



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 22, 2025**

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

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/81285913438](https://bainbridgewa.zoom.us/j/81285913438)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 812 8591 3438

AGENDA

1. CALL TO ORDER/LAND ACKNOWLEDGMENT - 6:00 PM

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. AGENDA REVIEW / CONFLICTS DISCLOSURE - 6:05 PM

3. PLANNING COMMISSION MEETING MINUTES - 6:10 PM

Review and approve meeting minutes.

2a. Minutes 5 Minutes

[Planning Commission Minutes 20250508 - 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.

4a. Public Comment Instructions - 10 Minutes

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

5. NEW BUSINESS - 6:25 PM

5a. Consider Ordinance No. 2025-13 Relating to Unlisted Land Uses - Planning, 20 Minutes

[Ordinance No. 2025-13 Unlisted Uses.pdf](#)

6. UNFINISHED BUSINESS - 6:45 PM

6a. Continued Discussion on Winslow Subarea Plan 90 Minutes

[May 22 Winslow Slides.pdf](#)

[CPA 52984 w PCD notes.pdf](#)

7. PLANNING DIRECTOR'S REPORT - 8:15 PM

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

9. ADJOURNMENT - 8:25 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assist listening devices are available in Council

Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceeding the meeting.

Public Comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 208 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 22, 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 May 8, 2025, meeting minutes as presented.

ATTACHMENTS:

[Planning Commission Minutes 20250508 - Draft.pdf](#)



Planning Commission Regular Meeting May 8, 2025

Meeting Minutes

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

Chair Ariel Birtley called the meeting to order at 6:04 PM and read the Land Acknowledgment. Present in chambers were Commissioners Ariel Birtley, Sarah Blossom, Peter Schaab, Criss Garcia, and Ben Deines. Excused was Commissioner Alex Preudhomme and Commissioner Sean Sullivan was absent. Also present in chambers were Planning and Community Development Director Patty Charnas, Senior Planner Jennifer Sutton, Associate Planner Joanne Mendenhall and City Counsel Liaison Jon Quitslund.

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

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

3) **PLANNING COMMISSION MEETING MINUTES -**

3a. Minutes
Cover Page
[Planning Commission Minutes 20250424 - Draft.pdf](#)

MOTION: I move to approve the April 24, 2025, meeting minutes as presented.
Garcia/Schaab – The motion carried unanimously.

3b. Minutes
Cover Page
[Planning Commission Special Meeting Minutes 20250501 - Draft.pdf](#)

MOTION: I move to approve the May 1, 2025, meeting minutes as presented.
Schaab/Garcia – The motion carried unanimously.

4) **PUBLIC COMMENT INSTRUCTIONS -**

Public Comment Instructions -
Cover Page
[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

Public Commenters -

1. Mr. Bruce Weiland - supports the Affordable Housing Overlay for Zoning
2. Mr. Jamie Clough (Kitsap Building Association) - urged the Planning Commission to support affordable/workforce housing
3. Mr. Ron Peltier - expressed support for the Planning Commission's direction on affordable housing

5) PUBLIC PARTICIPATION MEETING -

PSE North Madison Underground Distribution Project - Public Participation Meeting

[Cover Page](#)

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



2025_0506_PPM
Presentation_COBI.p

Chair Birtley opened the PSE PPM and introduced Associate Planner Joanne Mendenhall who provided a brief presentation on the proposed project. Joanne introduced Dylan Marcus of PSE who presented information on the project.

PPM Public Commenters -

1. Ms. Mari Bickford - would like to know where the digging will take place, concerned about effects on trees, and inquired if other projects can be done at the same time
2. Ms. Ashely MJ Rotto - asked about boring depth and disruption to tree roots
3. Mr. Brian Remedios - inquired about dual underground and overhead lines and how they will be used
4. Mr. Eric Mammano - expressed concerns about the vulnerability of overhead lines and asked for clarification about the project
5. Mr. Norm Landry - asked for clarifications on the project
6. Ms. Gail Bernard – inquired about how long the project will take and specifics of the boring
7. Mr. Ron Peltier - would like to know how this project will impact the fish passage and the culvert, possible upgrade to culvert
8. Mr. Stuart Cason - would like to know how the project will be paid for
9. Mr. Jacob Bank Knudson - concerned about the safety of kids traveling to/from school during construction

Discussion by Commissioners.
Chair closed the PPM at 6:51 PM.

