

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>

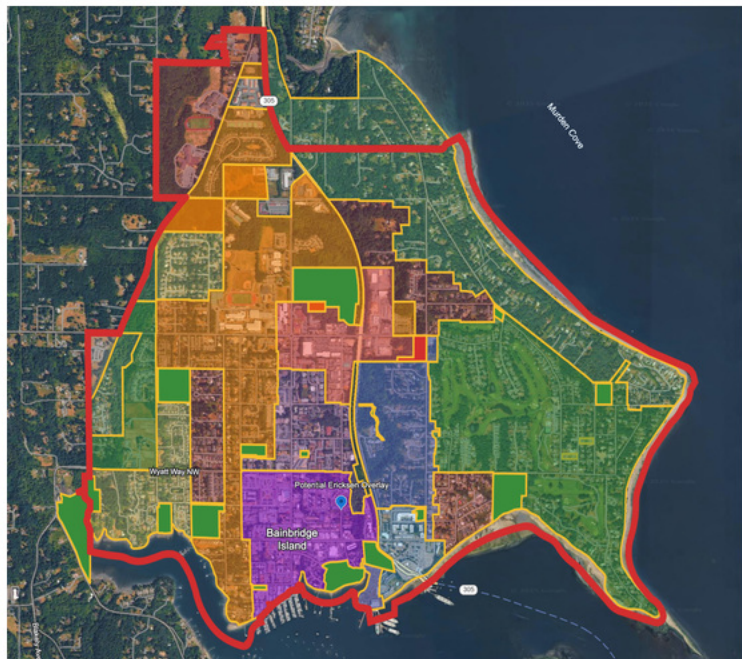
BACKGROUND: The Planning Commission is reviewing and making recommendations on a preferred land use alternative for the Winslow Subarea Plan.

ATTACHMENTS:

[Winslow Subarea Boundaries as of 2025-04-02 Street Anno](#)

[Winslow Subarea Boundaries as of 2025-04-02 Satellite](#)

[Winslow Geographies - Slides for 2025-04-10](#)



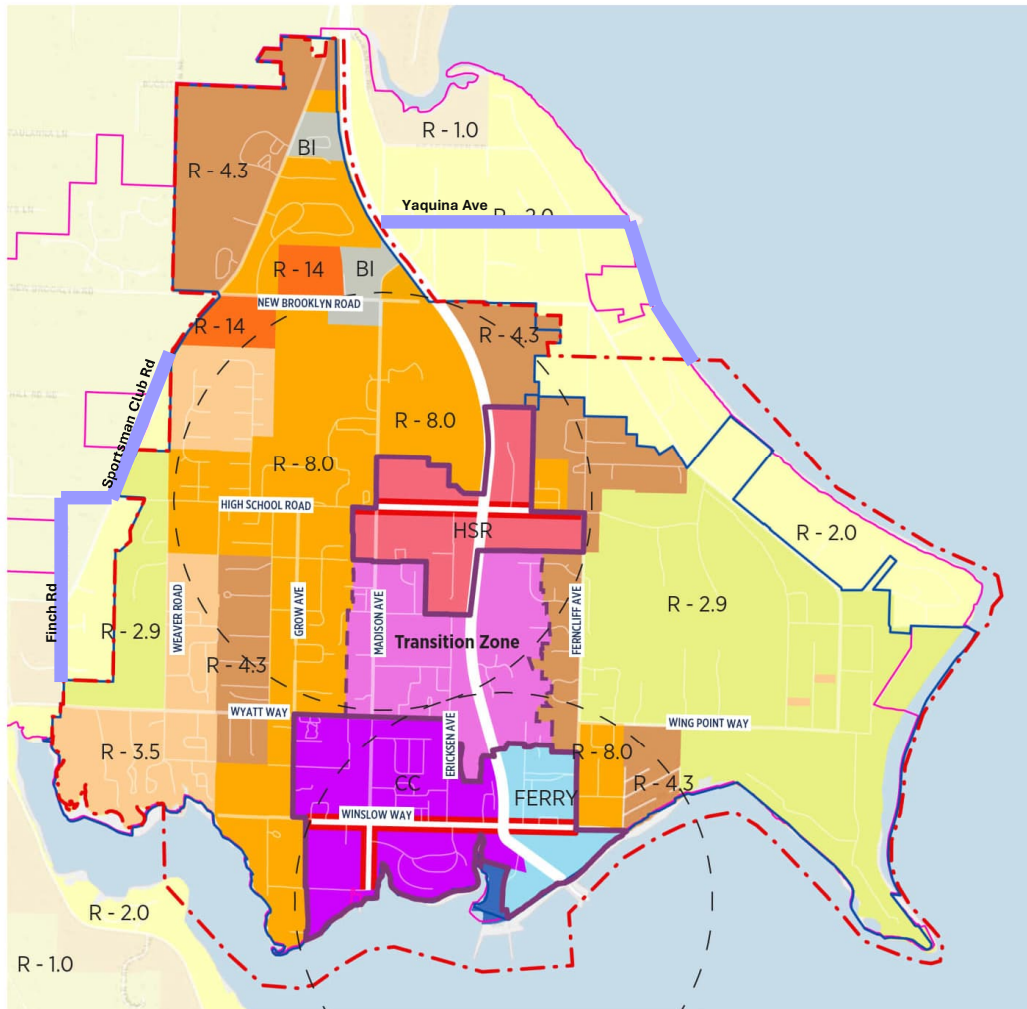


Prepared for:
*Planning Commission
Meeting*

April 10, 2025

Winslow Subarea Boundary and Zoning Districts

DRAFT PREFERRED ALTERNATIVE - WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES



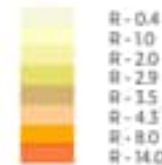
Preliminary Winslow Subarea Boundary:

Draft Alternative Area

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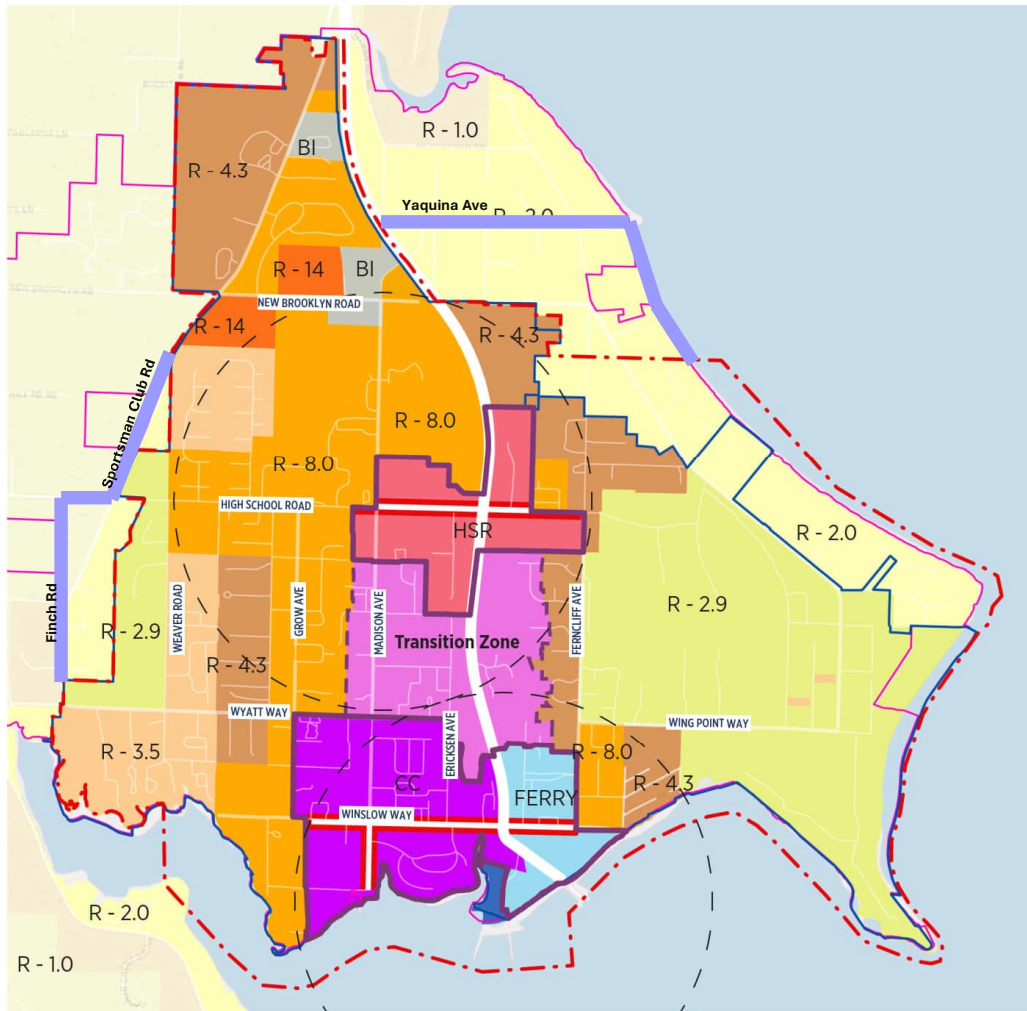
2/27 Planning Commission Additions

Legend



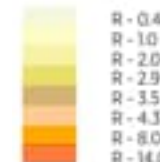
- CC - Central Core Overlay
- Ferry - Ferry Terminal Overlay
- HSR - High School Road Districts I and II
- BI - Business/Industrial
- WD-I - Water-Dependent Industrial
- Cores / Walkable Corridors Zone
- Transitional Zone
- Active Ground Floor Corridor
- Current SubArea Boundary
- Winslow Water Services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

