



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 8, 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 REVIEW / CONFLICT OF INTEREST DISCLOSURE - 6:05 PM

3. PLANNING COMMISSION MEETING MINUTES - 6:10 PM

Review and approve meeting minutes.

3a. Minutes 5 Minutes

[Planning Commission Minutes 20250424 - Draft.pdf](#)

3b. Minutes 5 Minutes

[Planning Commission Special Meeting Minutes 20250501 - 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 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.

Public Comment Instructions -

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

5. PUBLIC PARTICIPATION MEETING - 6:25 PM

PSE North Madison Underground Distribution Project - Public Participation Meeting

[PSE N Madison Underground Distribution Project Site Plan.pdf](#)

[PSE Project Narrative.pdf](#)

[PLN52937 Preapplication Conference Letter.pdf](#)

6. UNFINISHED BUSINESS - 6:55 PM

Continued Discussion on Winslow Subarea Plan

[Winslow 050825 PC Slides.pdf](#)

8. PLANNING DIRECTOR'S REPORT - 8:25 PM

9. FOR THE GOOD OF THE ORDER - 8:30 PM

10. ADJOURNMENT - 8:35 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: May 8, 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 April 24, 2025, meeting minutes as presented.

ATTACHMENTS:

[Planning Commission Minutes 20250424 - Draft.pdf](#)



Planning Commission Regular Meeting April 24, 2025

Meeting Minutes

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

Chair Ariel Birtley called the meeting to order at 6:04 PM and read the Land Acknowledgement. Present in chambers were Commissioners Ariel Birtley, Sarah Blossom, Ben Deines, Alex Preudhomme and Criss Garcia. Excused were Commissioners Sean Sullivan and Peter Schaab. City staff present were Planning Manager HB Harper and Senior Planner Jennifer Sutton as was City Council Liaison Jon Quitslund was also present.

2) **PLANNING COMMISSION MEETING MINUTES -**

2.a Minutes

[Cover Page](#)

[Planning Commission Meeting Minutes 20250410- Draft.pdf](#)

MOTION: I move to approve the April 10, 2025, meeting minutes as presented.

Garcia / Blossom: The motion carried unanimously.

3) **PUBLIC COMMENT INSTRUCTIONS -**

3.a Public Comment Instructions -

[Cover Page](#)

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

1. Ms. Kim McCormick - requested to add goals & policies for a civic & cultural overlay to the Winslow area in the Comprehensive Plan

2. Mr. Ron Peltier - offered observations on the time given to Planning Commission for review of the Comprehensive Plan, Winslow Subarea Plan Update & the DEIS

3. Ms. Phedra Elliott - offered comments on Commissioner Blossom's proposed map

4) **UNFINISHED BUSINESS -**

4.a Review and Recommendation on Proposed Design Review Changes for Compliance with HB 1293

[Cover Page](#)

[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](#)
[Ord 2024-32 Design Review Amendments 4867-9011-5068 v.8.pdf](#)

Chair introduced Planning Manager HB Harper who provided a summary of proposed ordinance 2025-07 and introduced the Chair of the Design Review Board - Todd Thiel. Both were available to answer questions about changes to the Design for Bainbridge manual.

MOTION: I move to recommend the City Council direct the City Manager to amend the resolution for public participation meetings to include submittal requirements.

Blossom / Deines - The motion carried unanimously.

MOTION: I move to recommend approval to the City Council of Ordinance 2025-07 on updated design review procedures and design review standards and Resolution 2025-06 on updated submittal requirements to the City Council.

Deines/Garcia – The motion carried unanimously.

[4.b Continued Discussion on Winslow Subarea Plan](#)
[Cover Page](#)
[Winslow Geographies 4 24 PC Slides.pdf](#)
[Commissioner Blossom Proposal.pdf](#)

Senior Planner Jennifer Sutton provided an updated map showing the changes recommended at the last PC meeting and highlighting the TBD areas. Discussion of the maps and zones followed. Commissioner Blossom explained her proposal. Discussion Only.

5) **PLANNING DIRECTOR'S REPORT -**

Planning Manager HB Harper shared that next week will be her last with the City of Bainbridge Island.

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

Commissioners discussed agenda items for the next Planning Commission meeting.

7) **ADJOURNMENT - 9:00 PM**



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 8, 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 April 24, 2025, meeting minutes as presented.

ATTACHMENTS:

[Planning Commission Special Meeting Minutes 20250501 - Draft.pdf](#)



Planning Commission Special Meeting May 1, 2025

Meeting Minutes

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

Chair Ariel Birtley called the meeting to order at 6:06 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Ariel Birtley, Sarah Blossom, Ben Deines, Peter Schaab, Criss Garcia, and Alex Preudhomme. Commissioner Sean Sullivan was excused. Also present in Chambers were Planning Manager HB Harper, Senior Planner Jennifer Sutton, and City Council Liaison Jon Quitslund. Chair Birtley extended a formal expression of gratitude to outgoing Planning Manager - HB Harper, for her work in the Planning & Community Development Department.

2) **AGENDA APPROVAL / CONFLICTS DISCLOSURE -**

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

3) **PUBLIC COMMENT INSTRUCTIONS -**

Public Comment Instructions -

[Cover Page](#)

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

1. Mr. Ron Peltier - Spoke about Comprehensive Plans, ADUs, and Housing, referenced the RCW

2. Ms. Lisa Macchio - Encouraged the Planning Commission to have a plan

3. Mr. Jon Quitslund - provided information from the Puget Sound Regional Council on municipalities' status with their Comprehensive Plans, encouraged the Planning Commission to work diligently and cooperatively to complete their tasks on the Comprehensive Plan.

4) **UNFINISHED BUSINESS -**

Continued Discussion on Winslow Subarea Plan

[Cover Page](#)

[Winslow 050125 PC Slides.pdf](#)



Winslow 050125 PC
Slides Updated.pdf

(Updated Slides post agenda publishing)

Chair Birtley introduced Senior Planner Jennifer Sutton on the continued work of the WSP and she presented material that came from the previous Comp Plan, from Visioning Workshops held in 2024 and contributed to the draft plan that is currently being worked on.

MOTION: I move that we set a height limit of 65 feet for the Ferry District zone that would be achieved with incentives, the base zone would be lower, and there would be street frontage setback requirements forthcoming for some streets.

Deines/Schaab – The motion carried unanimously.

MOTION: I move to establish a Floor Area Ratio (FAR) of 4.0 (highest ratio) for the ferry district, achievable only with incentives, and that a lower FAR would be established for the base.

Deines/Schaab – The motion carried unanimously.

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

Thanks was expressed by Commissioner Schaab to Planning Manager HB Harper for her work at the City of Bainbridge Island.

6) **ADJOURNMENT - 9:07 PM**



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 8, 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.

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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: May 8, 2025

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: PSE North Madison Underground Distribution Project - Public Participation Meeting

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 two, new, primarily underground, distribution lines along North Madison Ave NE. The proposed lines will run between NE Day Road E and the intersection with SR-305. 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 two, new, primarily underground, distribution lines along North Madison Ave NE. The proposed lines will run between NE Day Road E and the intersection with SR-305. The project will include work on parcel #6508-000-032-0006 which is in zoning district R-1. PSE's development team participated in a preapplication conference with City staff on December 10, 2024. The project requires a major Site Plan and Design Review, minor Conditional Use Permit, and major Critical Areas permit. It is subject to State Environmental Policy Act (SEPA) review. 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:

[PSE N Madison Underground Distribution Project Site Plan.pdf](#)

[PSE Project Narrative.pdf](#)

[PLN52937 Preapplication Conference Letter.pdf](#)



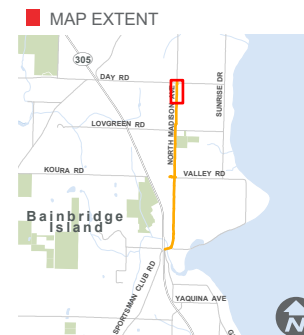
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- New Pole
- Proposed Underground Lines
- Proposed Pull Vault
- Parcel
- HDR Delineated Wetland
- HDR Estimated Wetland
- - - Wetland/Stream Buffer



0 50 100 Feet

SOURCES: Proposed Poles, Vaults, and Distribution Lines - PSE; Parcels and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated Wetlands and Streams - HDR (2024).



PROPOSED PROJECT

N. MADISON UNDERGROUND DISTRIBUTION



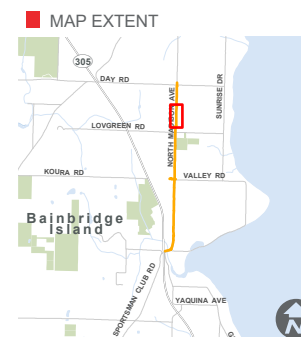
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- Proposed Underground Lines
- Proposed Pull Vault
- Parcel
- HDR Delineated Wetland
- HDR Estimated Wetland
- Wetland/Stream Buffer



0 50 100 Feet

SOURCES: Proposed Poles, Vaults, and Distribution Lines - PSE; Parcels and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated Wetlands and Streams - HDR (2024).



PROPOSED PROJECT **N. MADISON UNDERGROUND DISTRIBUTION**



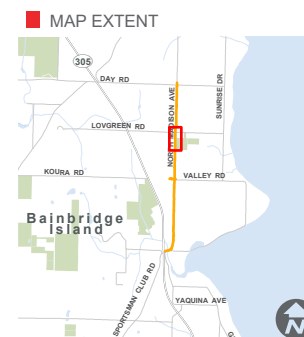
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- Proposed Underground Lines
- Proposed Pull Vault
- Parcel



0 50 100 Feet

SOURCES: Proposed Poles, Vaults, and Distribution Lines - PSE; Parcels and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated Wetlands and Streams - HDR (2024).



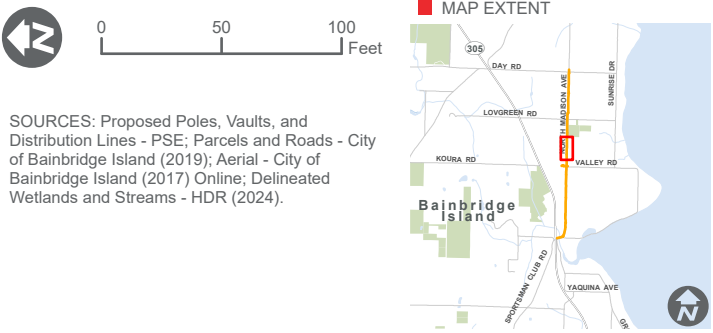
PROPOSED PROJECT

N. MADISON UNDERGROUND DISTRIBUTION



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- Proposed Underground Lines
- Proposed Easement
- Proposed Pull Vault
- Parcel
- Wetland/Stream Buffer



PROPOSED PROJECT

N. MADISON UNDERGROUND DISTRIBUTION



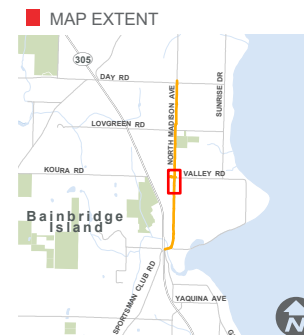
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- Existing Pole
- New Pole
- Pole to be Replaced
- Proposed Underground Lines
- Proposed Overhead Line
- ▨ Proposed Easement
- Proposed Switch Vault
- Proposed Pull Vault
- Parcel
- HDR Delineated Wetland
- Wetland/Stream Buffer
- ★ Tree to be Removed



0 50 100 Feet

SOURCES: Proposed Poles, Vaults, and Distribution Lines - PSE; Parcels and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated Wetlands and Streams - HDR (2024).



PROPOSED PROJECT

N. MADISON UNDERGROUND DISTRIBUTION



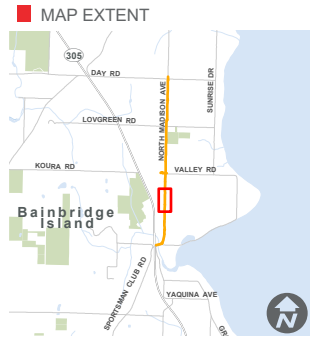
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- Proposed Underground Lines
- Proposed Pull Vault
- Parcel



0 50 100 Feet

SOURCES: Proposed Poles, Vaults, and Distribution Lines - PSE; Parcels and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated Wetlands and Streams - HDR (2024).