6) **UNFINISHED BUSINESS -**

Continued Discussion on Winslow Subarea Plan

[Cover Page](#)

[Winslow 050825 PC Slides.pdf](#)



BDeines COBI
Inclusionary Zoning



Winslow 050825 PC
Slides.pdf

Senior Planner Jennifer Sutton presented material for the WSP with zoning information and a review of the work done to date on the WSP & Comp Plan.

MOTION: I move that the High School Road District be allowed and Incentivized Maximum of 55 feet and 4.0 FAR Incentivized Housing Allowance.

Garcia/Deines – The motion carried unanimously.

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

PCD Director Patty Charnas - No report but will work with the Chair to find additional meeting dates.

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

Senior Planner Jennifer Sutton suggested that the public and commissioners forward emails to pcd@bainbridgewa.gov when they send emails directly to the Planning Commissioners. Vice-Chair Blossom offered thoughts on the High School Rd/Hwy 305 roundabout. Chair Birtley – discussed agenda planning for next meeting. Commissioner Deines - would like to get feedback on the matrix before applying it to other locations.

9) **ADJOURNMENT - 9:12 PM**



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 22, 2025

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Public Comment Instructions -

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Discussion Only

ATTACHMENTS:

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



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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

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

Instructions for Providing Public Comment Remotely

1. Contact the Planning & Community Development Department at pcd@bainbridgewa.gov no later than Noon on the day of the meeting. State which meeting you would like to make a public comment and provide your true name.
IMPORTANT: No remote public comment will be accepted without first registering at the email address above.
2. Join the Zoom webinar by following the link posted on the agenda and on the City's website calendar. Sign into Zoom. You will need to enter and display your true name on Zoom.
3. The Chair will indicate when it is time for you to make a public comment.

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

5.6 Respect and Decorum

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

5.6.1 Orderly Behavior and Civility in Remarks

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

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

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

5.6.2 Permission Required to Address the Council

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

.....

9.12.2 Subjects – Whether or Not on the Current Agenda

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

9.12.3 Use of Microphones

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



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 22, 2025

ESTIMATED TIME: 20 Minutes

AGENDA ITEM: Consider Ordinance No. 2025-13 Relating to Unlisted Land Uses - Planning,

AGENDA CATEGORY: Ordinance

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):
April 9, 2024; March 25 and April 22, 2025.

RECOMMENDED MOTION:

I move to schedule a public hearing on Ordinance No. 2025-13 for the June 12, 2025 Planning Commission meeting.

SUMMARY:

On April 22, 2025, the City Council completed its discussion of draft Ordinance No. 2025-13 by approving a motion to direct the Planning Commission to review and hold a public hearing on the ordinance.

During their April 9, 2024, regular business meeting, City Council discussed the desire to update code regarding unlisted uses. Specifically, staff was directed to prepare code updates that provided for an updated process for permit applicants who propose uses that do not appear as a use or have clear relation to listed uses in the zoning use table. Land uses that are listed in code are subject to the permitting process adopted in code. These permitting processes are defined for ministerial ("permitted") uses; for conditional uses; for conditional accessory uses; and for temporary uses.

Staff prepared proposed updates to the city's procedures code (BIMC 2.16) and to the city's zoning code (18.09.005) that establish a new process whereby new or novel land uses would be subject to a review process by the Planning Commission. A new application type would be created and defined for applicants to submit an "application for an unlisted use determination" and for the Planning Commission to receive application materials as well as a presentation from the applicant. The Planning Commission would invite public comment on whether the proposed new use shall be processed using existing permit processes or if the unlisted use requires a zoning code update (which could include a prohibition or use-specific standards). The Planning Commission would then transmit their determination along with findings of fact and conclusion to the

Director of Planning and Community Development for transmittal to the applicant. If the Planning Commission determines that the use can follow a particular permitting process, the applicant would then apply for a permit and proceed through that permitting process.