DRAFT PREFERRED ALTERNATIVE - WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES



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

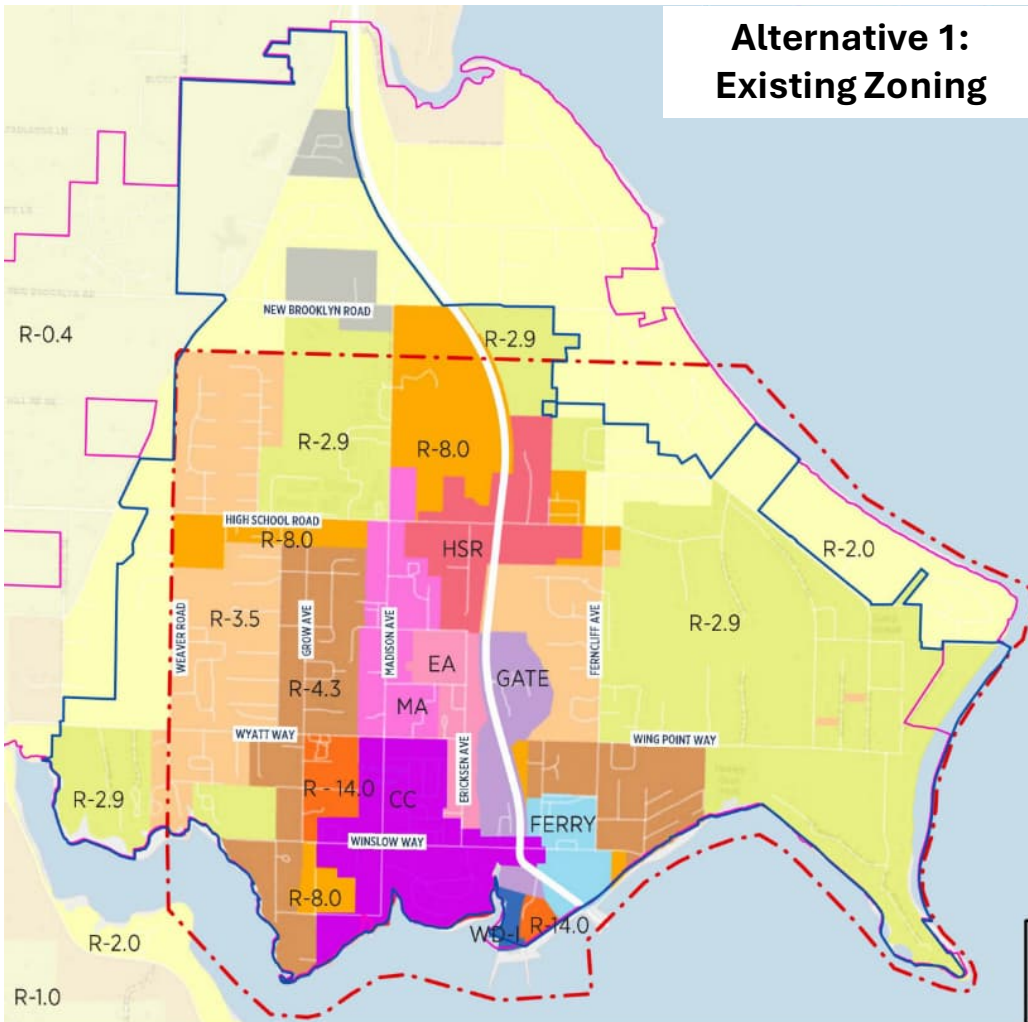
Legend



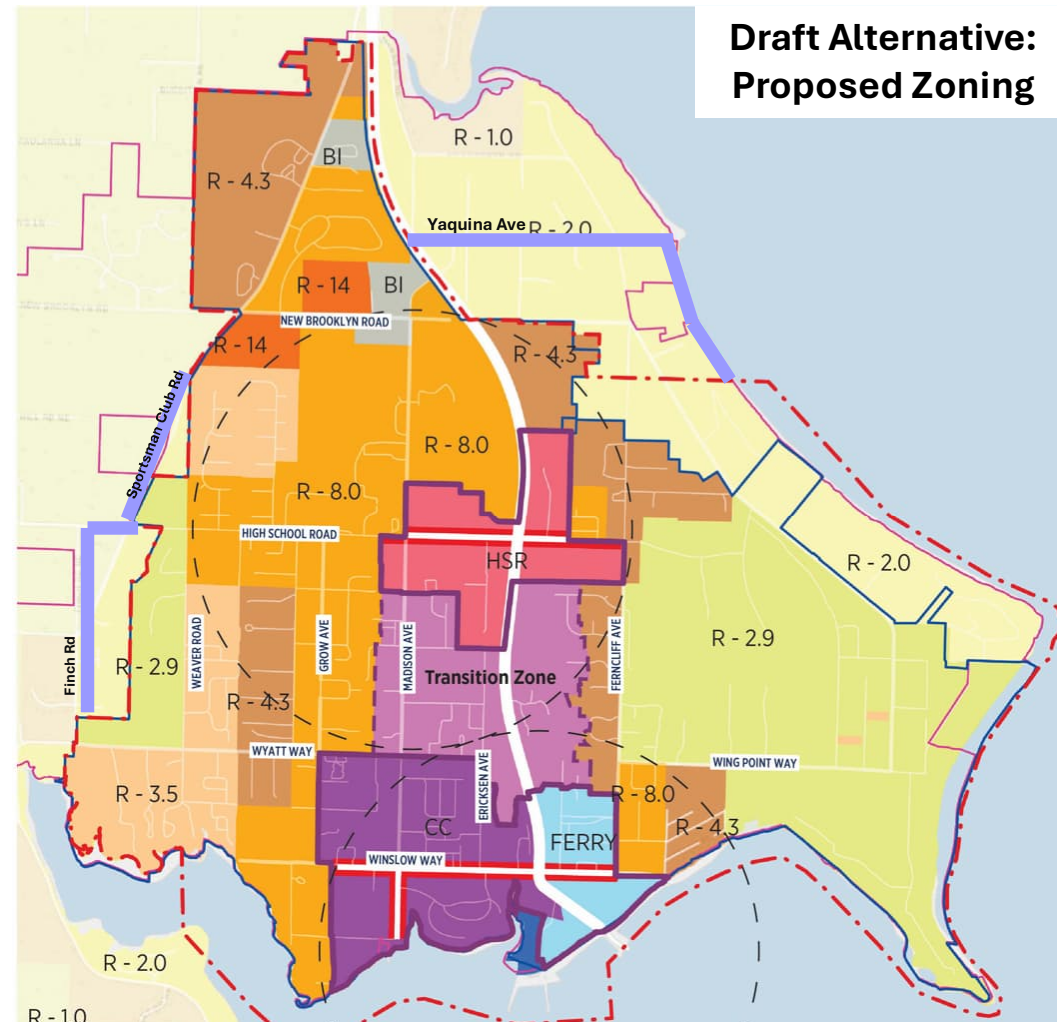
- CC - Central Core Overlay
- Ferry - Ferry Terminal Overlay
- HSR - High School Road Districts I and II
- BI - Business/Industrial
- WD-I - Water-Dependent Industrial
- Cores / Walkable Corridors Zone
- Transitional Zone
- Active Ground Floor Corridor
- Current SubArea Boundary
- Winslow Water Services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