PROPOSED PROJECT

N. MADISON UNDERGROUND DISTRIBUTION



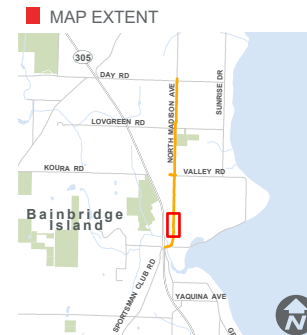
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- Existing Pole
- Proposed Underground Lines
- Proposed Overhead Line
- Proposed Pull Vault
- ▨ Proposed Pull-Off Area
- Parcel
- HDR Estimated Wetland
- - - Wetland/Stream Buffer
- - - Stream (COBI GIS)



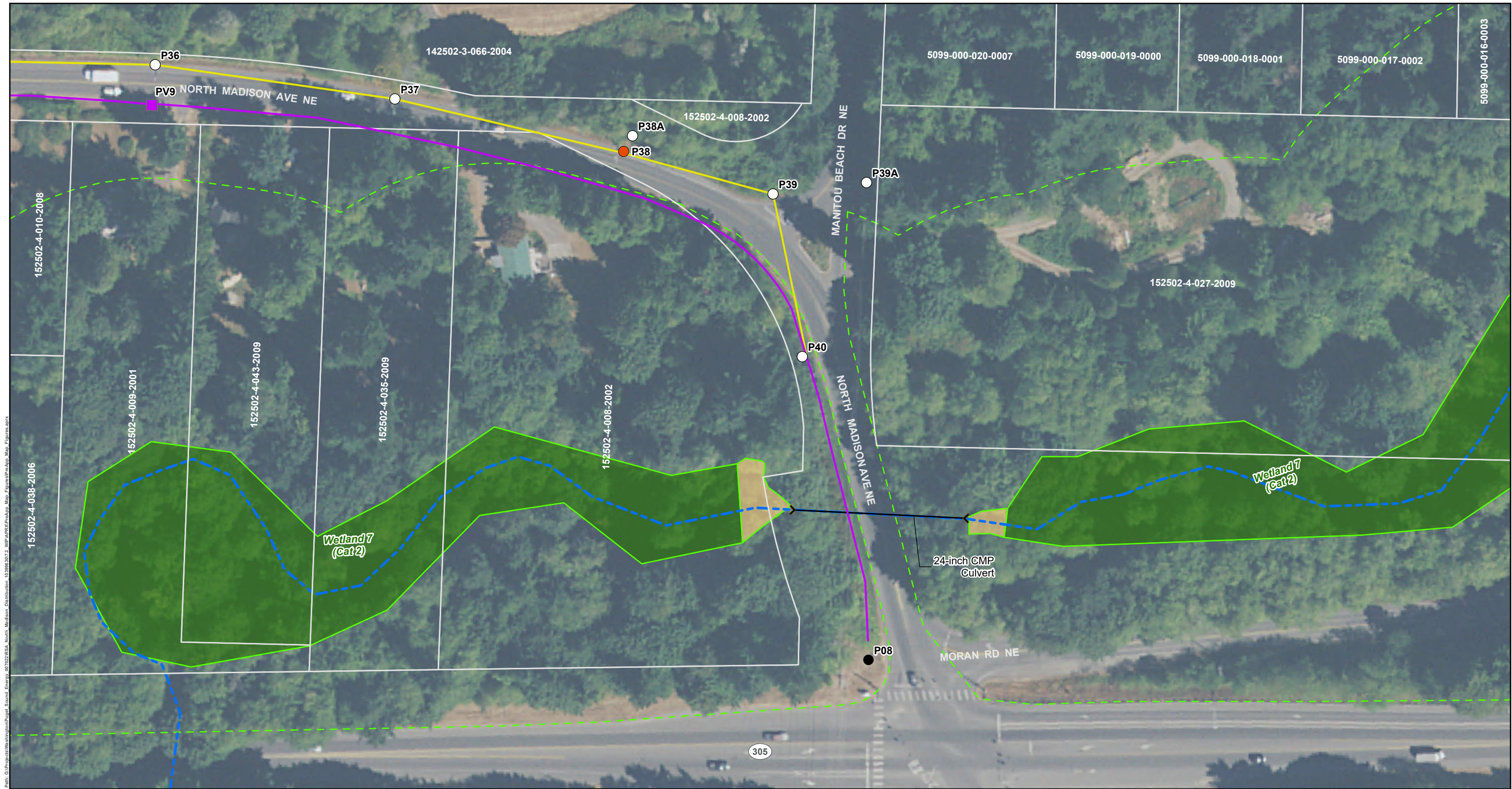
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SOURCES: Proposed Poles, Vaults, and Distribution Lines - PSE; Parcels and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated Wetlands and Streams - HDR (2024).



PROPOSED PROJECT

N. MADISON UNDERGROUND DISTRIBUTION



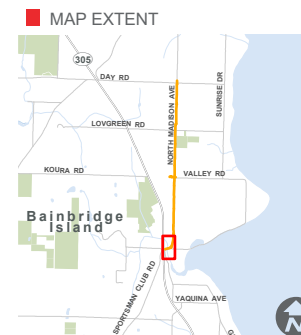
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- | | |
|------------------------------|------------------------|
| ○ Existing Pole | HDR Delineated Wetland |
| ● New Pole | HDR Estimated Wetland |
| ● Pole to be Replaced | Wetland/Stream Buffer |
| — Proposed Underground Lines | Stream (COBI GIS) |
| — Proposed Overhead Line | |
| — Culvert | |
| — Proposed Pull Vault | |
| □ Parcel | |



0 50 100 Feet

SOURCES: Proposed Poles, Vaults, and Distribution Lines - PSE; Parcels and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated Wetlands and Streams - HDR (2024).



PROPOSED PROJECT

N. MADISON UNDERGROUND DISTRIBUTION

PSE North Madison Underground Distribution Project

Pre-application Narrative

Summary

Puget Sound Energy (PSE) is proposing to install two new underground distribution lines along North Madison Avenue NE, approximately between NE Day Road E and the intersection with SR-305. Currently there are existing overhead transmission and distribution lines along North Madison Avenue NE. By adding distribution feeder capacity, this project will increase overall distribution grid reliability on Bainbridge Island.

The North Madison Underground Distribution project will include the installation of two sets of conduit containing distribution conductor located side-by-side underground. One underground line will extend from just north of NE Day Road E. south along North Madison Avenue NE to SR-305 (approximately 1.9 miles). The second underground line will follow the same alignment, but will transition to overhead south of NE Beach Crest Drive at Pole 35 (approximately 1.6 miles) where the existing overhead distribution wire will be replaced with tree wire to Pole 40 near the intersection with Manitou Beach Drive NE (approximately 0.17 miles). Most of the work for this project occurs within the existing road right-of-way for North Madison Ave NE, and PSE has acquired rights for the few locations where project impacts will occur on private property.

Underground Conductor and Vault Installation

Installation of the underground electric distribution lines will primarily be completed by boring. Boring entails a series of work pits to be dug – typically around 150 to 250 feet apart – and crews send bores between the pits, bringing conduit through them after the bore has been dug. Distribution conductor is then fed through the conduit.

Approximately 460 feet of conduit is planned to be installed by way of trenching instead of boring because of the need to avoid multiple existing, non-PSE underground utility lines. That trenching will occur in existing road rights-of-way.

Vaults are proposed every 1,000 to 1,200 feet as required for access to the underground conduits. A vault and two switches are proposed to be installed on the north side of NE Valley Road west of the intersection with North Madison Avenue NE on private property.

The estimated total grading (excavation + fill) for this project is 1,950 cubic yards, with roughly 300 cubic yards of grading on private property.

Pole Replacement and Installation

One distribution pole along the project alignment will require replacement to support the new line configuration following the project's completion (P03). A second distribution pole will require replacement to support the tree wire installation (P38). Three new distribution poles (P01, P04, and

P08) will need to be installed to connect the overhead distribution lines back to the existing overhead system.

Access

The entire project area is within road right-of-way or can be accessed from adjacent paved or gravel surfaces. No new access routes need to be created for this project. However, one new permanent pull-out area is proposed in the road shoulder adjacent to P35. Equipment is being installed on P35 that requires manual operation, and a pull-out is needed to provide adequate space for crews to safely operate that equipment. The pull-out will be approximately 30 feet long by 15 feet wide, and will have a depth of 6 inches. A stormwater culvert will be installed under the pull out to maintain the existing drainage pattern.

Vegetation Management

Tree trimming and brush removal to provide access for construction as well as clearance for existing lines will occur along the project route. Two trees – both in North Madison Ave NE right-of-way – are proposed for removal. Additional vegetation management work that will take place is brush clearing and tree trimming to provide access for construction and adequate clearance from the lines. All tree pruning will be completed under the guidance of an ISA Certified Arborist in accordance with ANSI A300 Tree Care Standards. PSE is still assessing vegetation management needs for the tree wire portion of the project between P35 and P40.

Critical Areas

HDR delineated stream and wetland critical areas and identified buffers in the vicinity of the project, as shown in the project site plan map book. All temporary construction impacts and staging will occur outside of critical areas and buffers. As currently design, this project will not result in any permanent impacts to critical areas or critical area buffers within the project area. The project will require one culvert crossing at the south end of the project alignment, just east of Moran Road NE. Crews will bore and install conduit above the culverted stream. The bore will occur at a depth of approximately 10 feet below existing grade, leaving approximately 18 feet between the bore and the top of the 24-inch culvert.



March 18, 2025

Dylan Marcus
6500 Ursula Place SW
Seattle, WA 98108
sent via email: dylan.marcus@pse.com

Re: PSE North Madison Underground Distribution Project, PLN52937 Preapplication Conference

Dear Applicant,

Thank you for meeting with staff on December 10, 2024 to discuss the two proposed new underground distribution lines along North Madison Ave NE between NE Day Road E and the intersection with SR-305. A summary of the land use review process, applicable Bainbridge Island Municipal Code (BIMC) regulations, comments from reviewers, fees, submittal requirements, and next steps is provided below.

Please note that both the City's GIS critical area maps and applicant's submittals indicate that the new underground line is within 300 feet of several wetland and wetland buffers. The project also proposes crossing a type F stream, stream buffer, landslide hazard area, and FEMA flood zone. Reports by qualified professionals for these critical areas per the requirements of [BIMC 16.20](#) were not provided at the pre-application conference. The presence of critical areas could impact developability.

General Information	
Pre-Application Conference Date: December 10, 2024	
Project Name and Number: PSE North Madison Underground Distribution Project / PLN52937	
Project Description: Install two new underground distribution lines along North Madison Avenue NE, approximately between NE Day Road E and the intersection with SR-305.	
Project Address: multiple – see project description submitted by applicant	
Tax Parcel Number(s): multiple	
Tax Parcel Size: n/a	
Zoning/Comp Plan Designation: multiple	
Planning Contact: Joanne Mendenhall	
Development Engineer: Joel Schwarcz	

Land Use Review Process			
Reviews required prior to Land Use Application/Required Land Use Application(s)			
Review/Permit	Process	Recommendation / Decision	Current Fee*
Preapplication Conference	BIMC 2.16.020.I	N/A	\$2,980.00 (paid)

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

Public Participation Meeting	BIMC 2.16.040.D	N/A	\$1,005.00*
Minor Conditional Use Permit	BIMC 2.16.050	PCD Director	\$3,925*
Major Site Plan Review	BIMC 2.16.040	Planning Commission / PCD Director	\$19,030*
Major Critical Area Permit	BIMC 2.16.220	PCD Director	\$3,840* \$635 (Site Investigation)
Consolidate Project Review	BIMC 2.16.170	Planning Commission / PCD Director	The highest permit fee plus 1/3 all others
ROW Use permit	Subject to independent review and additional fee/submittal requirements.		
Building Permit Fees	Grade and Fill permit – fees will depend on the volume of grade and fill required.		

Per [BIMC 2.14.040.D.1](#), utility facilities do not require review or recommendation by the Design Review Board, but the project will still need to comply with Design for Bainbridge standards.

- If more than 10 significant trees will be removed, a forest practices permit with DNR may be required.
- If proposed vaults are above ground and cannot meet setback requirements, a zoning variance may be required.

* Please verify permit fees at the time of application submittal.

Application Submittal Requirements

- Public Participation Meeting: This meeting is scheduled with the Planning Commission; it meets the 2nd and 4th Thursday of each month. Contact the project planner at least three weeks ahead of the requested meeting to schedule. There are no submittal requirements, but Planning Commission expects that the applicant will make a brief presentation, and is typically provided the applicant's proposal from the preapplication meeting materials. *Note that per a prior request by the Planning Commission chair, it may be helpful to include information on all of the upcoming PSE proposed projects and how this specific project fits into the larger picture.*
- Land use application: Follow the instructions on the City's website for [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:**

- Master Land Use Application including the parcel numbers of all lots where development and vegetation disturbance is proposed.
- Owner Agent Agreements for parcels, not owned by PSE, where development and/or vegetation disturbance is proposed.
- SEPA Checklist
- FEMA Habitat Assessment
- A site plan that clearly shows all existing utilities, the information required under [BIMC 15.16.040.B](#), critical areas, critical area buffers, and hard surface setbacks.
- Wetland Delineation Report
- Wetland Mitigation Report if wetland and buffer impacts are anticipated or a Buffer Enhancement Plan if a buffer modification is requested.
- Geological Hazards Assessment
- Habitat Management Plan for the work in the type F stream
- A Vegetation Restoration Plan if the applicant wishes to use [BIMC 16.20.100.E.1.e](#) in place of an ARPA designation.
- Recorded Open Space Management Plan for parcel #6508-000-032-0006.

Bainbridge Island Municipal Code Requirements

BIMC 16.04 – Environmental Policy

The project is subject to the State Environmental Policy Act (SEPA) review as it includes installation, construction, or alteration on lands covered by water (Type F Stream).

BIMC 16.18 Tree Removal, Forest Stewardship, and Vegetation Maintenance

This chapter applies to areas of the project that are located outside of critical areas and critical area buffers/setbacks, and outside of shoreline jurisdiction. Tree removal within the Mountain Meadows P.U.D. subdivision will require compliance with plat conditions.

BIMC 16.20 – Critical Areas

[BIMC 16.20.100](#) Aquifer Recharge Area.

Per [BIMC 16.20.100.E.1.e](#), activities related to the installation, upgrade, and maintenance of primary utility facilities, when located on property not owned in fee by the utility, do not require an ARPA designation provided the applicant submits a vegetation restoration plan for approval by the city arborist, unless the vegetation management and mitigation provisions within Chapter 16.12 BIMC provides greater net functions and values for a critical area. A proposed vegetation restoration plan shall include:

1. Tree inventory showing all trees to be removed within the project area including location, number, and size of proposed trees to be removed. Size shall be provided in both diameter at breast height (DBH) in inches and estimated canopy square footage.

2. A minimum of the following ratios for each tree removed: 2:1 for trees removed that are up to 24 inches at diameter breast height (DBH), 3:1 for trees between 25 inches and 47 inches DBH, and 4:1 for trees 48 inches DBH and larger, or demonstrate equal canopy coverage replacement within 30 years. Replacement trees may be planted at a nearby location. Additional tree planting may be required based on site specific conditions, to the satisfaction of the city arborist.
3. Shrubs and other vegetation may be substituted for trees in locations where trees are infeasible or inappropriate due to compatibility with utility use, pending review and approval by the city arborist.
4. Replacement vegetation shall demonstrate an emphasis on the use of native and/or climate resilient species.

BIMC 16.20.110 Fish and Wildlife Habitat Conservation Areas.

A portion of the project is proposed in type F stream and stream buffer. Any development, use or activity within any fish and wildlife habitat conservation area shall require a critical area permit unless it qualifies as an exempt activity, as provided in BIMC [16.20.040](#). The type, extent and boundaries shall be determined in the field by a qualified professional according to the requirements of BIMC 16.20.110. All development, uses and activities within known fish and wildlife habitat conservation areas require submittal and approval of a habitat management plan (HMP) as specified in [BIMC 16.20.180](#). The HMP shall consider measures to retain and protect the fish and wildlife habitat and shall consider the effects of land use intensity, buffers, setbacks, impervious surfaces, erosion control and retention of existing native vegetation. The city may request technical review of an HMP from other agencies to ensure consistency with state, federal or tribal management recommendations.