BACKGROUND:

Ordinance No. 2018-13 amended Bainbridge Island Municipal Code to include a process whereby the Director may make a determination on what type of permit to administer when an unlisted use is proposed. In late 2023, a crematorium was proposed by a local funeral home. The Department of Planning and Community Development responded to the request on February 8, 2024, with a determination that a crematorium would be a conditional use and go through a conditional use permit process with a decision by a Hearing Examiner. The City Council discussed a moratorium on crematoria on April 9, 2024, and as part of the motion indicated a desire for amendments to Section 18.09.005 regarding unlisted uses that provide more clarity, more public awareness and include involvement of the Planning Commission in determining a permit process for unlisted uses when they are proposed.

Since initial presentation at City Council on March 25, 2025, suggestions for minor clarifications have been integrated into the ordinance. At the March 25, 2025 City Council meeting, the Council voted to place this item on the April 22, 2025 agenda.

ATTACHMENTS:

[Ordinance No. 2025-13 Unlisted Uses.pdf](#)

ORDINANCE NO. 2025-13

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to unlisted uses, amending BIMC Section 18.09.005 and Section 2.16

WHEREAS, on June 12, 2018, the City Council passed Ordinance 2018-13 related to Business/Industrial uses; and

WHEREAS, Ordinance 2018-13 amended Bainbridge Island Municipal Code to include a process whereby the Director may make a determination on what type of permit to administer when an unlisted use is proposed; and

WHEREAS, permitting processes include ministerial, public notice, and public hearing processes; and

WHEREAS, the code adopted at that time further described that the determination of what permit process to use was made would be published after the conclusion of a completed permit process and not at the beginning of that process; and

WHEREAS, on January 10, 2024, the Department of Planning and Community Development received a request for a determination of an unlisted use for a crematorium; and

WHEREAS, crematoria are not included in Bainbridge Island Municipal Code Table 18.09.020 “Use Table;” and

WHEREAS, the Department of Planning and Community Development responded to the request on February 8, 2024, with a determination that a crematorium would be a conditional use; and

WHEREAS, the City Council discussed a moratorium on crematoria on April 9, 2024, and as part of the motion indicated a desire for amendments to Section 18.09.005 regarding unlisted uses that provide more clarity and include involvement of the Planning Commission in determining a permit process for unlisted uses when they are proposed; and

WHEREAS, procedural actions are exempt from State Environmental Policy Act per WAC 197-11-800 (19); and

WHEREAS, on March 25, 2025, the City Council discussed amendments to Section 18.09.005, and on April 22, 2025, the City Council approved a motion to direct the Planning Commission to review and hold a public hearing on Ordinance No. 2025-13; and

WHEREAS, on May 22, 2025, the Planning Commission considered the draft amendments; and

WHEREAS, on XXXXX, the Planning Commission held a public hearing on the draft amendments and recommended XXXX to the City Council; and

WHEREAS, The City Council reviewed the Planning Commission's recommendation at a regular business meeting on XXXXX; and...

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 18.09.005 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

18.09.005 Permitted and conditional uses.

Permitted and conditional uses allowed in each zone district are shown in the use table BIMC 18.09.020. It is recognized that new uses will evolve over time. ~~The director has the authority to evaluate an application and compare a proposed unlisted use against the permitted and conditional uses listed in Table 18.09.020. When a proposed use is not specifically listed in this chapter, the use may be allowed if the director determines that it is similar to other uses listed and compatible with other uses in the vicinity where it will be located. The director will issue a notice of decision about whether an unlisted use is allowed or not allowed, pursuant to the procedures outlined in BIMC 2.16.020.M.7 and 2.16.030.F. The notice of decision will be combined with issuing other required land use permits, building permits, or business licenses, as applicable. A permit for an unlisted use may require, as a prerequisite, application for an unlisted use determination, pursuant to BIMC 2.16.230.~~

Section 2. Section 2.16 shall be amended to include a new section as follows:

2.16.230 Unlisted Use Determinations

A. Purpose. Unlisted use determinations are the mechanism by which the city may provide an avenue for the permitting of uses not otherwise accounted for in Title 18 that do not require a legislative review of land use regulations.