Winslow Residential Zoning

**Alternative 1:
Existing Zoning**



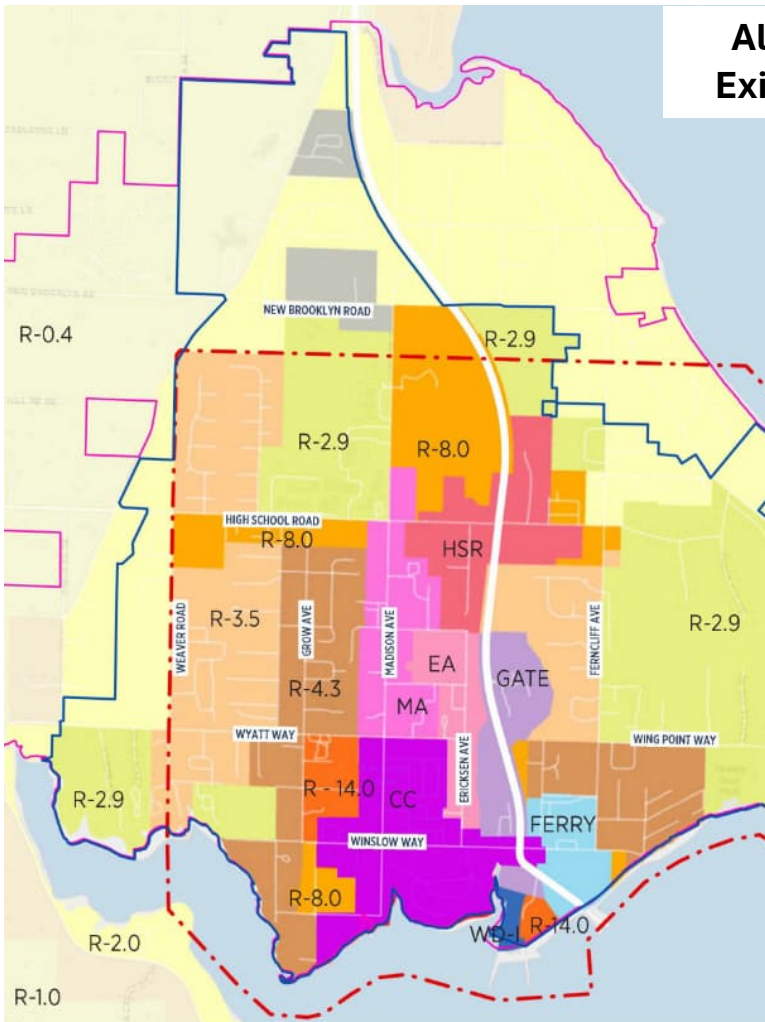
**Draft Alternative:
Proposed Zoning**



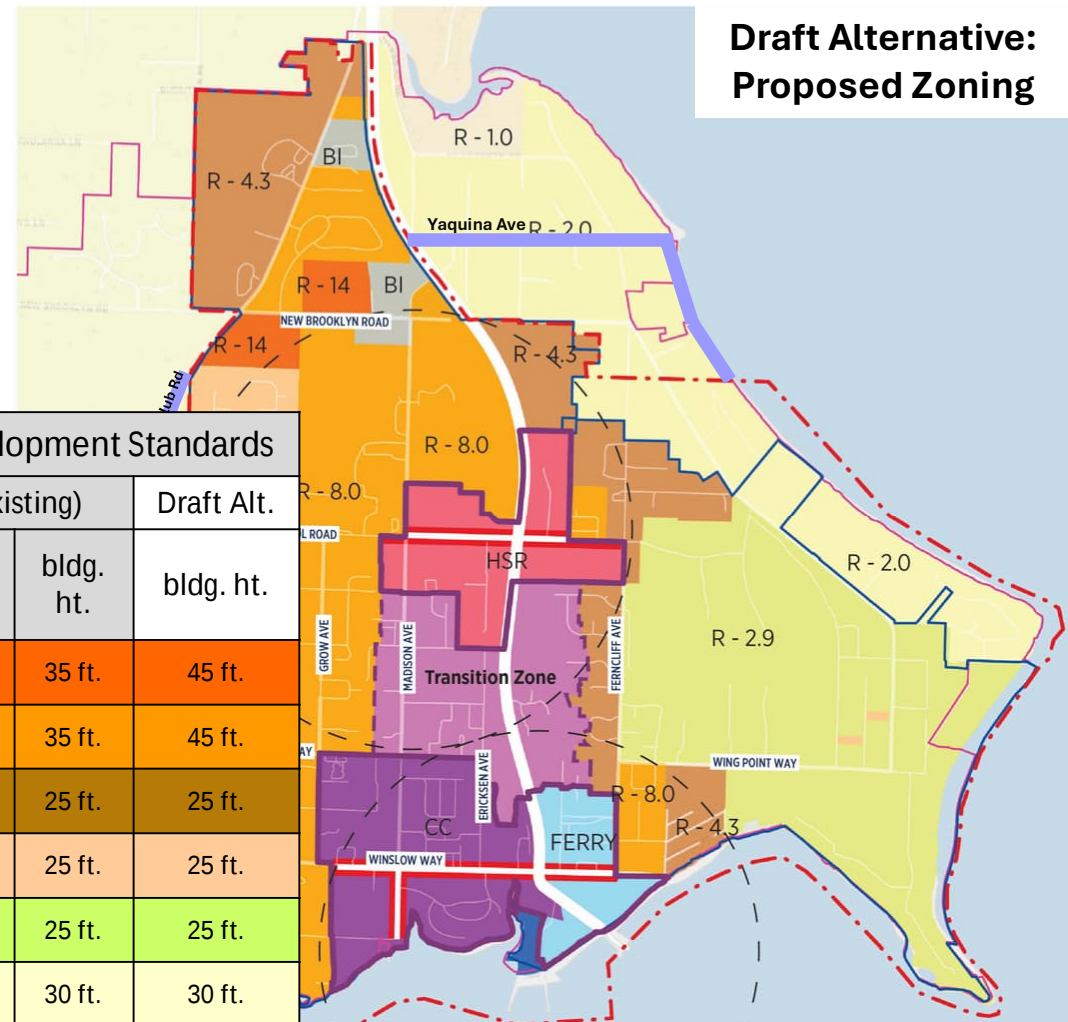
Winslow Residential Zoning

**Alternative 1:
Existing Zoning**

**Draft Alternative:
Proposed Zoning**

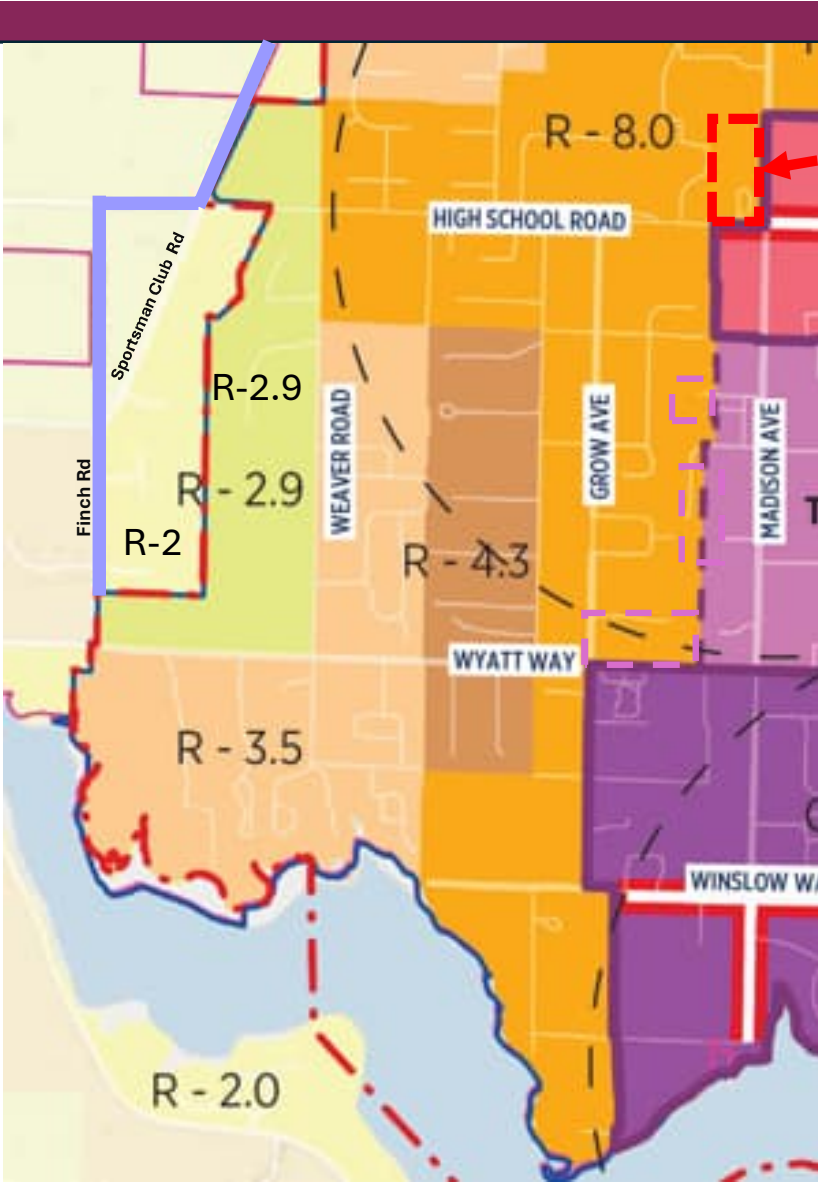


Residential Development Standards			
Zone	Alt. 1 (Existing)		Draft Alt.
	Density 1DU/XX sq. ft.	bldg. ht.	bldg. ht.
R-14	3,100 sq. ft.	35 ft.	45 ft.
R-8	5,400 sq. ft.	35 ft.	45 ft.
R-4.3	10,000 sq. ft.	25 ft.	25 ft.
R-3.5	12,500 sq. ft.	25 ft.	25 ft.
R-2.9	15,000 sq. ft.	25 ft.	25 ft.
R-2	20,000 sq. ft.	30 ft.	30 ft.