Submittal materials must demonstrate compliance with mitigation sequencing per [BIMC 16.20.030.A](#), the criteria under [BIMC 16.20.070](#) and the development standards listed under BIMC 16.20.110.G.

BIMC 16.20.120 Frequently Flooded Areas

A portion of this project is proposed within a FEMA Flood Zone. Development in frequently flooded areas shall be subject to the provisions in Chapter [15.16](#) BIMC, Flood Damage Prevention. The portion of the project within the FEMA flood zone shall meet the general standards under [BIMC 15.16.050](#). A Habitat Impact Assessment is required per the requirements of BIMC 15.16.050.I.

BIMC 16.20.130 Geologically Hazardous Areas

A portion of the project proposes work in a landslide hazard area and erosion hazard area. Any development, use or activity proposed on a site containing any geologically hazardous area or a landslide hazard area setback shall require a critical area permit unless it qualifies as an exempt activity, as provided in BIMC [16.20.040](#) or is allowed without review pursuant to BIMC [16.20.090](#). A geological hazards assessment is required for all projects in geologically hazardous areas and landslide hazard area setbacks in accordance with BIMC [16.20.180.E](#), Critical area reports. To protect public health, safety and welfare, the director may require third party review of any geological hazards assessment or geotechnical report in cases where there may be potential for substantial damage to life, property or the environment should the proposed engineering solution fail. **At this time, the development engineer reviewer does not anticipate the need for third party review for this project.** If review of the required geotechnical report indicates a need for third party review, costs incurred for a qualified third party geologist or geotechnical engineer to perform the review shall be borne by the

applicant.

Public or private utilities are permitted in landslide hazard areas when BIMC 16.20.130.E.4 Factors of Safety for “Other structure of use” are met, development standards under BIMC 16.20.130.D and BIMC 16.20.130.E are followed, and BIMC 16.20.030 mitigation sequencing is demonstrated.

[BIMC 16.20.140](#) Wetlands

Portions of this project are proposed within 300 feet of mapped wetlands and wetland buffers and portions of development appear to be shown in wetland buffers. The type, extent and boundaries shall be determined in the field by a qualified professional. A wetland delineation that meets the criteria in [BIMC 16.20.180](#).F conducted by a qualified professional, in accordance with BIMC [16.20.070](#), shall be required for any proposed development within 300 feet of a designated wetland. If any portion of the designated wetland is on a different site than the proposed development, the location of the wetland boundary may be determined using best professional judgment. The wetland boundary shall be marked in the field and surveyed by a licensed surveyor. The surveyed wetlands shall be sized and mapped on a scaled site plan.

BIMC 16.20.140.H Standards for Specific Development

Some development, uses, and activities may be allowed within wetlands and their required buffers with a critical area permit pursuant to BIMC 16.20.140.F and shall comply with the standards of this section and other applicable state, federal and local regulations. Specific regulations for utility development is listed under BIMC 16.20.140.H.5.

BIMC 16.20.140.I Wetland Buffers

All regulated wetlands shall be surrounded by a buffer. Standard buffer widths are shown in Tables 3 through 6 of section BIMC 16.20.140.I. If a wetland meets more than one of the criteria listed in each table, the buffer needed to protect the wetland is the widest one. Please be aware that the “broken buffer” provision under [BIMC 16.20.040](#).B.1 generally applies to landscape-wide features such as a paved road with no overhead canopy or other natural features serving to connect buffer functionality. Additional information regarding buffer modifications can be found under BIMC 16.20.140.I.8. Any buffer modification proposed shall be through an approved buffer enhancement plan meeting the requirements of [BIMC 16.20.180](#). Wetland buffers shall be temporarily fenced or otherwise suitably marked between the area where the construction activity occurs and the buffer.

BIMC 16.20.140.J Wetland Mitigation Requirements.

All development, uses and activities proposed to impact wetlands shall be mitigated according to BIMC 16.20.140.J and the mitigation sequencing steps outlined in [BIMC 16.20.030](#). The applicant shall demonstrate to the satisfaction of the director that each step of mitigation sequencing has been adequately addressed prior to approval of impacts to wetlands.

BIMC 18.09 – Use Regulations

New “Utility-primary” is a conditional use in residentially zoned districts. Replacement, maintenance or upgrade of existing poles and equipment within or adjacent to an existing utility corridor or right-of-

way is considered a permitted ("P") use. A new pole added along an existing distribution or transmission line that is within 20 feet of the existing infrastructure and does not exceed the height of both adjacent poles is considered part of an upgrade to that utility corridor.

Replacement, maintenance or upgrade of a distribution utility pole or a transmission utility pole exceeding the height established in Table 18.12.020-2 and Table 18.12.020-3 or moving more than 20 feet from the original location shall require minor conditional use approval prior to installing the pole.

BIMC 18.12 – Dimensional Standards

[BIMC Table 18.12.020](#)-2 lists standard setbacks and height maximums for residentially zoned districts. Please note that there is a permitted setback modification under BIMC [Table 18.12.040](#) for overhead or underground primary utilities and near grade (4 inches or less in height) structures. There is also a modification to allow structures 30 inches in height or less to encroach up to 2 feet into a front or side setback. **The submittals do not discuss the height of the pull vaults that are proposed in the open space tract on parcel 6508-000-032-0006. If the vaults are above ground and cannot meet setback requirements, a zoning variance permit may be required.**

Applicant has indicated that proposed new poles may exceed height limits above the modifications allowed under [BIMC Table 18.12.040](#) and [BIMC 18.09.030](#).F.2.b. Per [BIMC 2.16.050](#).F Exemption from Height Limit for Structures in Any Zone District - An exemption from the height limits for structures not including buildings in each zone district can be approved through the conditional use process if the director determines that:

- View opportunities are not substantially reduced.
- No structure is located in any required setback except as otherwise authorized by BIMC 18.
- Each setback requirement shall be increased one-half foot for every foot above the maximum structure height.

BIMC 20.04 – City Fire Code

The project shall comply with all applicable provisions of the adopted Fire Code (International Fire Code, 2021 Edition).

Department/Agency Comments

Development Engineer Comment:

Joel Schwarcz provided the attached comments and can be reached at (206)780-3709 or jschwarcz@bainbridgewa.gov

Building Official Comment:

Building Official, Blake Holmes, had no comments.
He can be reached at (206)780-3715 or bholmes@bainbridgewa.gov.

Bainbridge Island Fire District Comment:

Fire Marshal, Jackie Purviance, had no comments.
She can be reached at (206) 451-2033 or jpurviance@bifd.org



Kitsap Public Health District Comment:

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

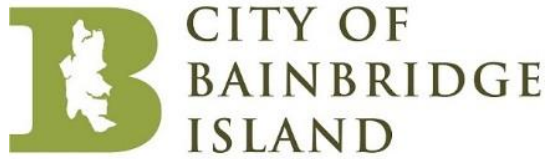
If you have any questions, please contact me at (206) 780-3771 or jmendenhall@bainbridgewa.gov.

Sincerely,

A handwritten signature in blue ink that reads 'Joanne Mendenhall'. The signature is written in a cursive style and is positioned above a horizontal line.

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 18, 2024

To: Joanne Mendenhall, Planner, Planning and Community Development

From: Joel Schwarcz, E.I.T., Public Works

Subject: PLN52937 PRE PW-DE Comments – PSE North Madison Underground Distribution Project

Background:

Following the Pre-Application conference held on December 10, 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 proposing to install two new underground distribution lines along North Madison Avenue NE, approximately between NE Day Road E and the intersection with SR-305. Currently there are existing overhead transmission and distribution lines along North Madison Avenue NE. The North Madison Underground Distribution project will include the installation of two sets of conduit containing distribution conductor located side-by-side underground. One underground line will extend from just north of NE Day Road E. south along North Madison Avenue NE to SR-305 (approximately 1.9 miles). The second underground line will follow the same alignment but will transition to overhead south of NE Beach Crest Drive at Pole 35 (approximately 1.6 miles) where the existing overhead distribution wire will be replaced with tree wire to Pole 40 near the intersection with Manitou Beach Drive NE (approximately 0.17 miles). Most of the work for this project occurs within the existing road right-of-way for North Madison Ave NE, and PSE has acquired rights for the few locations where project impacts will occur on private property. This project will require the clearing of trees both within the City of Bainbridge Island Right of Way and on multiple privately owned parcels along the length of the project. The project proposes approx. 450 SF of new or replaced hard surfaces and will likely result in greater than 7000 sf of earth disturbance.

Comments:

1. The project proposes tree removal and vegetation disturbance on multiple privately owned parcels along the 1.9-mile project limits. Owner-agent agreements or temporary construction easements are required for each parcel where disturbance will occur, which shall be submitted with the subsequent land use and building permits.
2. 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.
3. The proposed project will likely disturb greater than 7000sf of vegetation. The land use and building permit submittals shall demonstrate how the project complies with Minimum Requirements 1-5 of the Department of Ecology's Stormwater Management Manual of Western Washington (SWMMWW) as adopted BIMC 15.20.
4. As proposed, the project includes a number of areas of concern where new utility pole locations may conflict with existing underground utilities, culverts (to include stream crossings) and roadway conveyance ditches. Final site plans for both land use and building permit submittals shall clearly show all existing utilities, critical areas, and any associated critical area buffers. Areas where potential conflicts may arise between existing and proposed utilities shall be surveyed prior to building permit issuance and potholed prior to construction.
5. Project limits contain (or are adjacent to) mapped wetlands and wetland buffers areas per the COBI Critical Areas Map. Applicant shall comply with BIMC 16.20.140 regarding a critical areas assessment of the potential wetlands by a qualified professional. The critical area assessment shall be submitted with follow on land use permit (or construction permit if no land use permit is required).
6. Project limits contain mapped streams and stream buffers areas per the COBI Critical Areas Map. Applicant shall comply with BIMC 16.20.110 regarding a critical areas assessment of the potential fish and wildlife habitat by a qualified professional. The critical area assessment shall be submitted with follow on land use permit (or construction permit if no land use permit is required).
7. Project limits contain landslide hazard areas per the COBI Critical Areas Map. Applicant shall comply with BIMC 16.20.130 regarding a critical areas assessment of the potential geological hazards by a qualified professional. The critical area assessment shall be submitted with follow on land use permit (or construction permit if no land use permit is required).

8. Any civil improvements to be constructed within the City of Bainbridge Island Public Right of Way (ROW) require a ROW use permit subject to independent review and additional fee/submittal requirements separate from permits required for work on private property
9. Project does not propose any changes to water or sanitary sewer systems but is co-located with multiple utility runs (KPUD Water, telecom, etc). Any changes or modifications to existing utilities shall be approved by the agency having jurisdiction.
10. 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.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 8, 2025

ESTIMATED TIME: 90 Minutes

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, 27; April 2, 10, 24; May 1, 2025

PREVIOUS COUNCIL REVIEW DATE(S):

Monthly updates to City Council, including March 25 and April 22, 2025.

RECOMMENDED MOTION:

Review and recommend development standards for the proposed High School, Central Core, Madison and Ferncliff zones. Review and recommend boundaries for residential zones (R-zones) as time allows.

SUMMARY:

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 (now named Madison and Ferncliff) zoning districts by modifying the "Draft Preferred Alternative" map. At the 5/1 meeting, the Planning Commission began its discussion on building form, floor area ratio (FAR), building height or lot coverage for these zones, completing preliminary recommendation of 6 stories/ 65 foot building height and 4.0 FAR for the Ferry zone for projects that include affordable housing.

The Planning Commission will continue discussing development standards for the other mixed use zones (High School, Central Core, Madison & Ferncliff).

BACKGROUND: The Planning Commission is reviewing and making recommendations on a preferred land use alternative for the Winslow Subarea Plan. A working outer boundary for the Winslow Subarea was recommended by the Planning Commission at their February 27, 2025 meeting. Throughout March and April, the Planning Commission has been discussing zoning district boundaries, working from more dense to less dense, in addition to discussing a variety of related land use issues.

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

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

ATTACHMENTS:

[Winslow 050825 PC Slides.pdf](#)



**CITY OF
BAINBRIDGE ISLAND**

Prepared for:
*Planning Commission
Meeting*

May 8, 2025

Development Standards for Winslow Mixed Use Zoning Districts

EMERGING VISION

The project team has synthesized all learnings from analysis, community outreach and engagement into an emerging vision, drafted below. The members of the public and various agencies will have opportunities to help craft this vision further.



The Winslow Subarea plan envisions a **VIBRANT AND COMPLETE COMMUNITY** with a **UNIQUE SENSE OF PLACE**, that remains the **VITAL CENTER FOR ISLANDERS** and **VISITORS**.



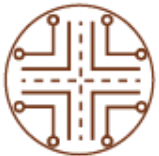
The community strives for **THRIVING LOCAL BUSINESSES**, entrepreneurs, and **ART AND CULTURAL INSTITUTIONS** to benefit the whole community and create **ECONOMIC VITALITY**.



The Community increases in **RESILIENCE** by balancing environmental goals, social imperatives, and new development. The community fosters **DIVERSITY AND INCLUSION** by creating **DIVERSE HOUSING OPTIONS** which are **AFFORDABLE AND ACCESSIBLE** to all, creating a welcoming environment and offering opportunities for civic engagement.