B. Applicability. Any application for building or land use permit that is not listed as a use in Title 18 or is not similar enough to a listed use as to be indistinguishable in terms of

land use impacts, shall first require the application and issuance of an unlisted use determination .

C. Procedures. Review of unlisted use determinations shall include all of the following in the order listed:

1. Application. An applicant may submit an application for an unlisted use determination including a narrative describing the intended use, the proposed location of the use, and an analysis of the compatibility of the use with other listed uses in the vicinity of the proposed location, if applicable.

2. Review and Determination by Planning Commission.

a. The purpose of the Planning Commission review and determination is to review the unlisted use for consistency with the Comprehensive Plan and to determine whether the unlisted use shall be processed as permitted (“P”), conditional (“C”), accessory (“A”), conditional accessory (“CA”), or temporary (“T”), or if the unlisted use should be prohibited.

b. The Planning Commission shall consider the application at a public meeting where public comments will be taken.

c. The Planning Commission shall approve, approve with conditions, or deny the application. In making a determination, the Planning Commission shall consider the compatibility of the intended use with other allowed uses in the vicinity of the proposed location. The determination of the Planning Commission determination is appealable to the City Council.

d. The Planning Commission will forward its written findings of fact and conclusions, their determination regarding the unlisted use, and any conditions associated with the determination, to the Director.

3. Issuance. The Director shall transmit the determination of the Planning Commission to the applicant and place the land use or building permits back under review if no other information is outstanding.

4. Publishing the Unlisted Use Determination. The Director shall publish a Notice of Unlisted Use Determination in combination with the Notice of Application, pursuant to the procedures outlined in BIMC 2.16.020.M.4.

5. The Planning Commission may at any time recommend to the City Council that an unlisted use be addressed through a legislative review of land use regulations as outlined in BIMC 2.16.180 instead of through the provisions of this section.

Section 3. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED by the City Council this XXX day of XXX, 2025.

APPROVED by the Mayor this XXX day of XXX, 2025.

Ashley Mathews, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, MMC, City Clerk

FILED WITH THE CITY CLERK:	March 22, 2025
PASSED BY THE CITY COUNCIL:	
PUBLISHED:	
EFFECTIVE DATE:	
ORDINANCE NUMBER:	2025-13



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 22, 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 and 8, 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 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. At the 5/8 meeting, the Commission completed a preliminary recommendation of 55 ft and 4.0 FAR for the High School Road zone for projects that include affordable housing (details TBD).

The Planning Commission will continue discussing development standards for the other mixed use zones (Central Core, Madison & Ferncliff). The Planning Commission could also discuss boundaries for the Winslow residential zones (R-zones) as time allows.

The City received one Comprehensive Plan Amendment (CPA) request during the recent 2025 application window. The CPA is known as the Civic + Cultural Connection Overlay, and the application requests policy amendments and new policies in the Comprehensive Plan and the Winslow Subarea Plan. Since the policy requests relate generally to the Central Core zone, the policy request is included in these meeting materials; City planning staff annotated the document to show what could not be considered with a text only policy amendment request (as opposed to a site specific CPA request).

Additional information regarding this CPA application can be found on the City's permit portal here: [PLN52984 CPA](#)

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, April, and May 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:

[May 22 Winslow Slides.pdf](#)

[CPA 52984 w PCD notes.pdf](#)



**CITY OF
BAINBRIDGE ISLAND**

Prepared for:
*Planning Commission
Meeting*

May 22, 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**.



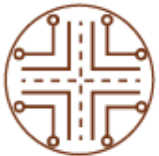
The community strives for **THRIVING LOCAL BUSINESSES**, entrepreneurs, and **ART AND CULTURAL INSTITUTIONS** to benefit the whole community and create **ECONOMIC VITALITY**.



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.