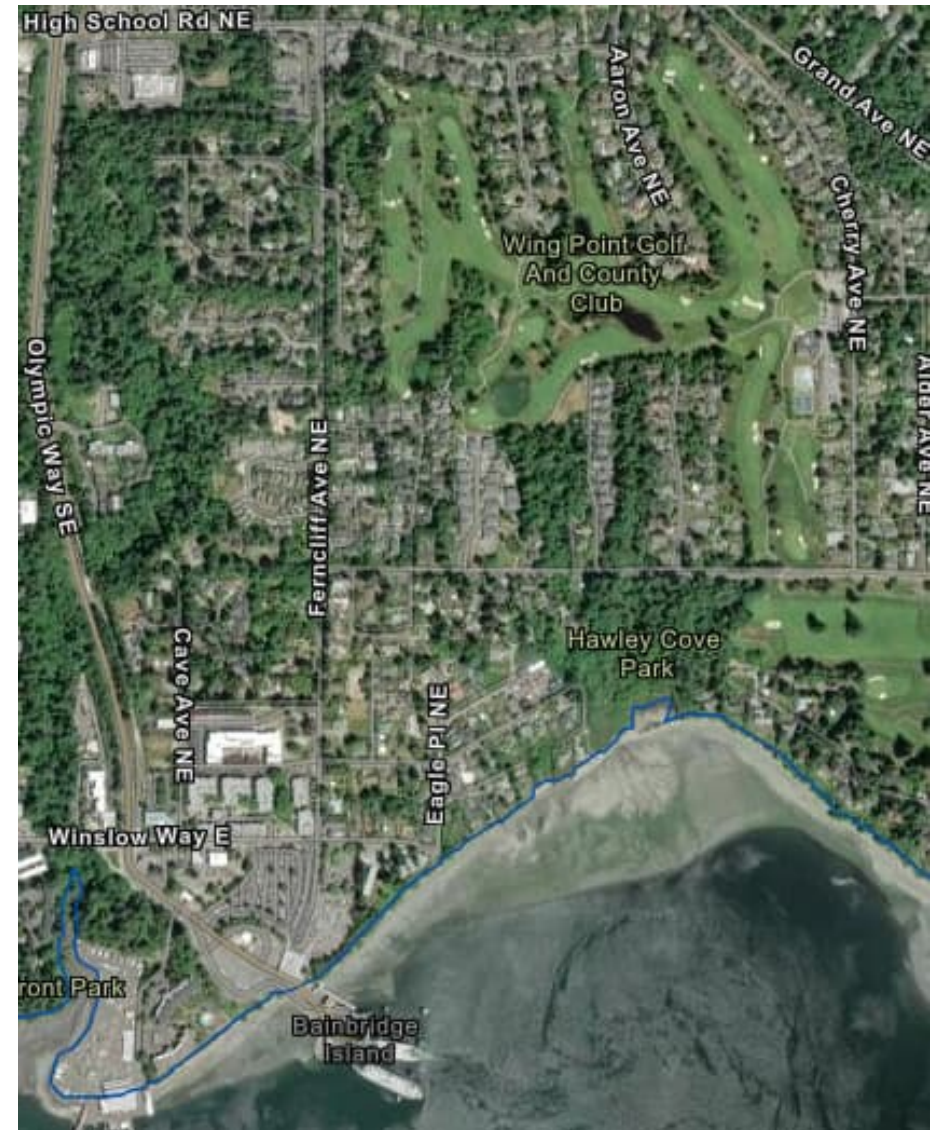
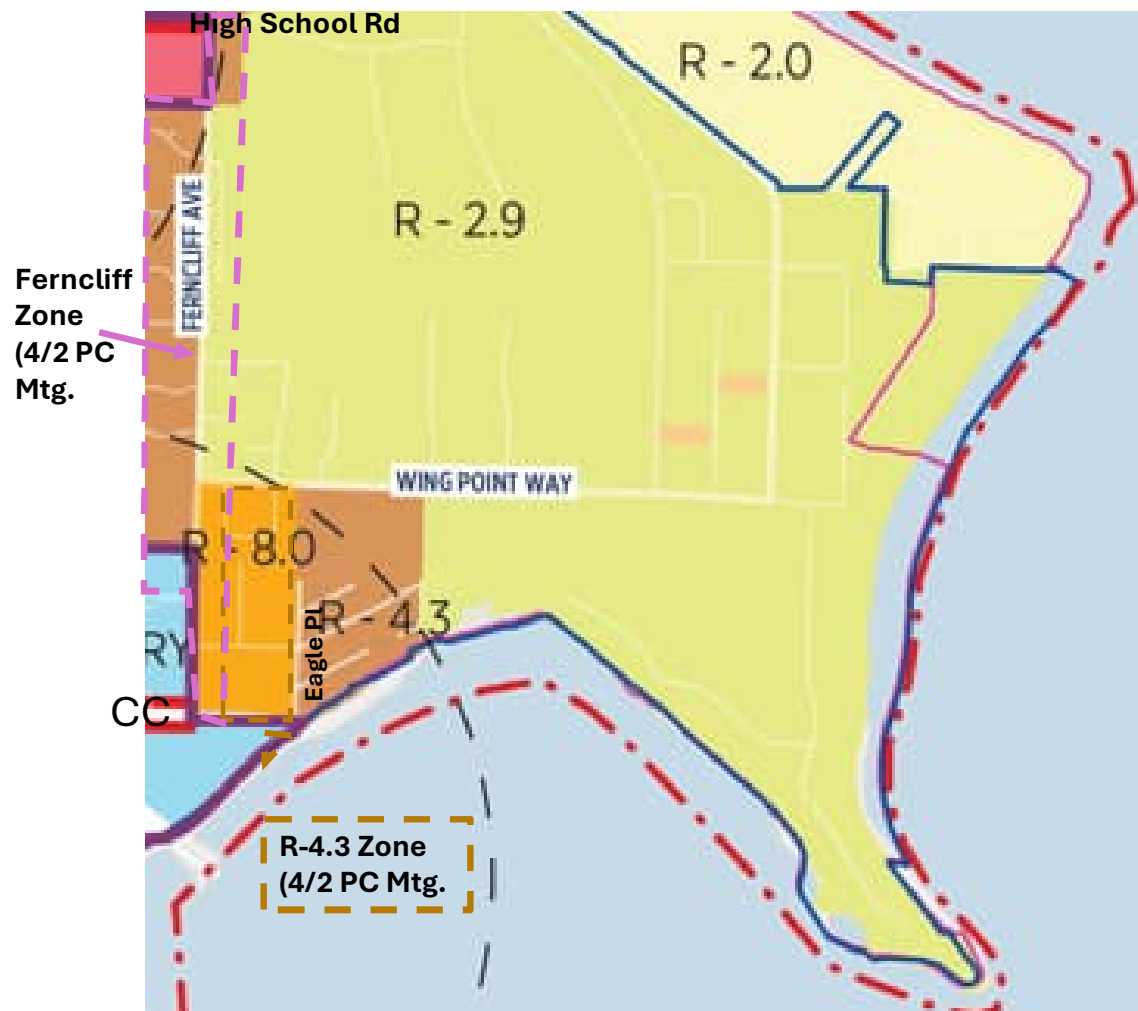


**Draft Alternative
Residential Zoning
Southwest Winslow**

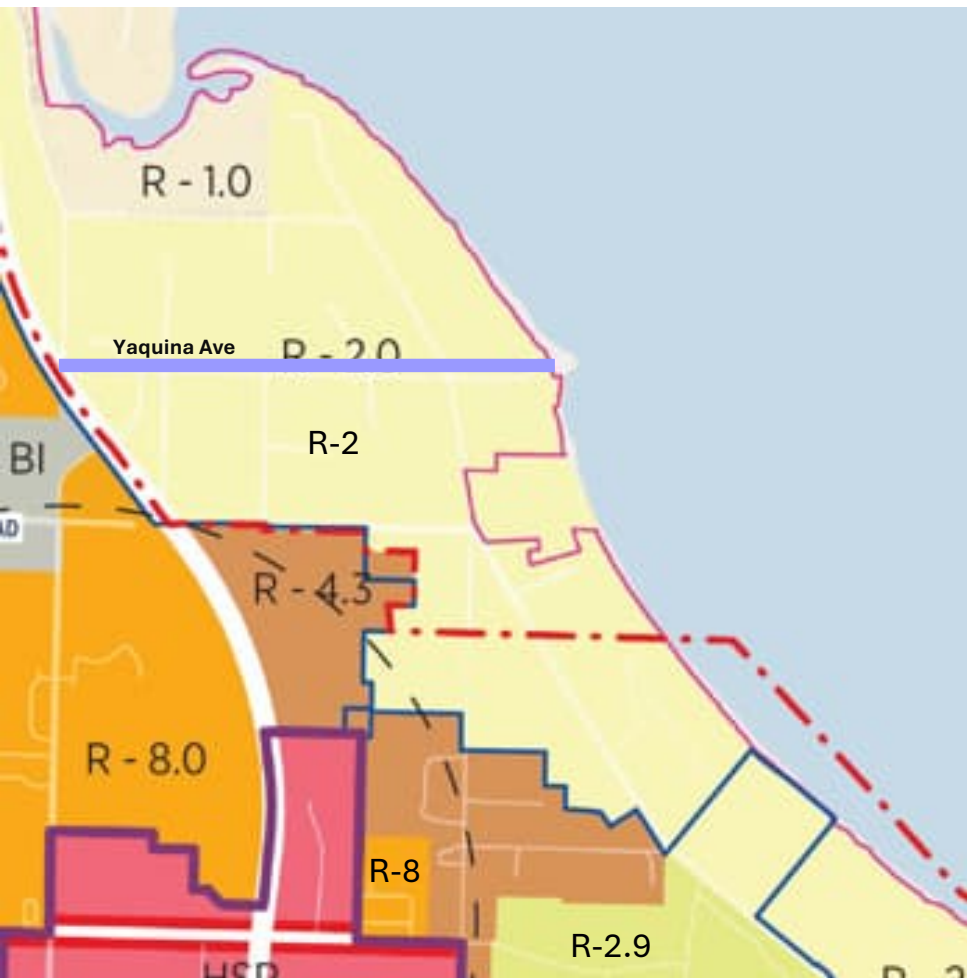
**Madison Zone
Additions
Recommended at
4/2 PC Mtg.**