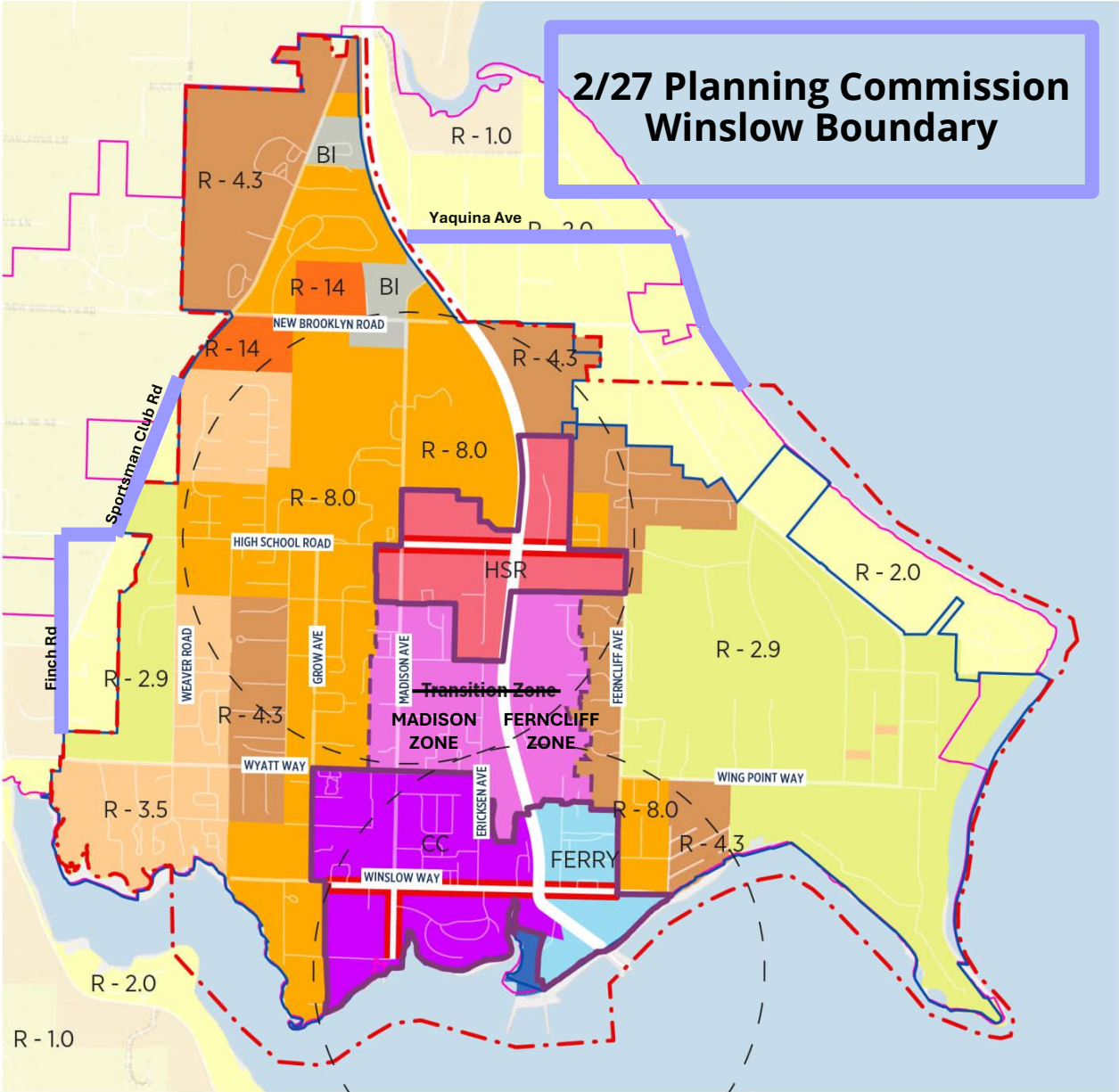


PRESERVATION and **ENHANCEMENT OF ECOLOGICAL RESOURCES**, networks of open spaces and access to enhanced **AMENITIES** and **COMMUNITY RESOURCES** are key priorities for the community.



The community prioritizes safe, efficient **MULTIMODAL TRANSPORTATION** options and leverages technology to improve services, promote accessibility to **ALL AGES AND ABILITIES** while investing in **PEDESTRIAN-FRIENDLY GREEN INFRASTRUCTURE** and alternative transportation modes.

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	Madison/Ferncliff Zones		
				1.2		
Max. Building Height	55 ft	65 ft	65 ft	45 ft		

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

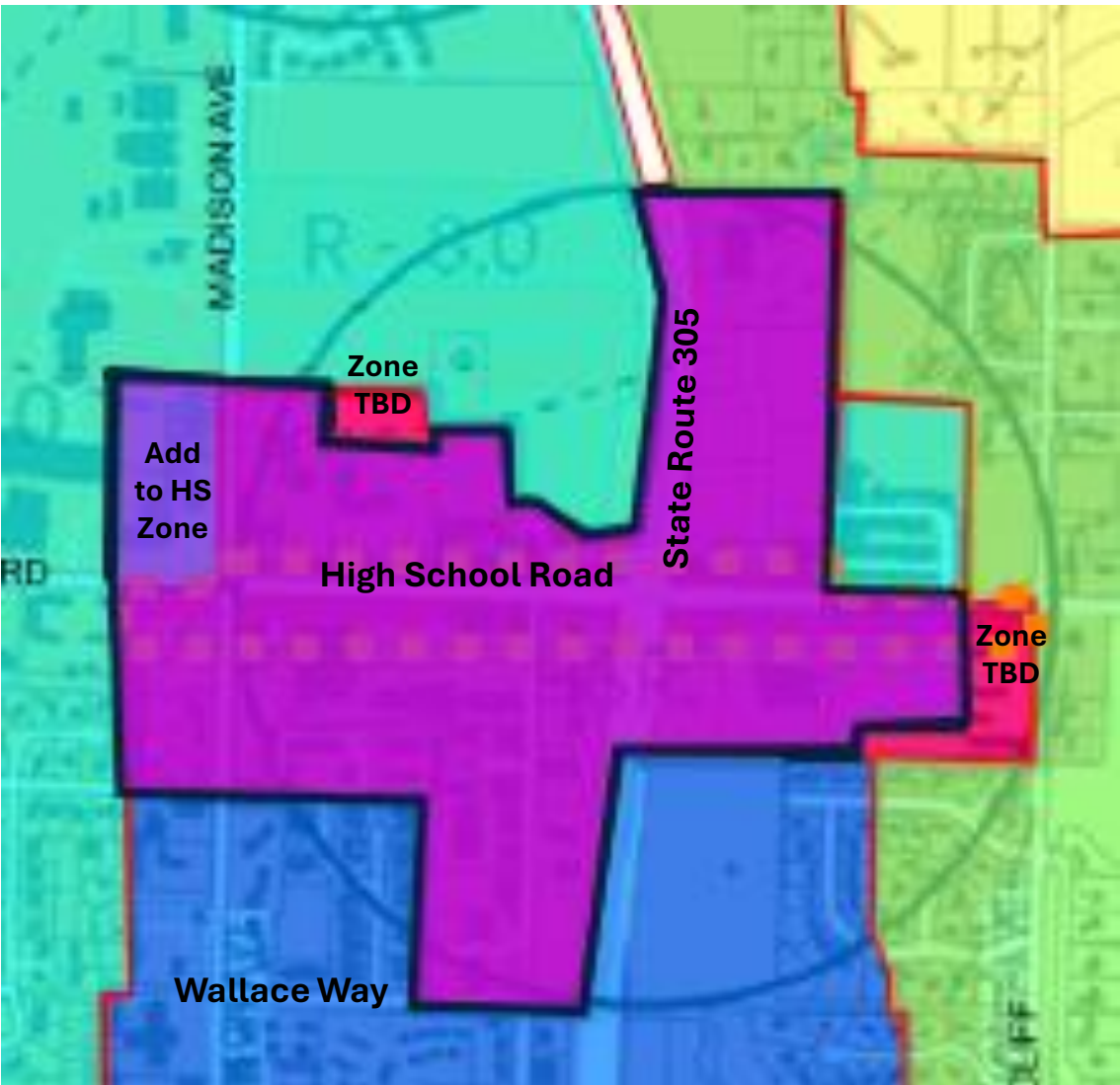
Current SubArea Boundary

Winslow Water Services Boundary

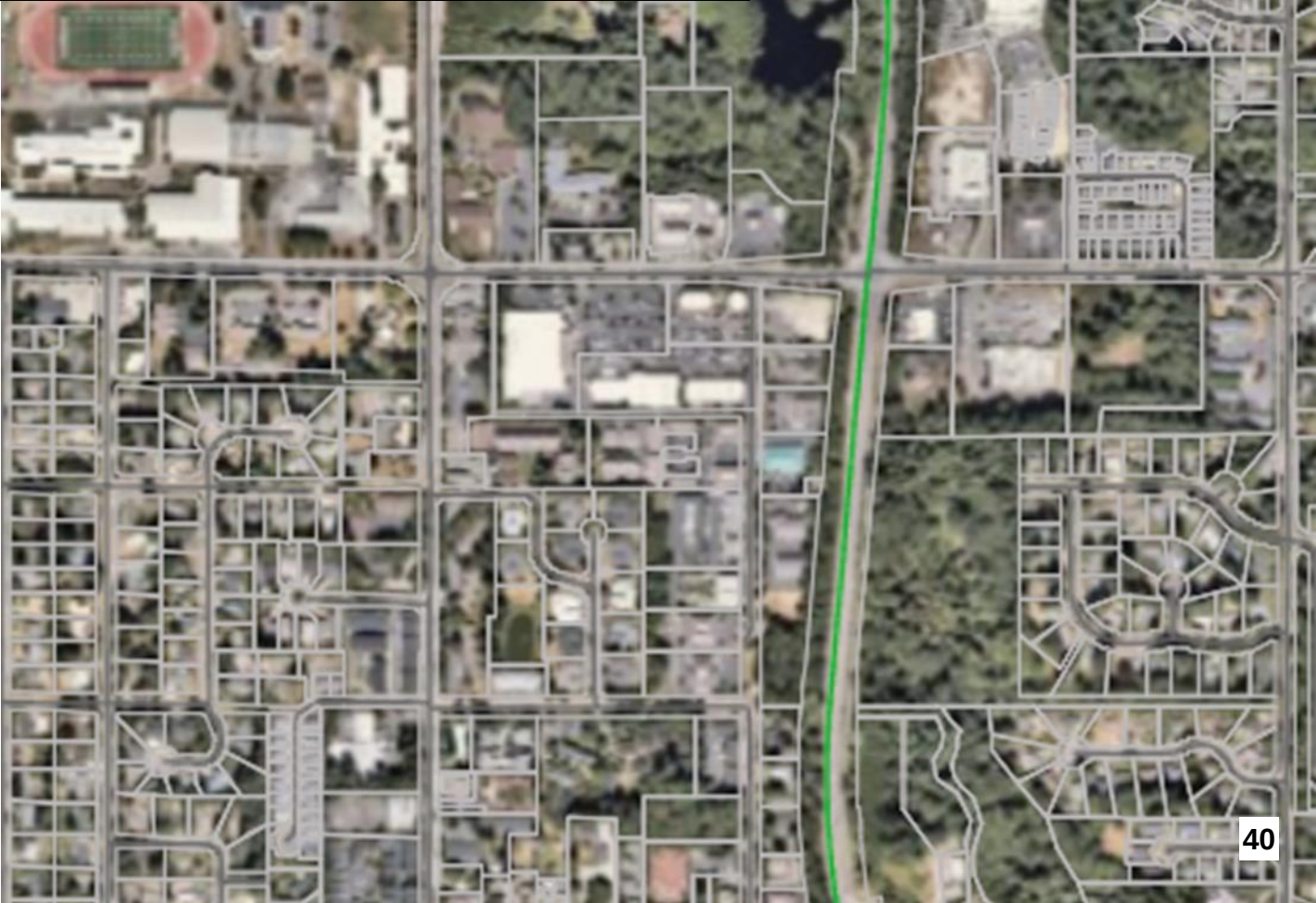
Sewer Service Area Boundary

5 Minutes Walkshed

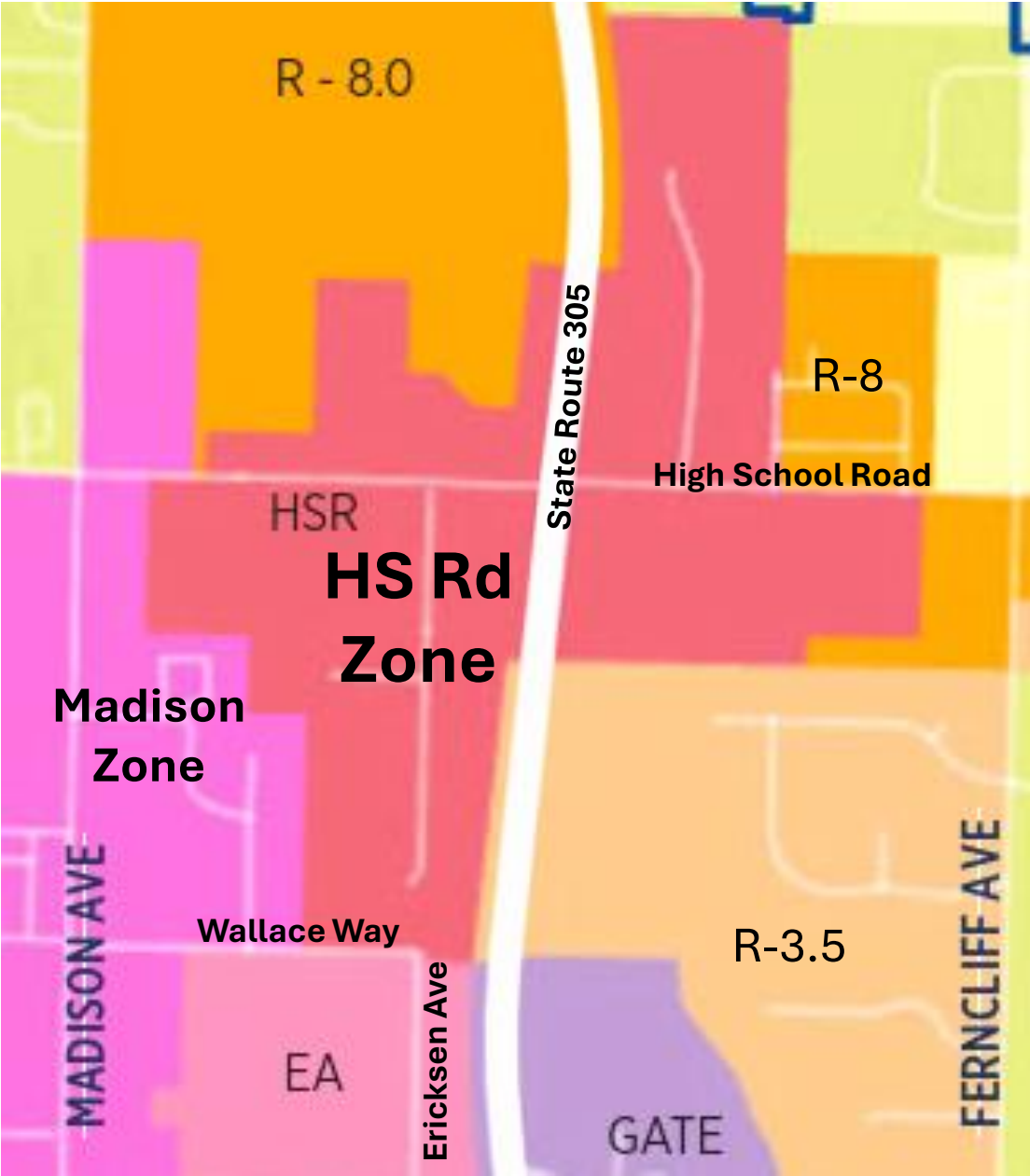
Draft Alternative High School Rd Zone (3/5 Planning Commission Boundary)