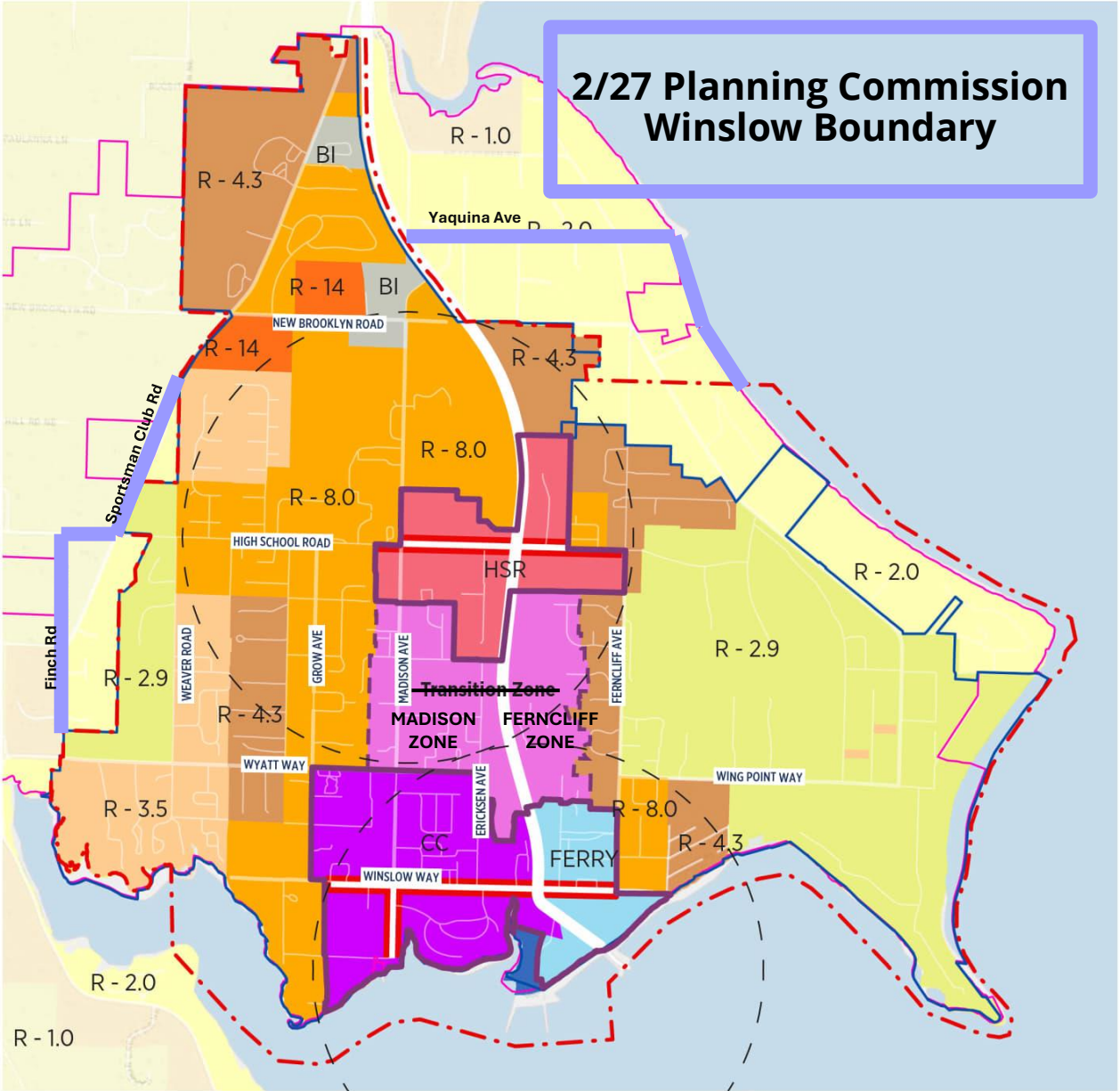


PRESERVATION and **ENHANCEMENT OF ECOLOGICAL RESOURCES**, networks of open spaces and access to enhanced **AMENITIES** and **COMMUNITY RESOURCES** are key priorities for the community.