Draft Alternative Residential Zoning Southeast Winslow

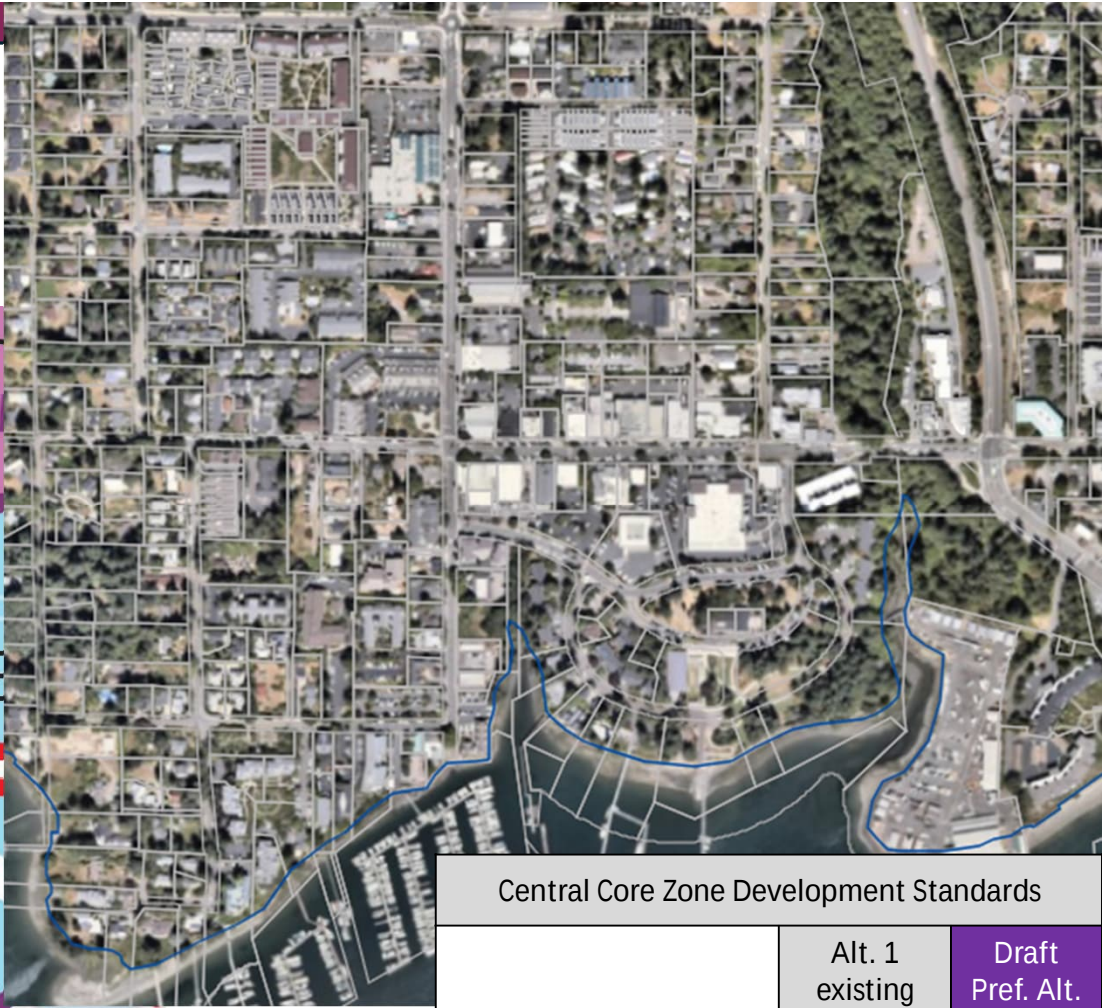


Draft Alternative Residential Zoning Northeast Winslow



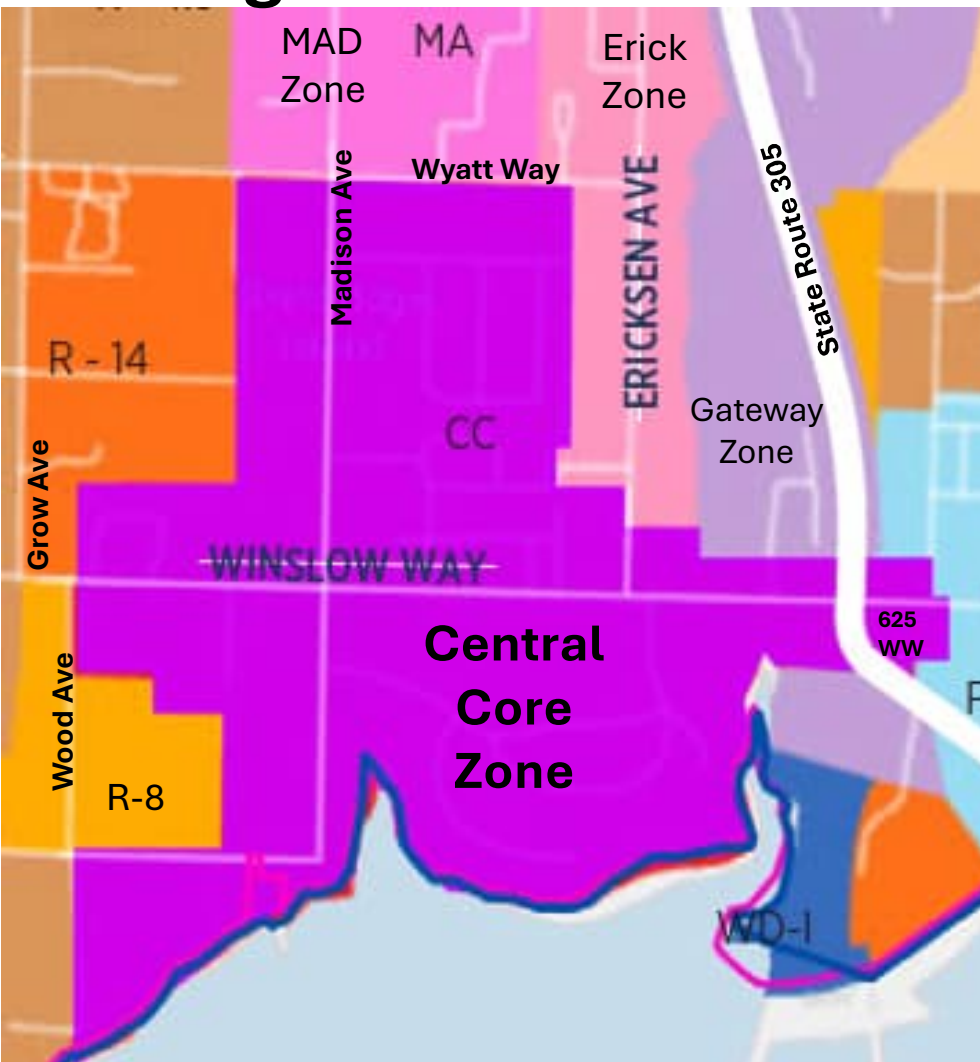
Development Standards in the Winslow
Subarea Floor Area Ratio (FAR) Zones for
Planning Commission Consideration

Draft Alternative Central Core Zone (4/2 Planning Commission Boundary)



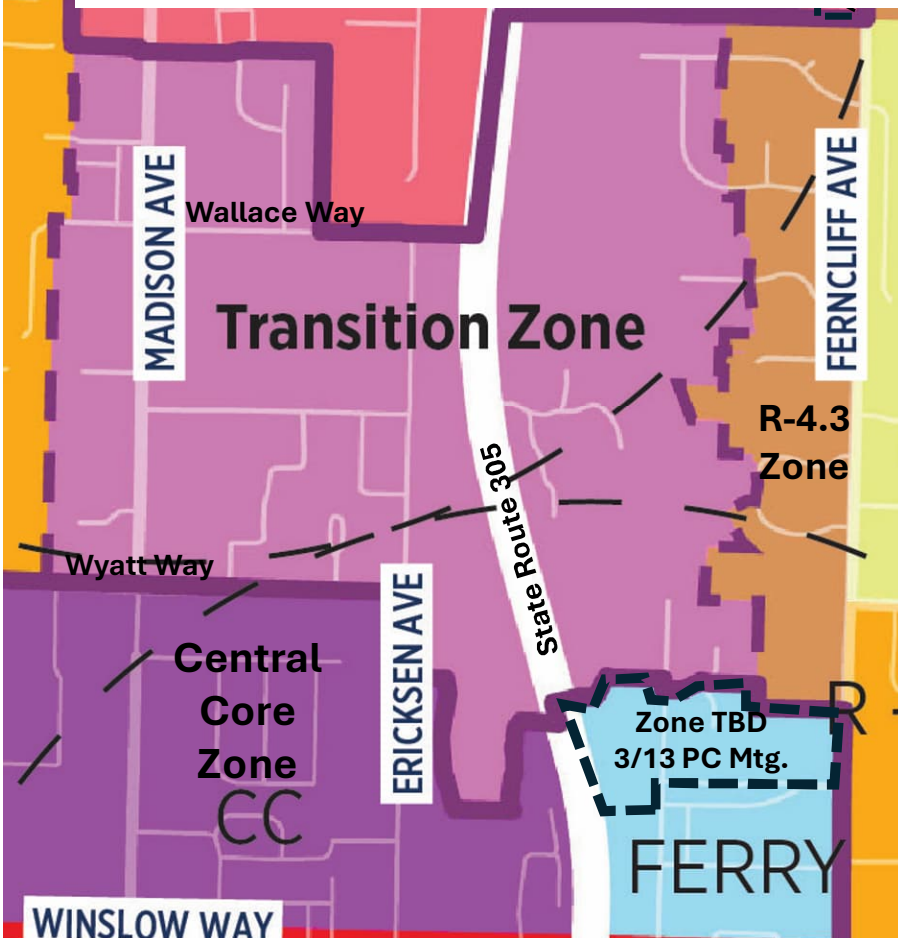
Central Core Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	1.0 (base) 1.5 (max)	2.0
Max. Building Height	45 ft	55 ft