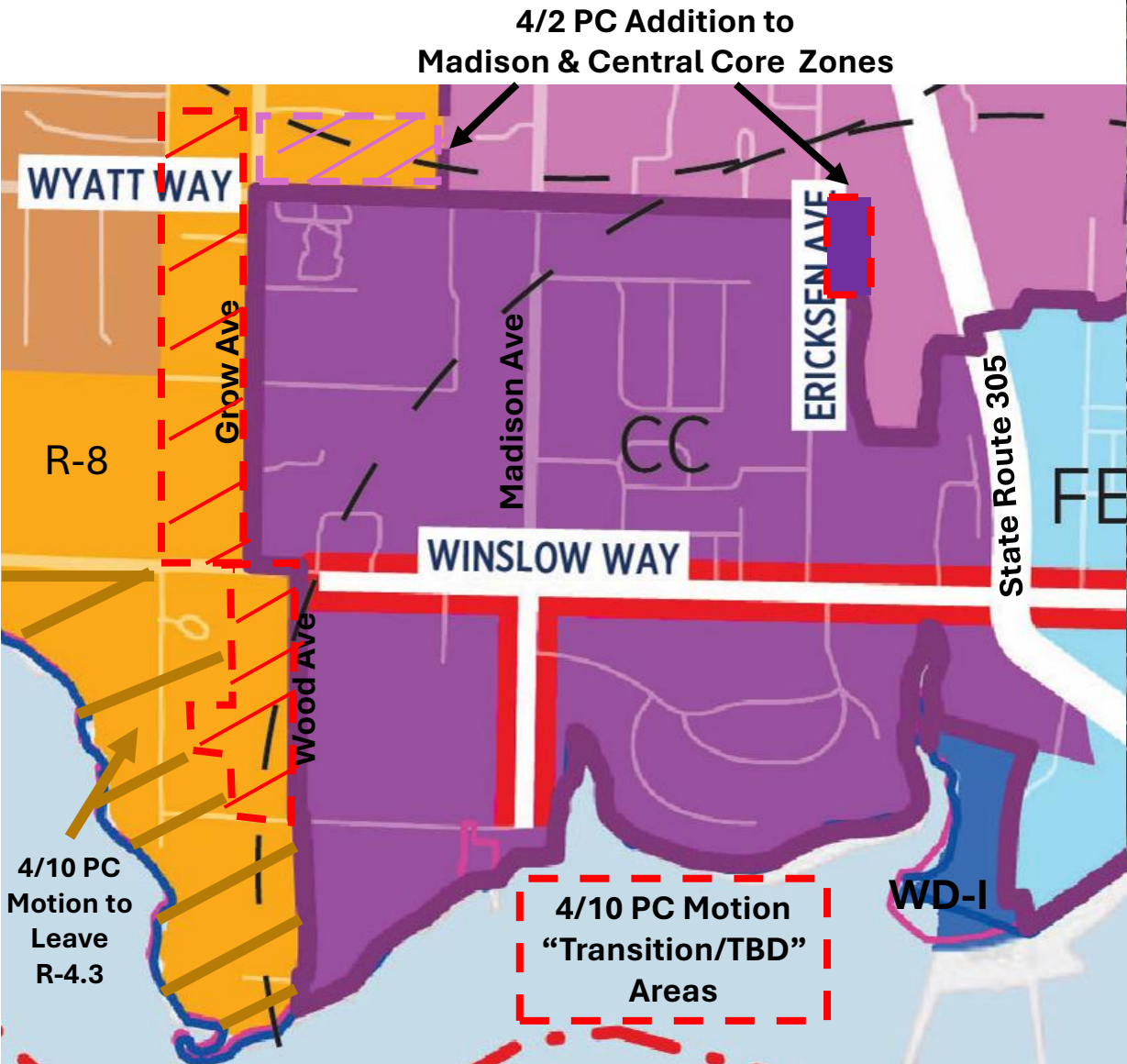
HS Road Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density Floor Area Ratio (FAR)	0.3 (base) 0.9 (max)	2.5
Max. Building Height	45 ft	65 ft



Existing High School Rd Zone



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



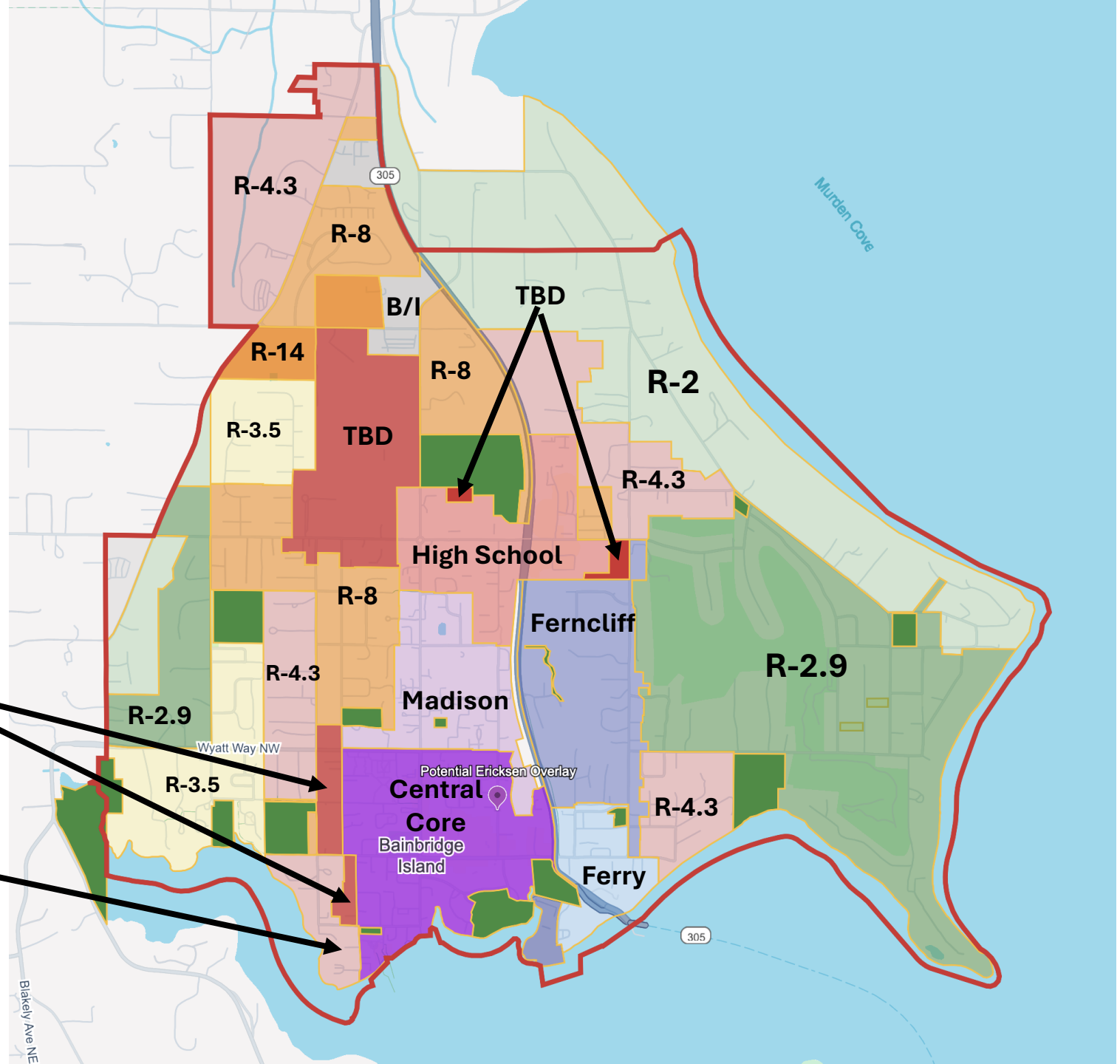
Central Core Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	1.0 (base) 1.5 (max)	2.0
Max. Building Height	45 ft	55 ft ⁴²

**Map by Commissioner
Schaab /w/ April 10
Planning Commission
Approved Motions Noted**

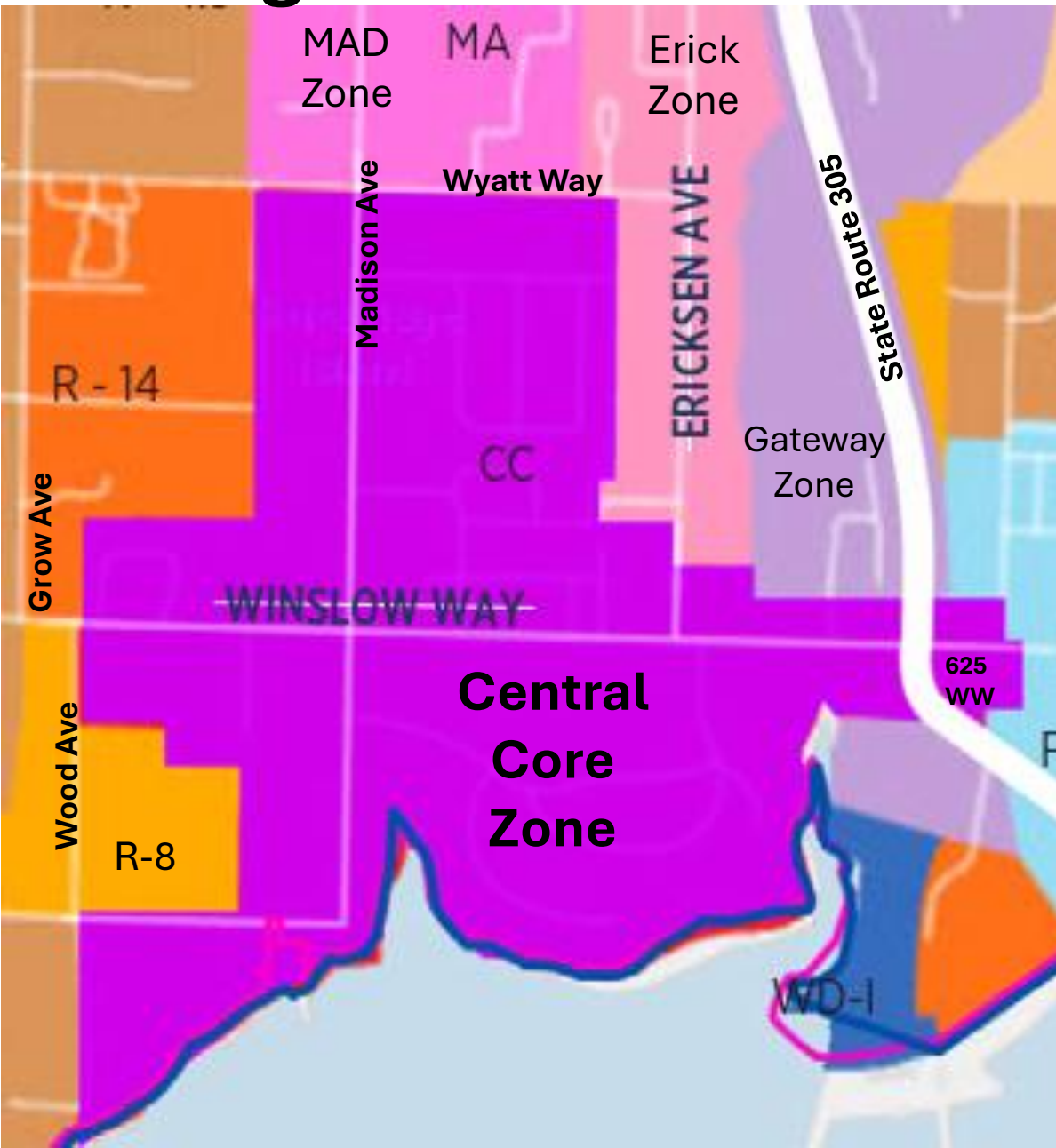
**Motion to accept
these area as
“TBD Transition”**

**Motion to keep this area
zoned R-4.3**

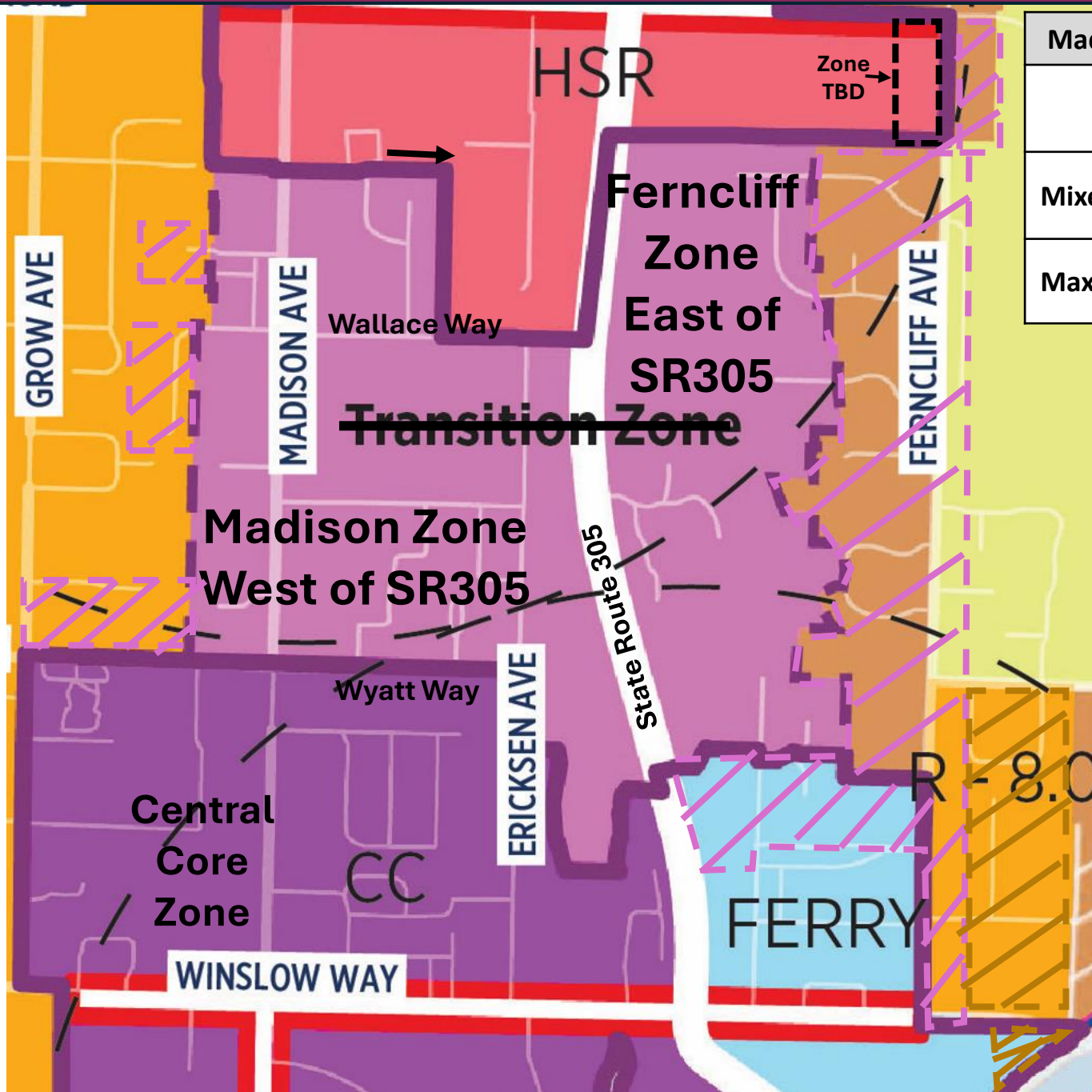
**Proposed NEW
Park Zone**



Existing Central Core Zone



Draft Alternative Madison & Ferncliff Zones

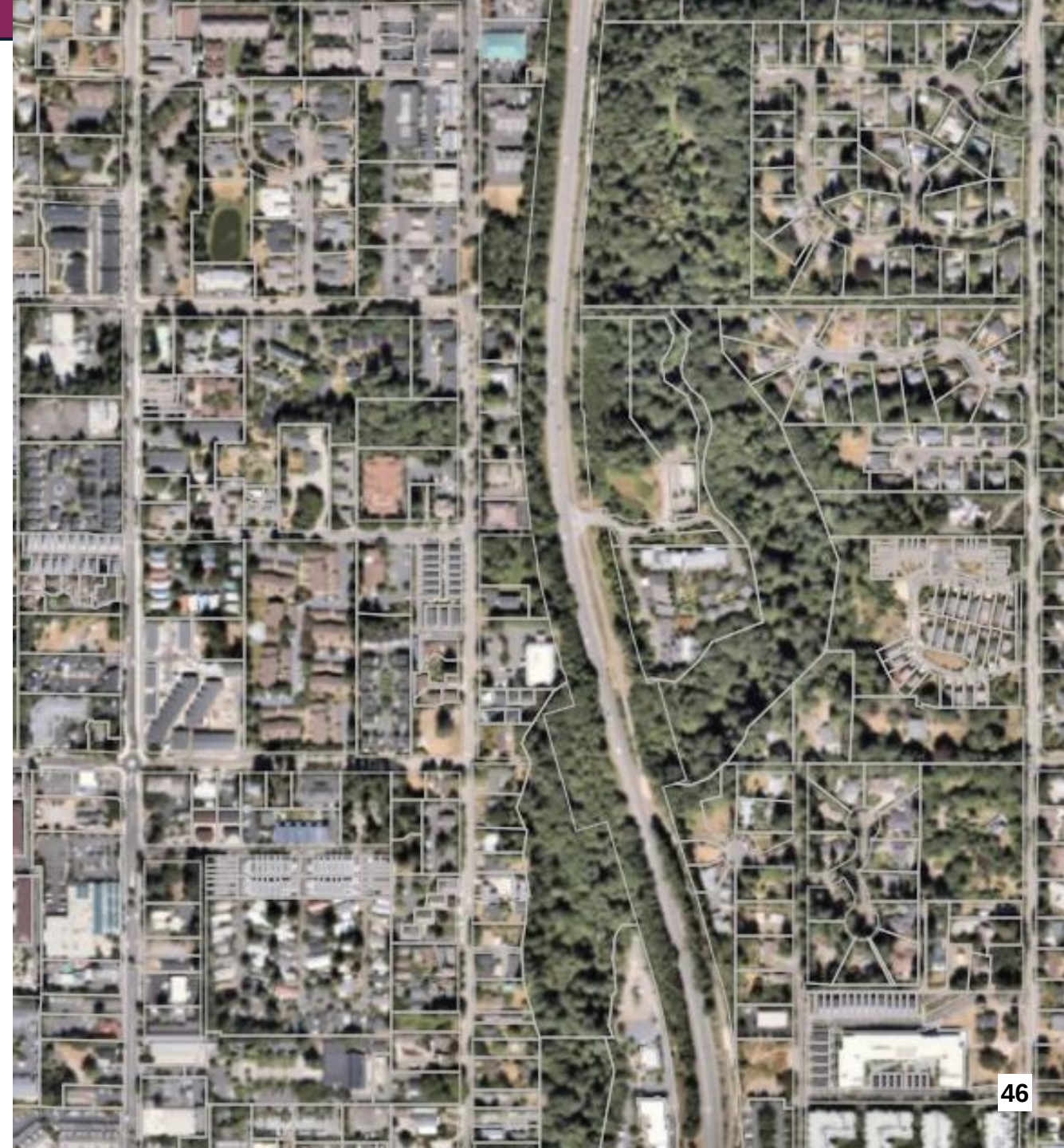
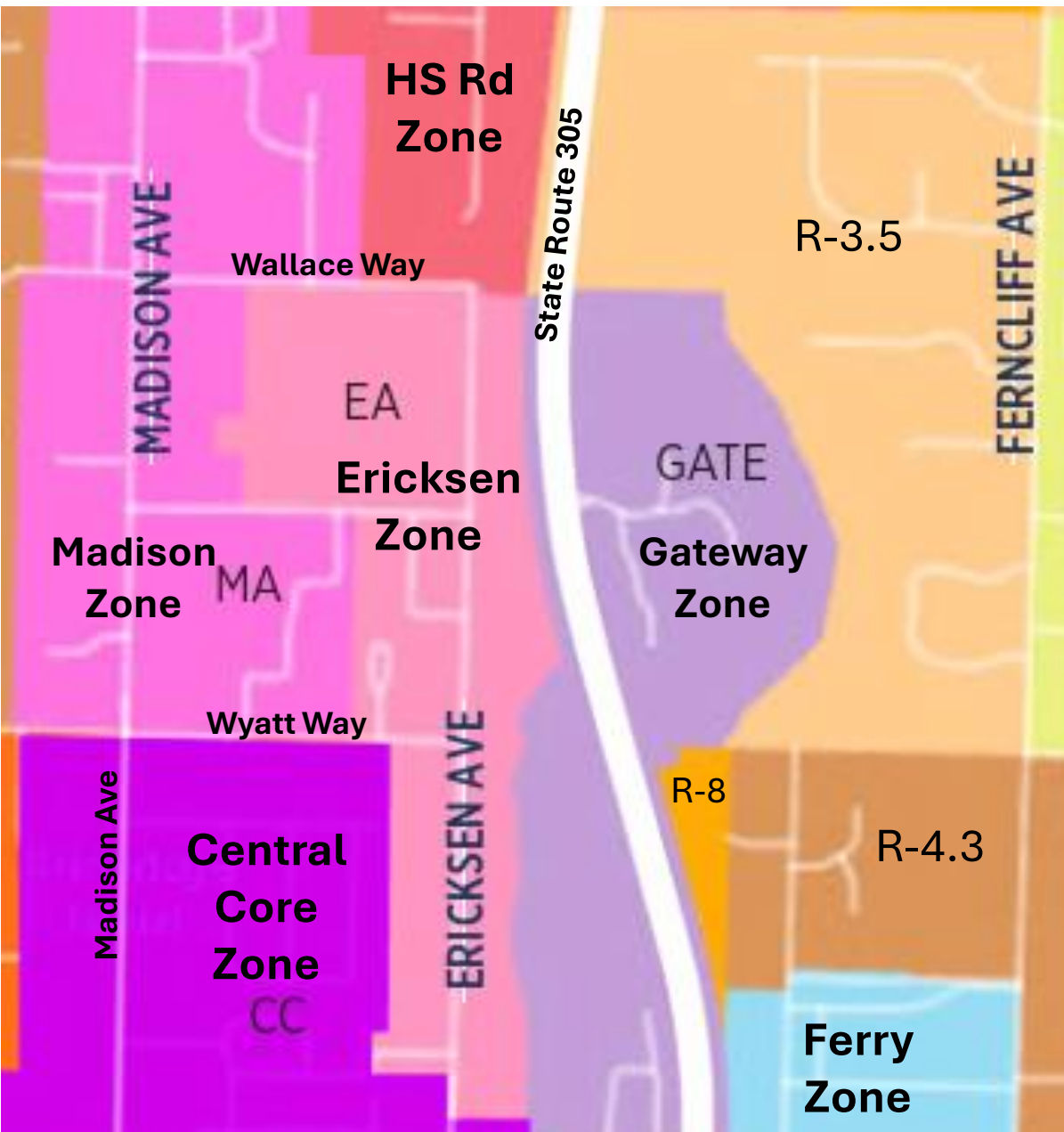


Madison & Ferncliff Zones Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	0.5 (base) 0.9/1.0 (max)	1.2
Max. Building Height	35/45 ft	45 ft

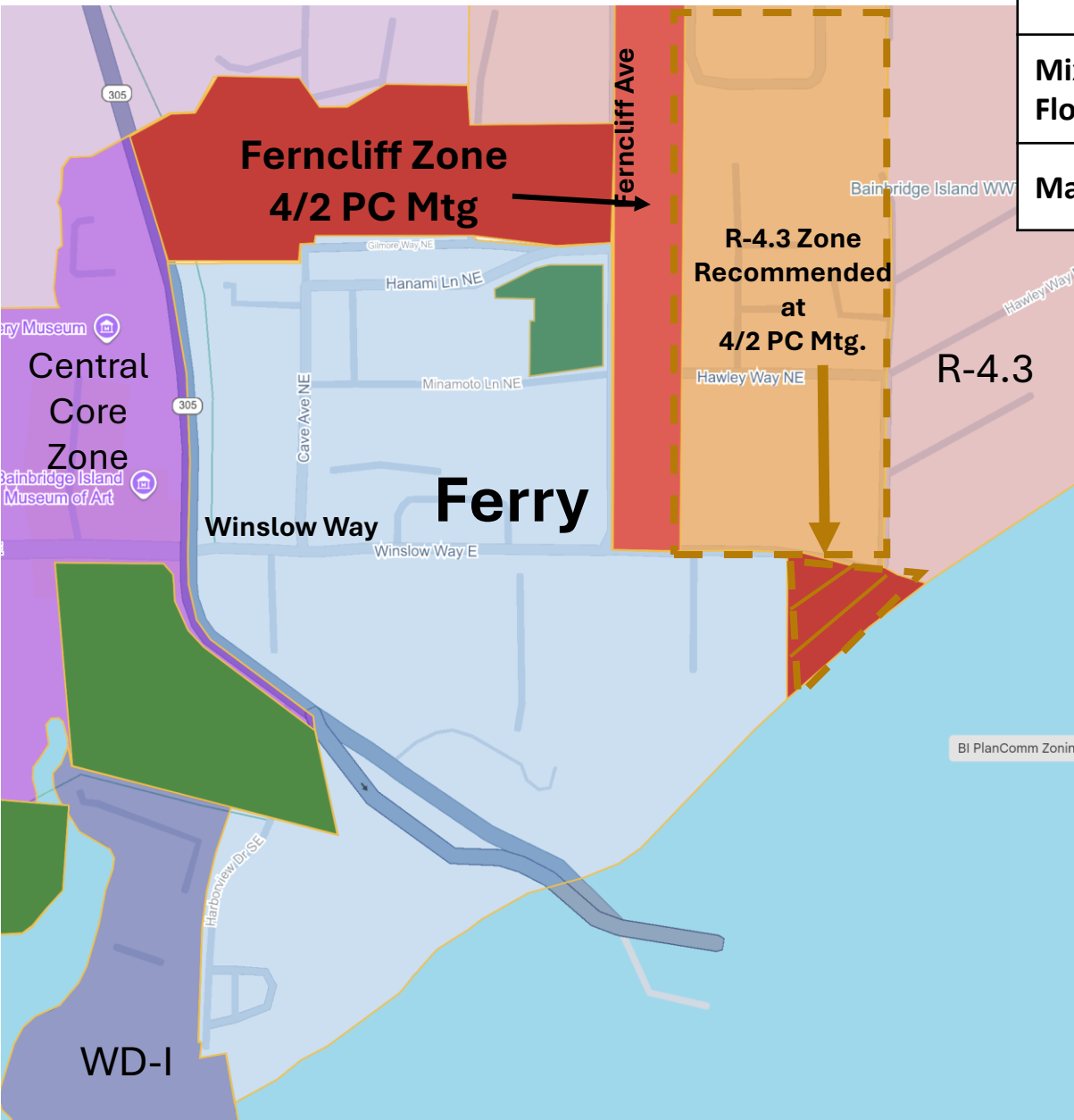
Madison &
Ferncliff Zone
Additions
Recommended at
4/2 PC Mtg.