Existing Central Core Zone



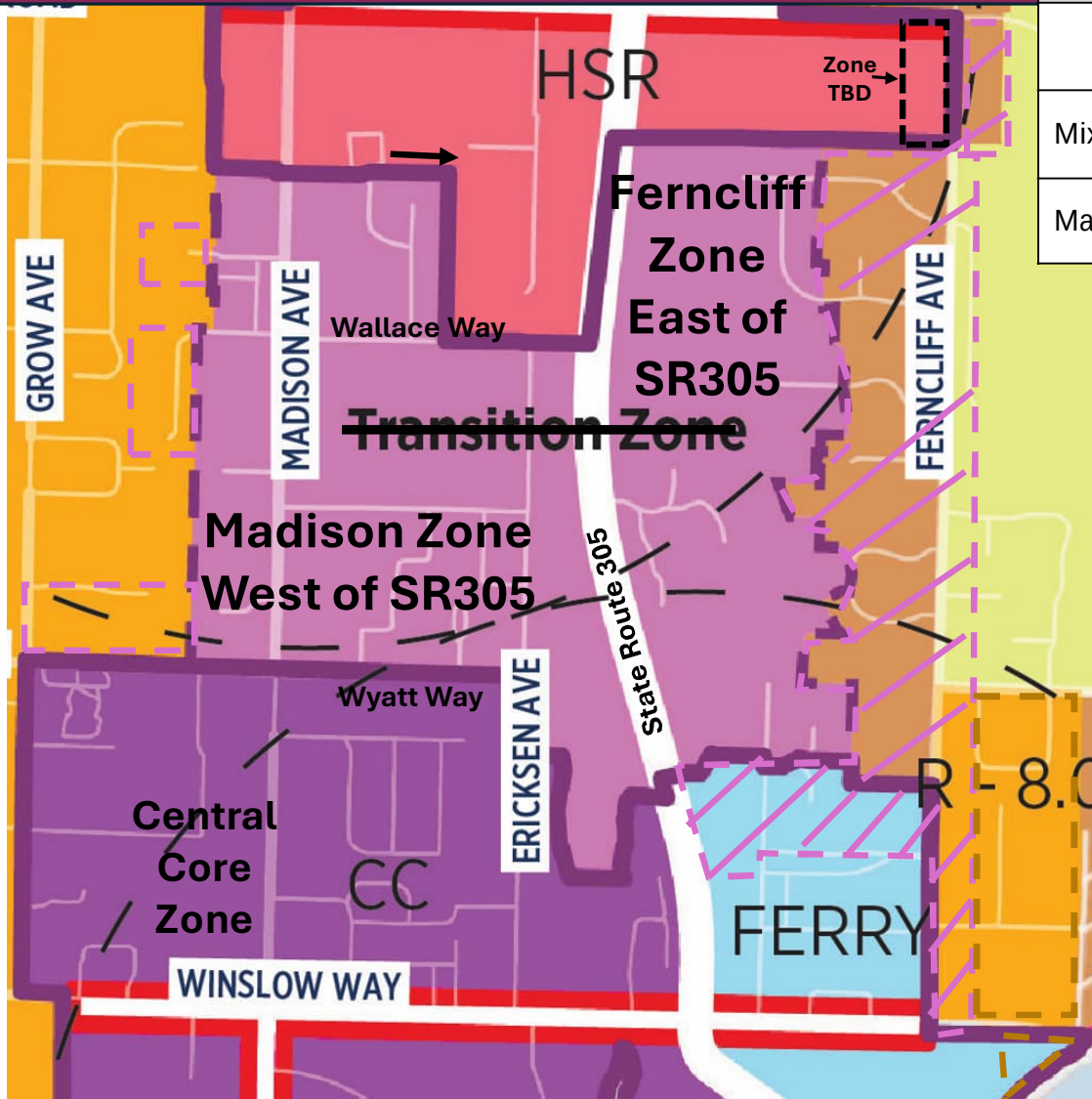
Draft Alternative Transition Zone

4/2 PC Recommendation to split Transition Zone into East/West at SR 305 into the Ferncliff & Madison Zones



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

Draft Alternative Madison & Ferncliff Zones



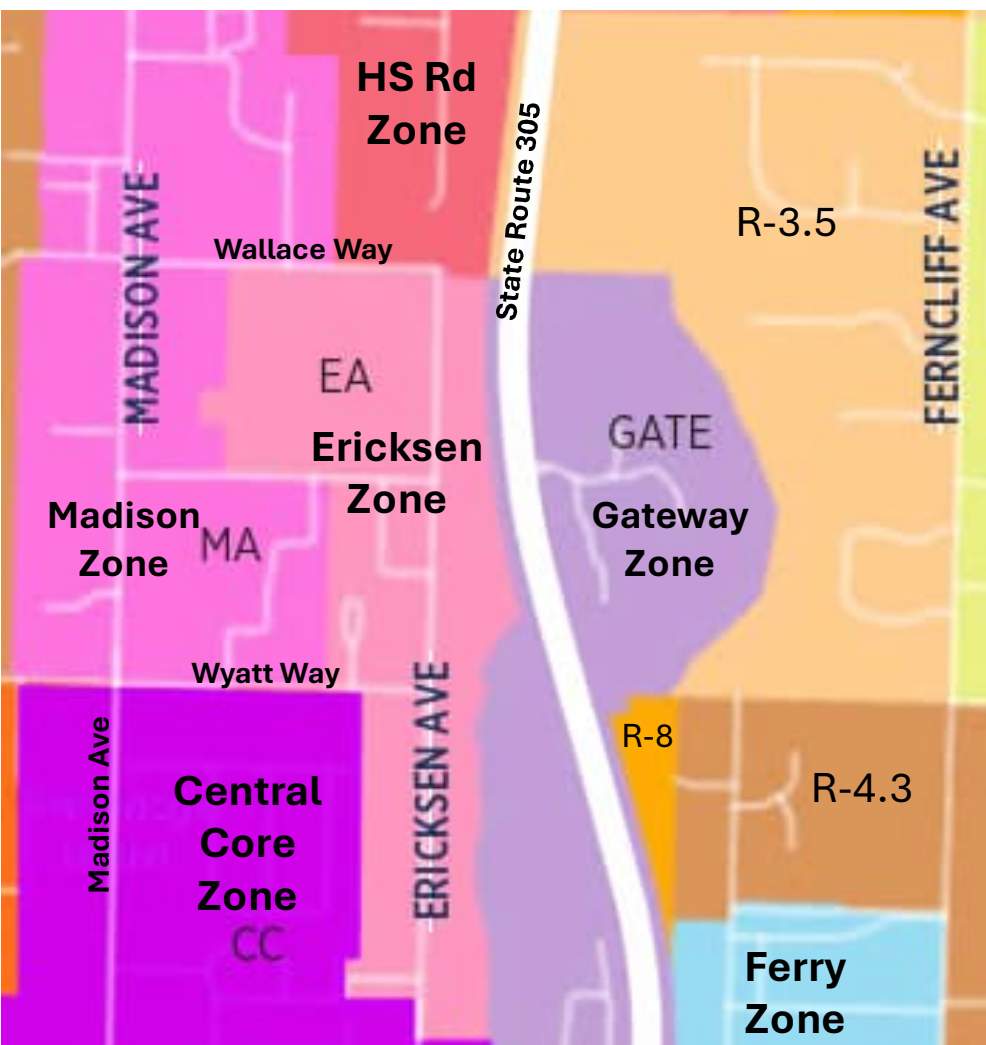
Madison & Ferncliff Zones Development Standards

	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

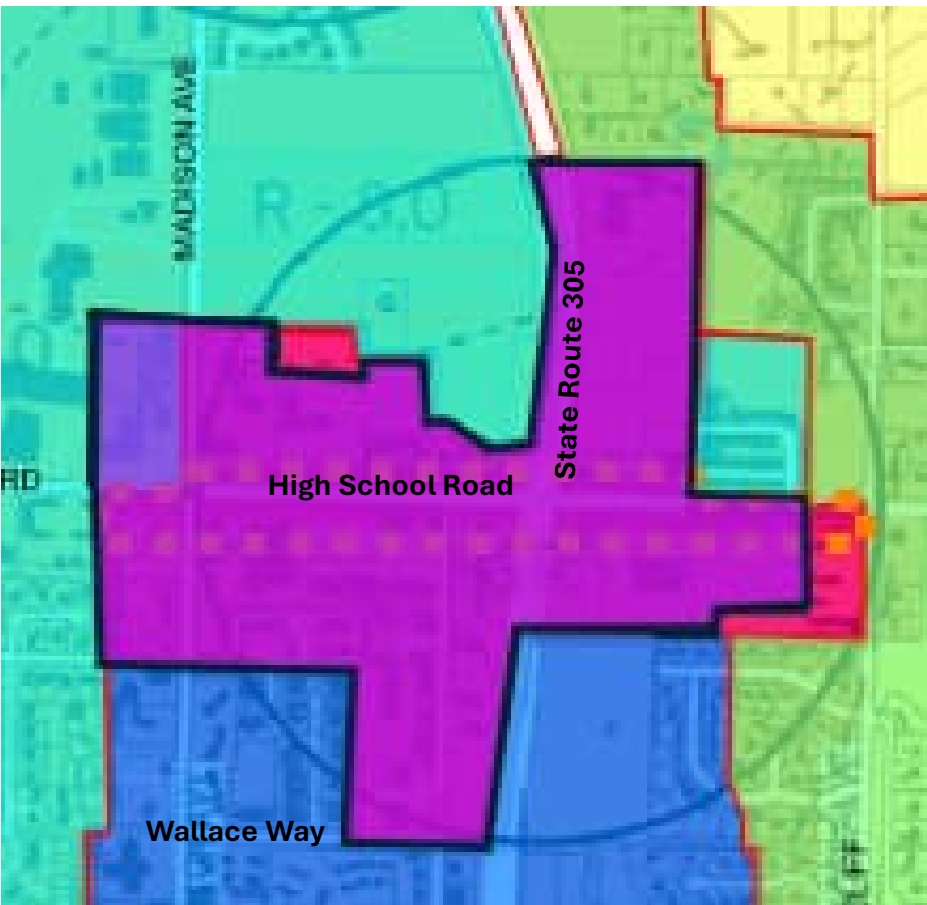
**Madison &
Ferncliff Zone
Additions
Recommended at
4/2 PC Mtg.**

**R-4.3 Zone
Recommended
at
4/2 PC Mtg.**

Existing Transition Area Zoning

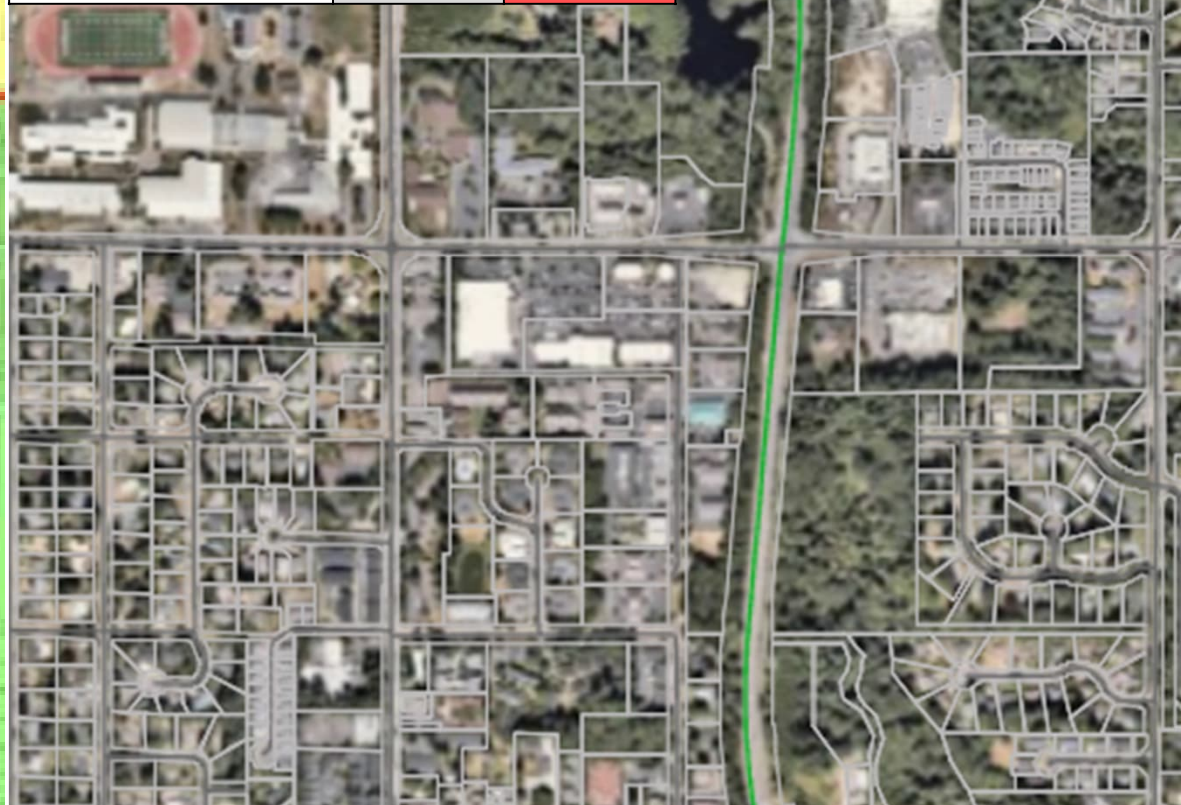


Draft Alternative High School Rd Zone (3/5 Planning Commission Boundary)

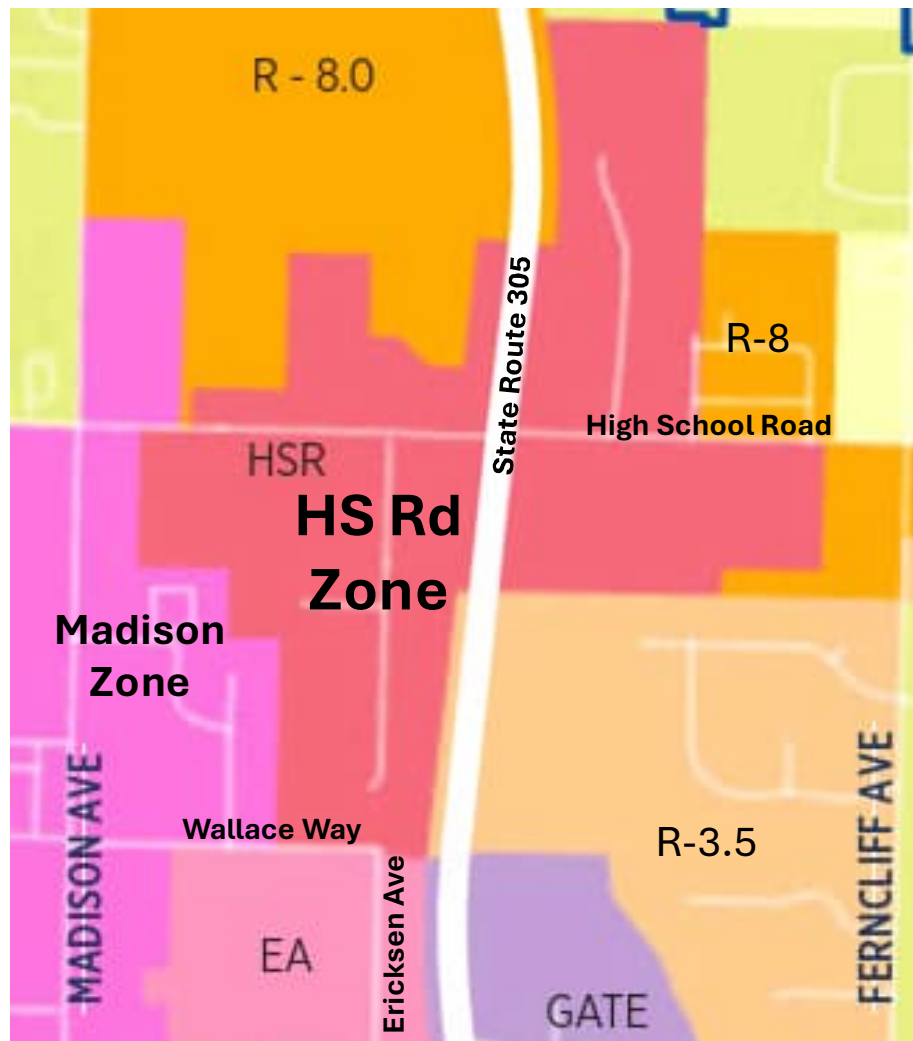


HS Road Zone Development Standards

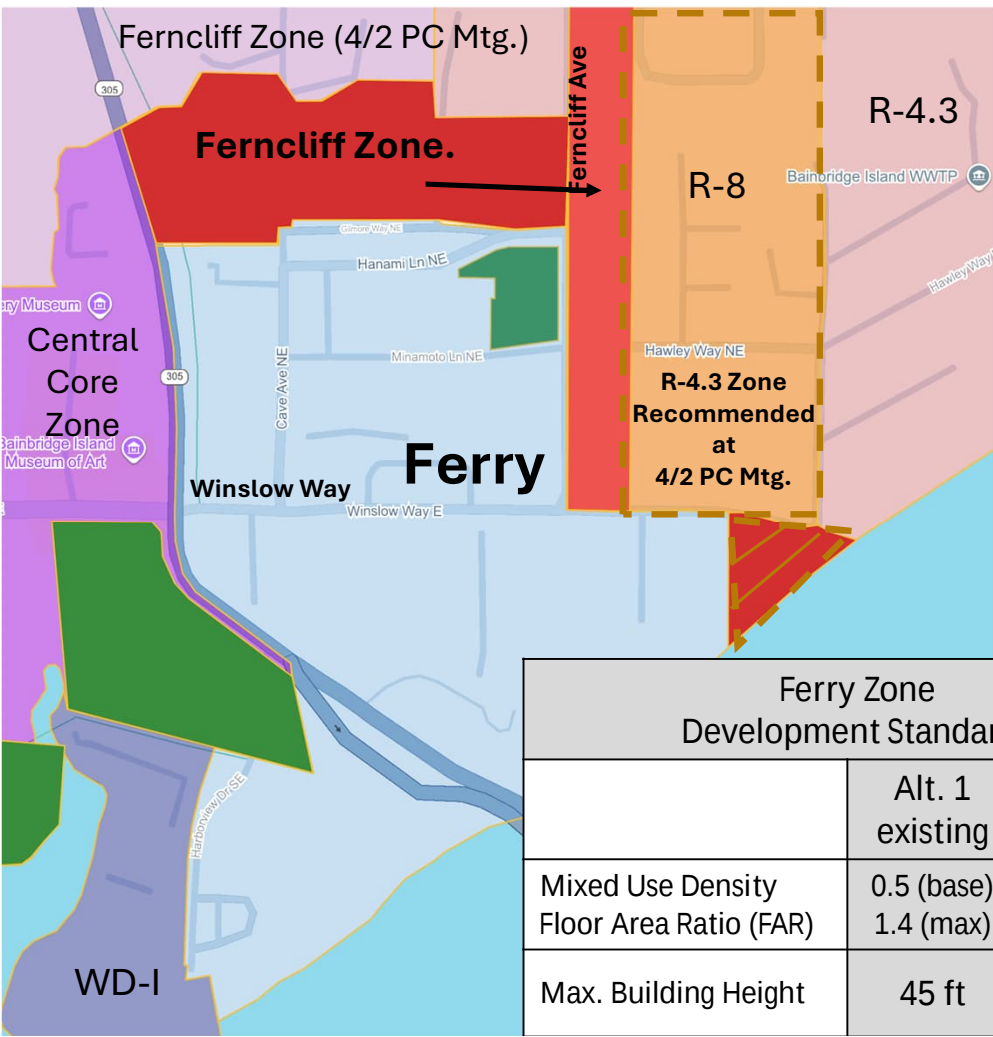
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density Floor Area Ratio (FAR)	0.3 (base) 0.9 (max)	2.5
Max. Building Height	45 ft	65 ft