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

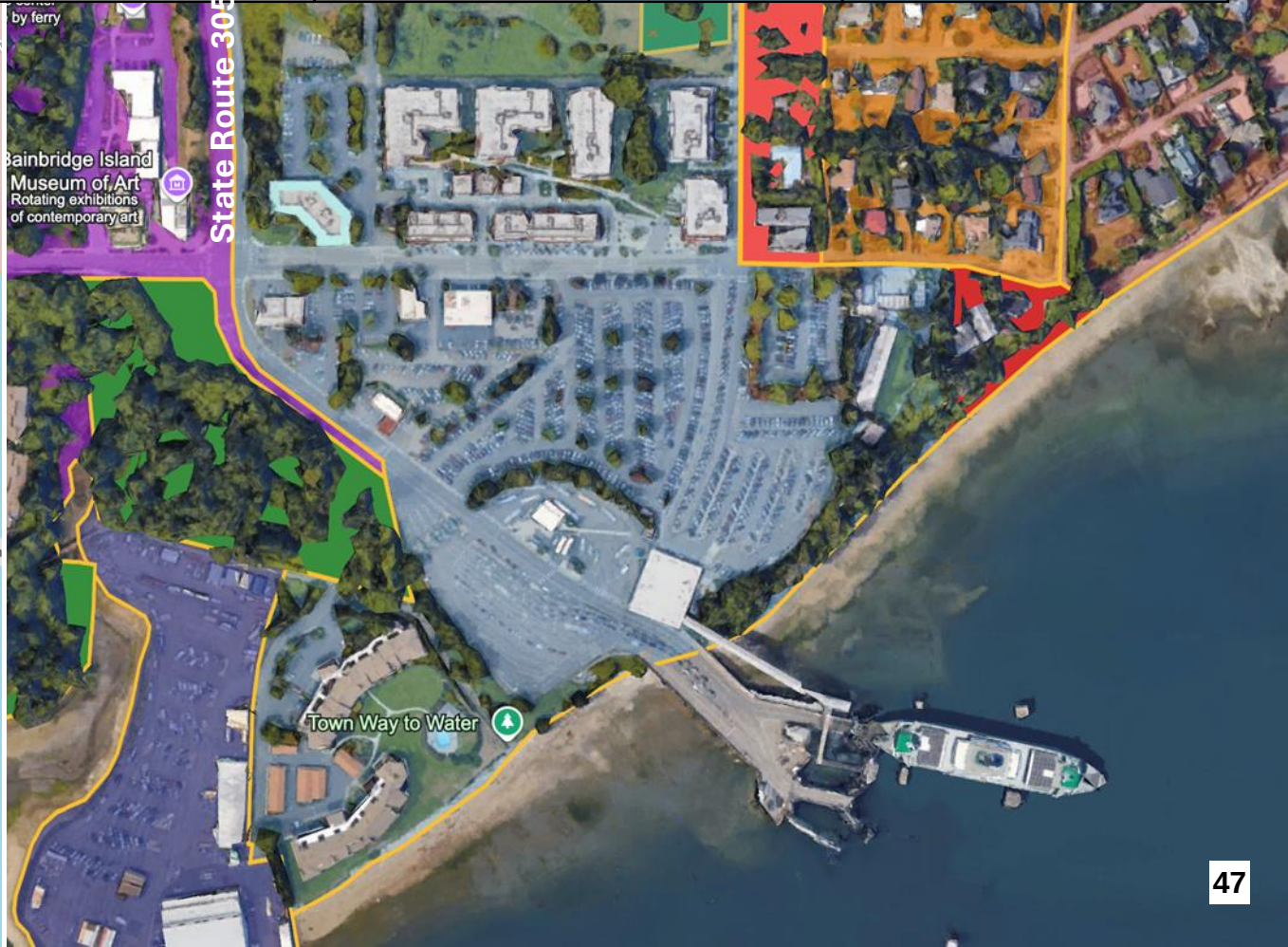
Existing Transition Area Zoning



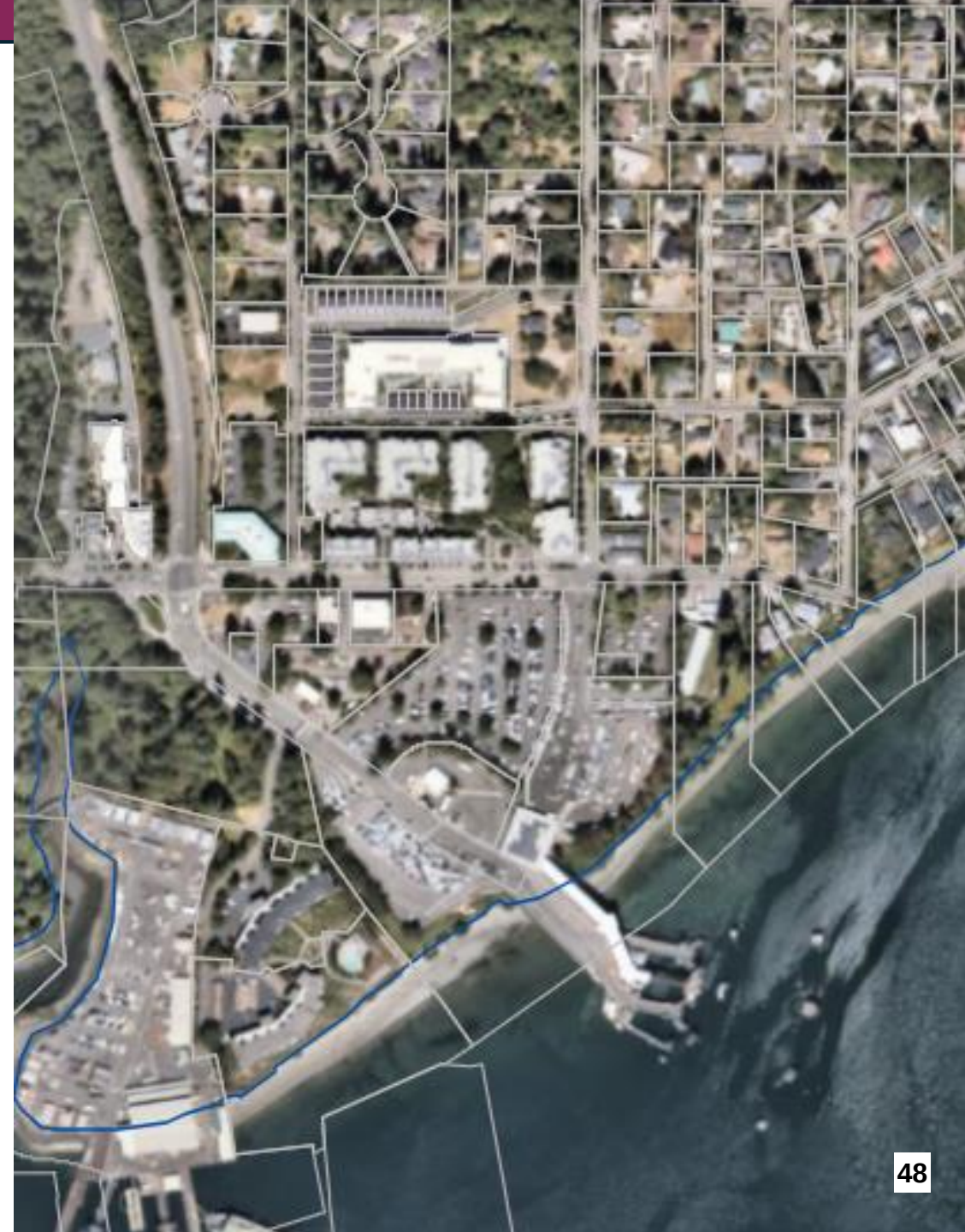
Draft Alternative Ferry Zone (3/13 Planning Commission Boundary)



Ferry Zone Development Standards			
	Alt. 1 (existing)	Draft Pref. Alt.	5/1 Planning Commission Recommendation (with affordable housing)
Mixed Use Density Floor Area Ratio (FAR)	0.5 (base) 1.4 (max)	3.0	4.0
Max. Building Height	45 ft	65 ft	65 ft (6 stories)



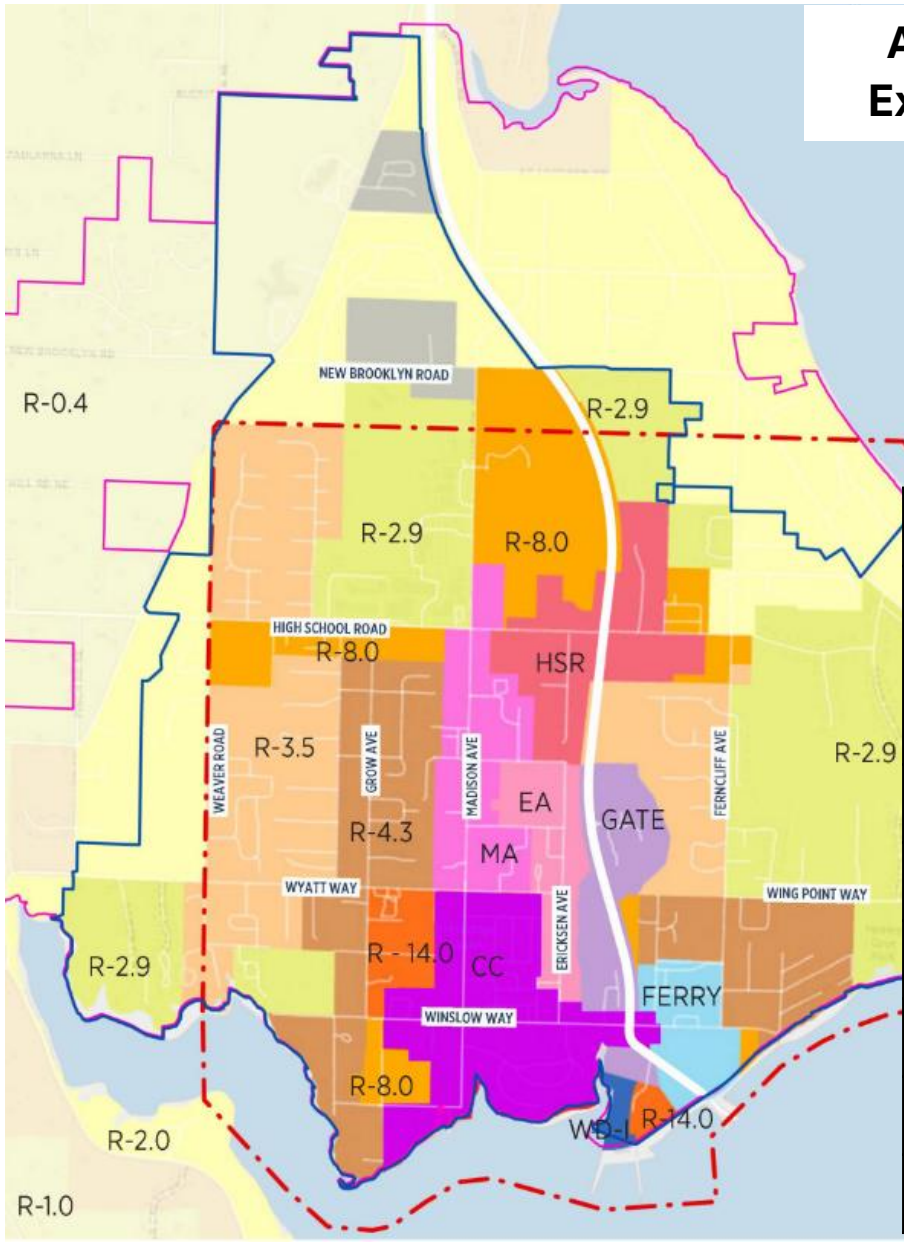
Existing Ferry Zone



Winslow Subarea Residential Zones (if time allows)

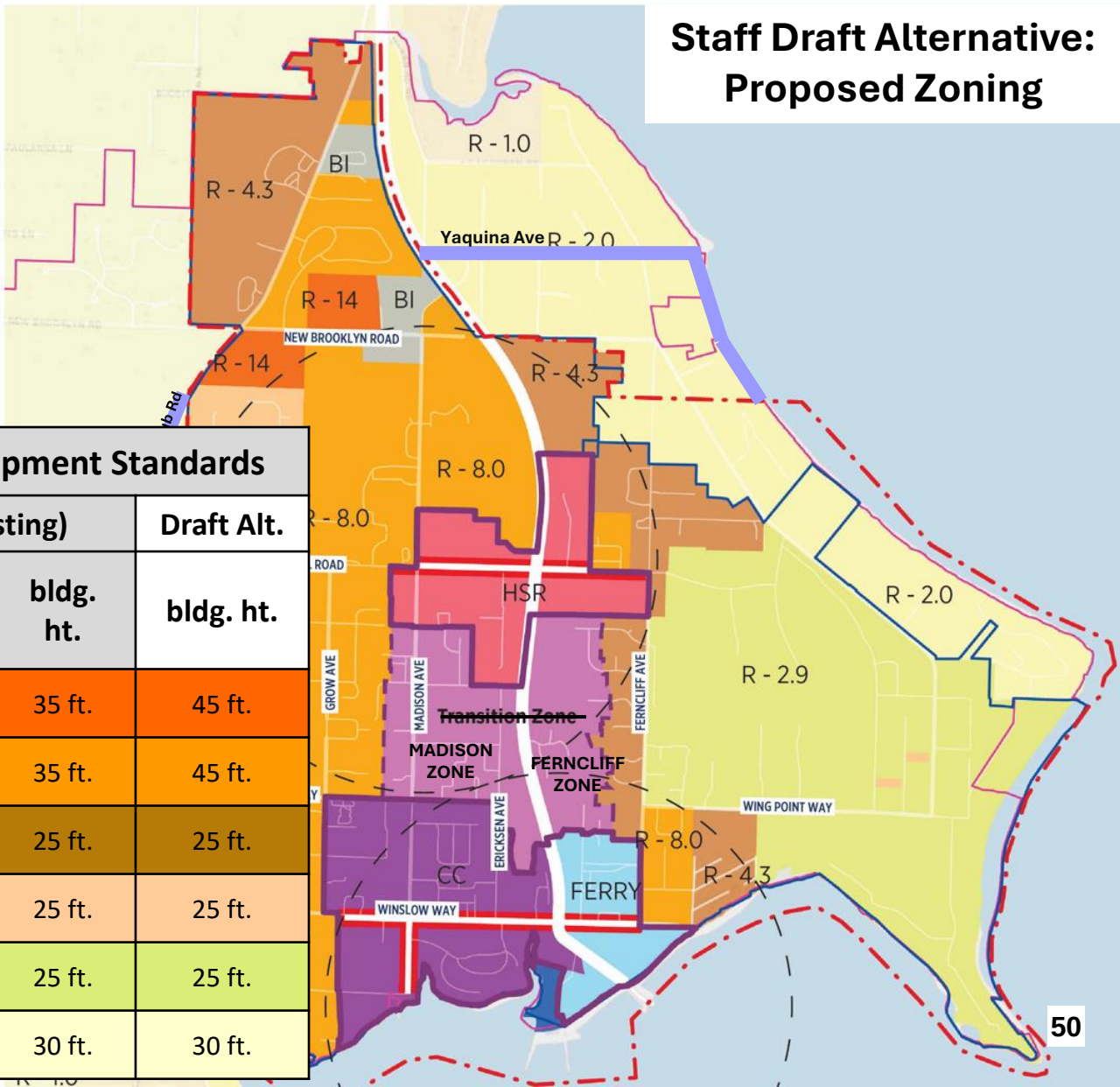
Winslow Residential Zoning

Alternative 1:
Existing 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.