Existing High School Rd Zone



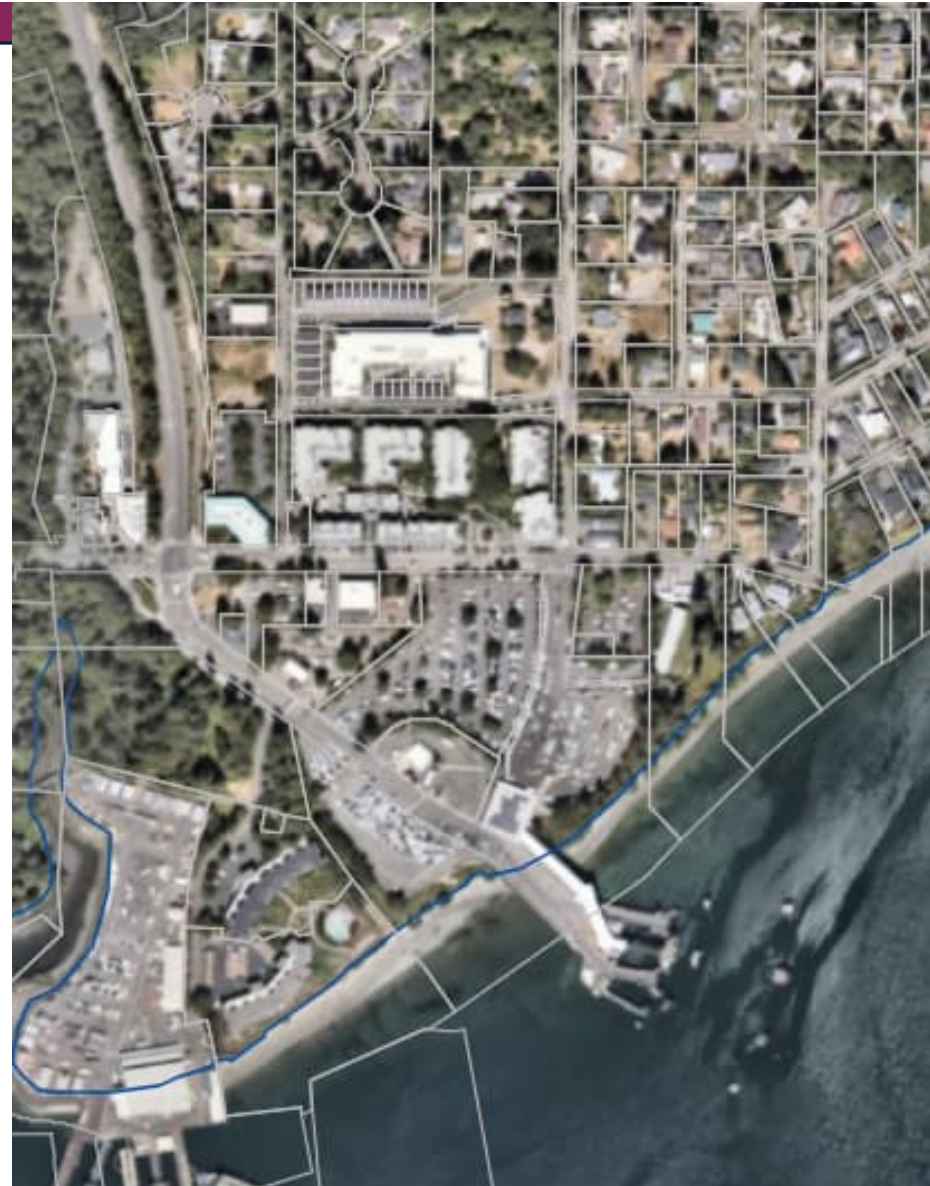
Draft Alternative Ferry Zone (3/13 Planning Commission Boundary)



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



Existing Ferry Zone



Proposed Preferred Alternative - New Park Zone





CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: April 10, 2025

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Discuss Memorandum regarding Comprehensive Plan Process

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Information only.

SUMMARY:

At the March 13, 2025, meeting, the Planning Commission requested a legal opinion on updating goals and policies of the Comprehensive Plan without updating zoning and development standards. This request was transmitted to the City Manager, who obtained the attached memo from the City Attorney's office in response.

ATTACHMENTS:

[Memorandum to Bainbridge Island Planning Commission regarding Comprehensive Plan Process 4923-0733-6753.2.pdf](#)



MEMORANDUM

DATE: April 3, 2025

TO: Bainbridge Island Planning Commission

COPIES TO: Bainbridge Island City Council
Blair King, City Manager
Patricia Charnas, Planning and Community Development Director
HB Harper, Planning Manager

FROM: James E. Haney, City Attorney

RE: Comprehensive Plan Process

The Planning Commission has requested my opinion on the following question: In the 2024 Comprehensive Plan Periodic Update, will creating a long-range plan to meet our affordable housing allocations by updating the goals and policies of the Winslow Subarea Plan and the Comprehensive Plan only (without updating our zoning and development standards concurrently) adequately meet the planning requirement of House Bill 1220? The answer is that, while it is theoretically possible to amend a comprehensive plan's goals and policies without adopting concurrent zoning and development regulation changes, there are three major obstacles that would make it very difficult for the City of Bainbridge Island to do that and be compliant with HB 1220.

First, RCW 36.70A.070(2), as amended by HB 1220, and WAC 365-196-410, both require that the housing element of every comprehensive plan must, among other things (a) "include an inventory and analysis of existing and projected housing needs," (b) "include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single family residences, and... moderate density housing options including but not limited to, duplexes, triplexes, and townhomes," (c) "identif[y] sufficient capacity of land for housing, including but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households," and (d) "make[] adequate provision for existing and projected needs of all economic segments of the community, including... consideration for low, very low, extremely low, and moderate income households." While the inventory and analysis of existing and projected needs requirement and the statement of goals and policies requirement could potentially be met in the Comprehensive Plan without

amending the City's development regulations, it could be very difficult to meet the other two requirements. Identifying sufficient capacity of land to provide housing that is affordable to moderate, low, very low, and extremely low-income households will require showing that the City's land use designations and zoning regulations provide that capacity. The Department of Commerce has put out useful guidance for determining whether a city has sufficient land capacity to meet its HB 1220 requirements. That guidance provides for a detailed analysis of the land capacity in each zone that allows housing and the extent to which that capacity is sufficient to accommodate housing for moderate, low, very low, and extremely low-income households given a number of factors, including market conditions. If sufficient capacity cannot be established under existing zoning regulations, the regulations will need to be amended at the same time as the Comprehensive Plan to provide that capacity. Simply amending goals and policies will be insufficient if actual capacity is not demonstrated in the Comprehensive Plan Periodic Update.

Second, RCW 36.70A.070 says that a city's comprehensive plan "shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan." The Future Land Use Map showing the City's Land Use Designations is thus an integral part of the City's Comprehensive Plan. Comprehensive plans must be internally consistent, i.e., all provisions of the plan (including the map) must fit together and no one provision can preclude the achievement of any other. WAC 365-196-500(1). This means that if any of the amended goals, policies, and objectives of the Comprehensive Plan rely on increases in density or changes in land uses to provide the capacity for affordable housing required by HB 1220, the Future Land Use Map will need to be amended to be consistent with those goals and policies.

Finally, WAC 365-196-800(1) provides that "[d]evelopment regulations must be consistent with and implement comprehensive plans adopted pursuant to the [Growth Management Act]." When a comprehensive plan is amended in a way that makes it inconsistent with existing development regulations, that inconsistency can result in the comprehensive plan being overturned by the Growth Management Hearings Board. In Bainbridge Island's case, there are at least two ways in which focusing on amending the Comprehensive Plan's goals and policies without concurrently amending the City's development regulations could make the two inconsistent. If the goal and policy amendments rely upon development regulations that have yet to be amended to provide the land capacity required by HB 1220, the comprehensive plan amendments would be inconsistent with the development regulations until those regulations are amended. And if the goal and policy amendments rely on a Land Use Map Amendment that is not implemented through a concurrent change in the City's development regulations, the Map amendment would be inconsistent with the development regulations until those regulations were amended. These inconsistencies would subject the Comprehensive Plan to challenge under the GMA and could result in the comprehensive plan being overturned.

If the City can overcome these three obstacles and amend the goals and policies of the Comprehensive Plan to provide the necessary housing capacity to meet HB 1220 without relying on future development regulation amendments, then the City could validly do so. If the City cannot ensure that sufficient capacity exists without relying on future amendments to the City's Future Land Use Map and zoning regulations, then simply amending the goals and policies of the Comprehensive Plan would not satisfy the land capacity requirements of HB 1220 and the Comprehensive Plan could be overturned on review by the Growth Management Hearings Board.