Staff Draft Alternative:
Proposed Zoning

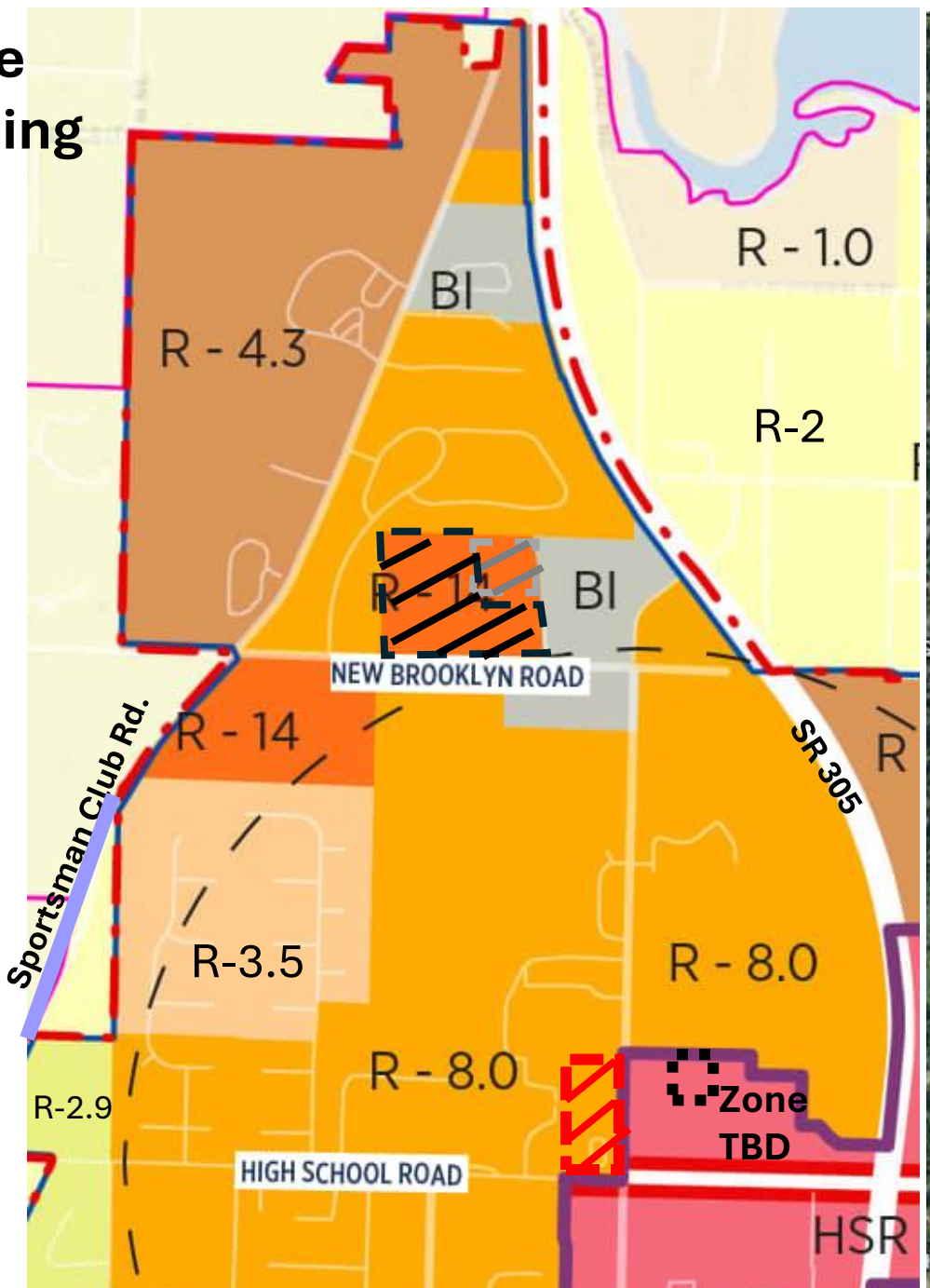


Draft Alternative Residential Zoning Northwest Winslow

Keep B/I Zoning for “The Farm” (4/22 PC Mtg.

Recommend Mixed Use Zone TBD (4/22 PC Mtg.

HS Zone Recommended at 3/5 PC Mtg.

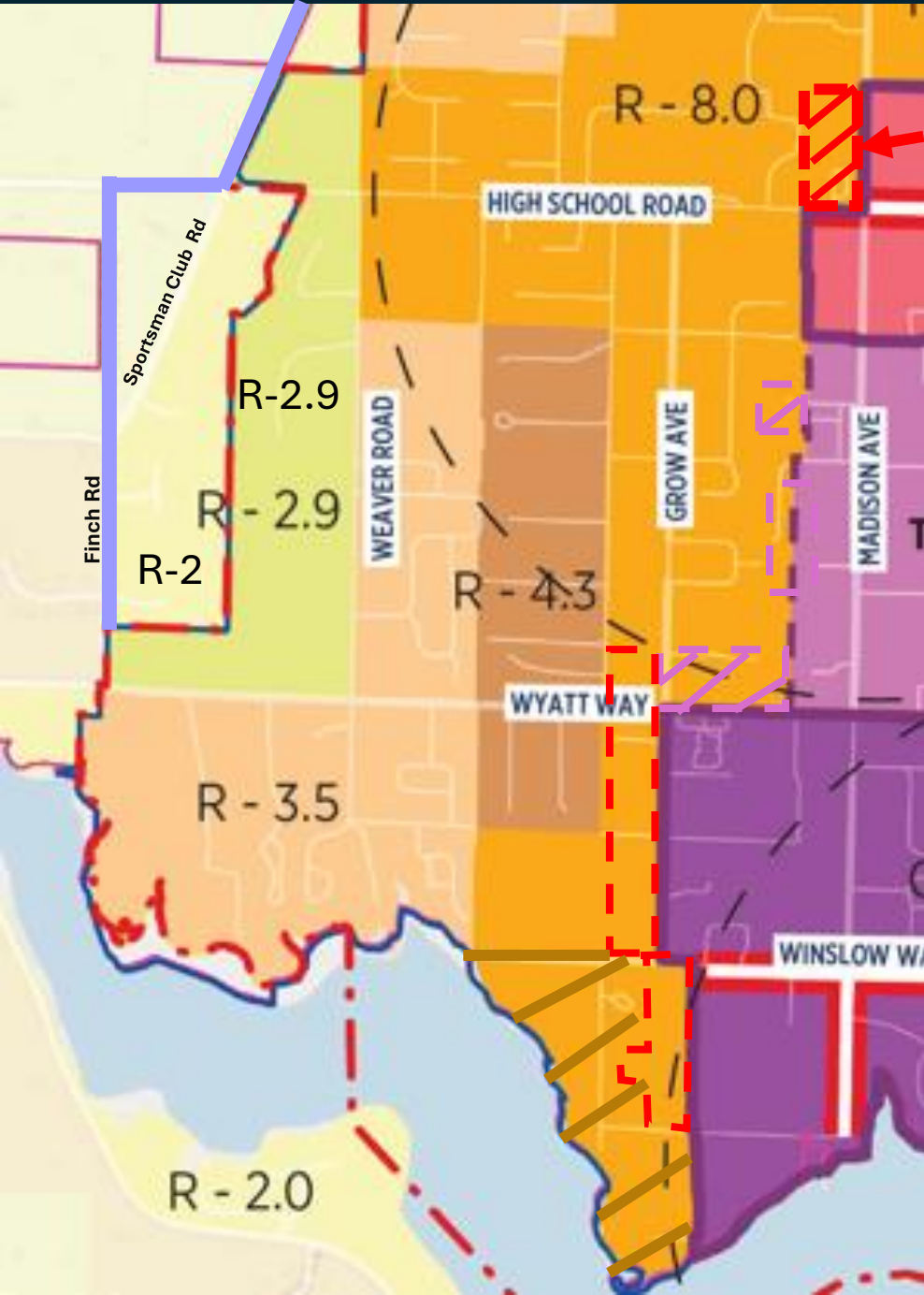


Draft Alternative Residential Zoning Southwest Winslow

Madison Zone Additions Recommended at 4/2 PC Mtg.

4/10 PC Motion “Transition/TBD” Areas

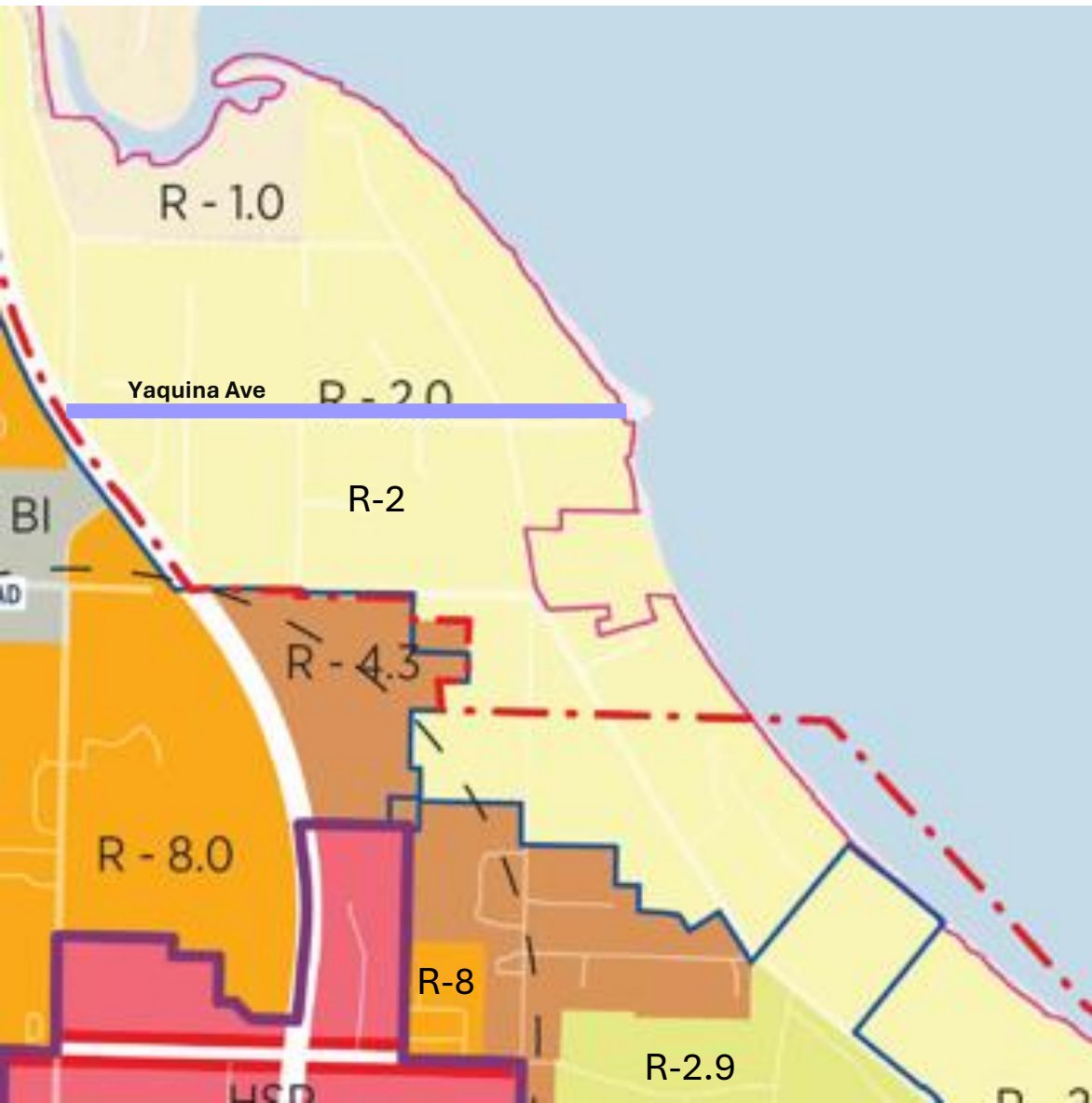
4/10 PC Motion to Leave R-4.3



Prelim. PC HS Rd. Zone



Draft Alternative Residential Zoning Southeast Winslow



Draft Alternative Residential Zoning Southeast Winslow