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		

Legend

R - 0.4

R - 1.0

R - 2.0

R - 2.9

R - 3.5

R - 4.3

R - 8.0

R - 14.0

CC - Central Core Overlay

Ferry - Ferry Terminal Overlay

HSR - High School Road Districts I and II

BI - Business/Industrial

WD-I - Water-Dependent Industrial

Cores / Walkable Corridors Zone

Transitional Zone

Active Ground Floor Corridor

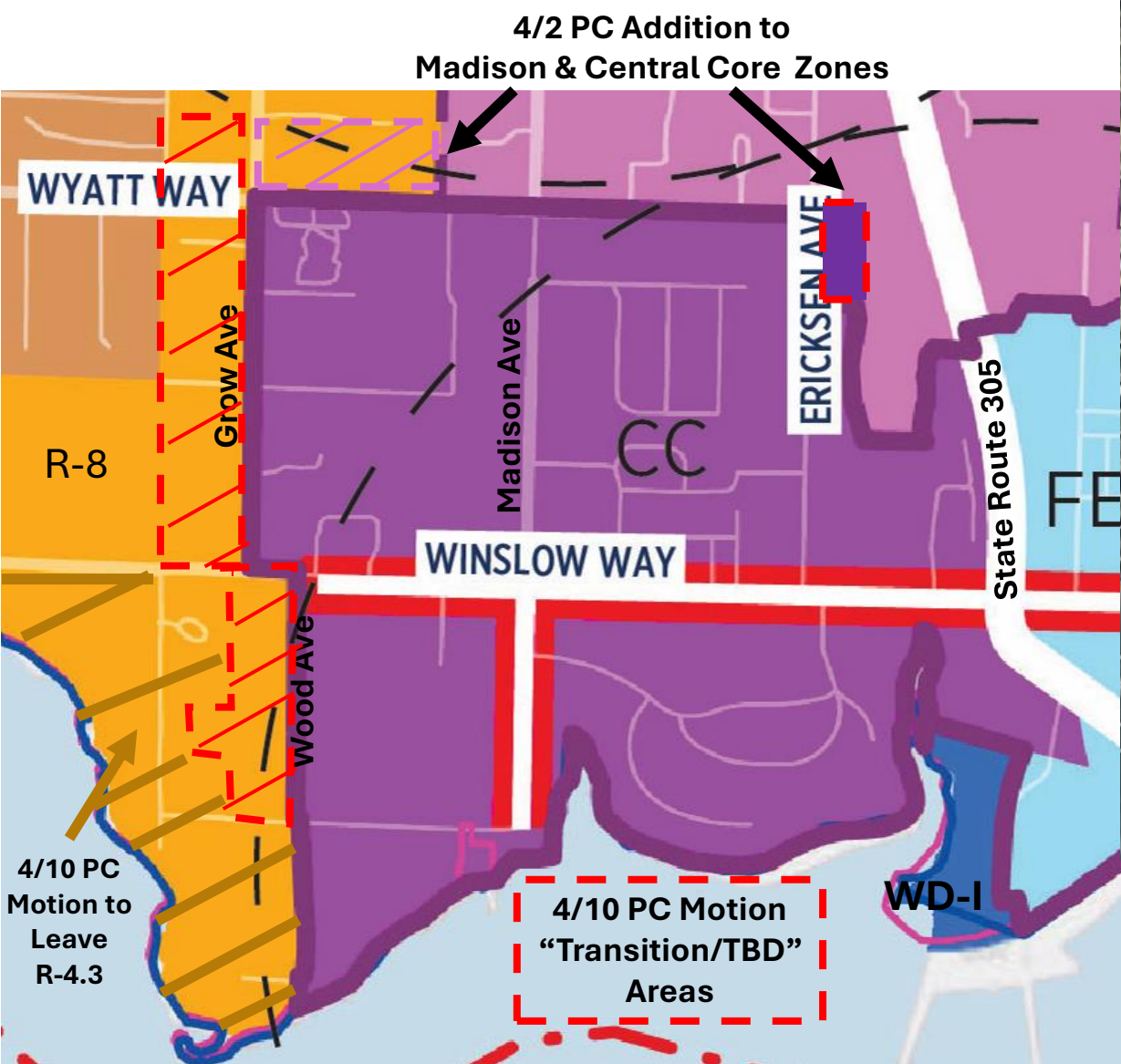
Current SubArea Boundary

Winslow Water Services Boundary

Sewer Service Area Boundary

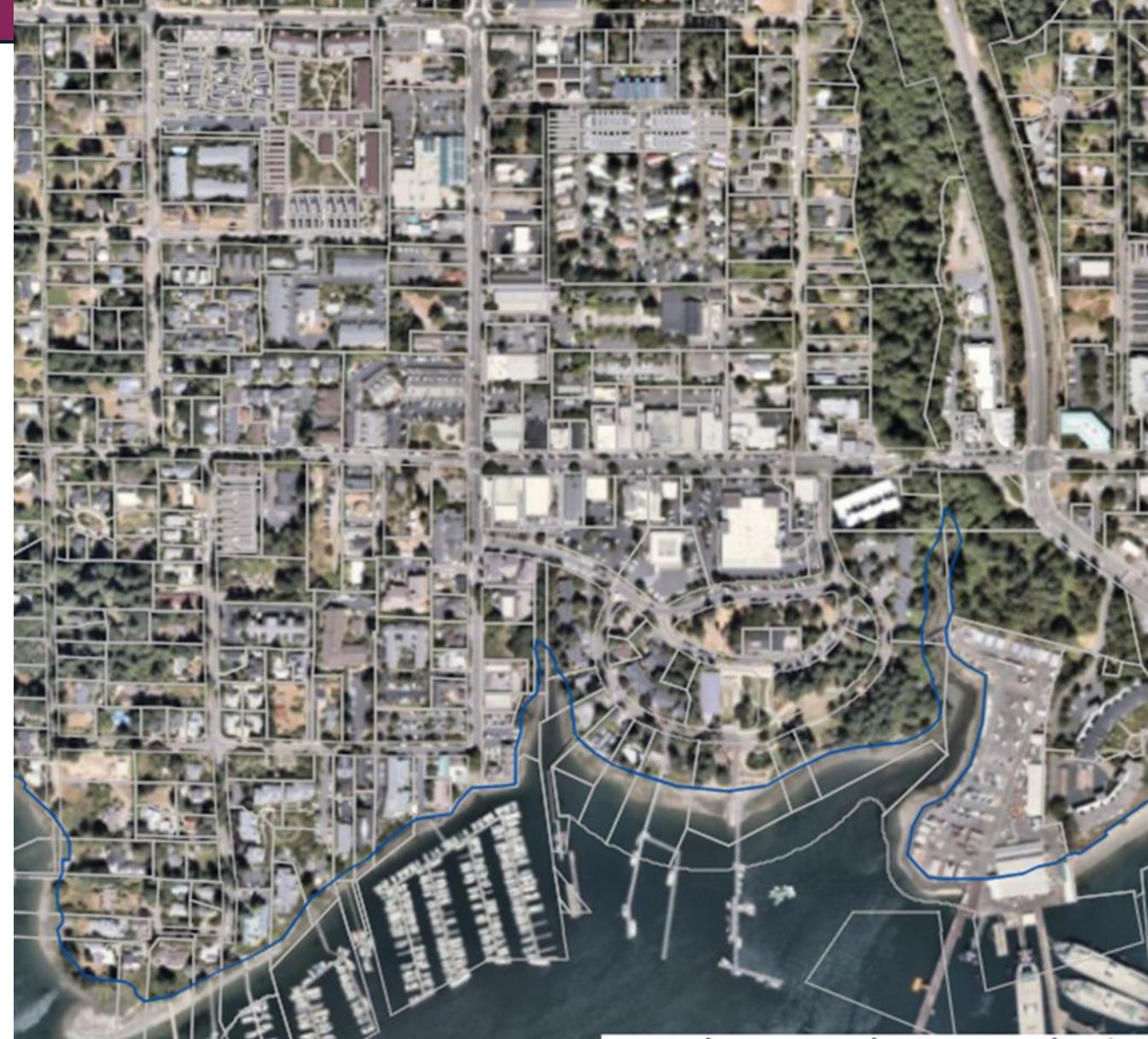
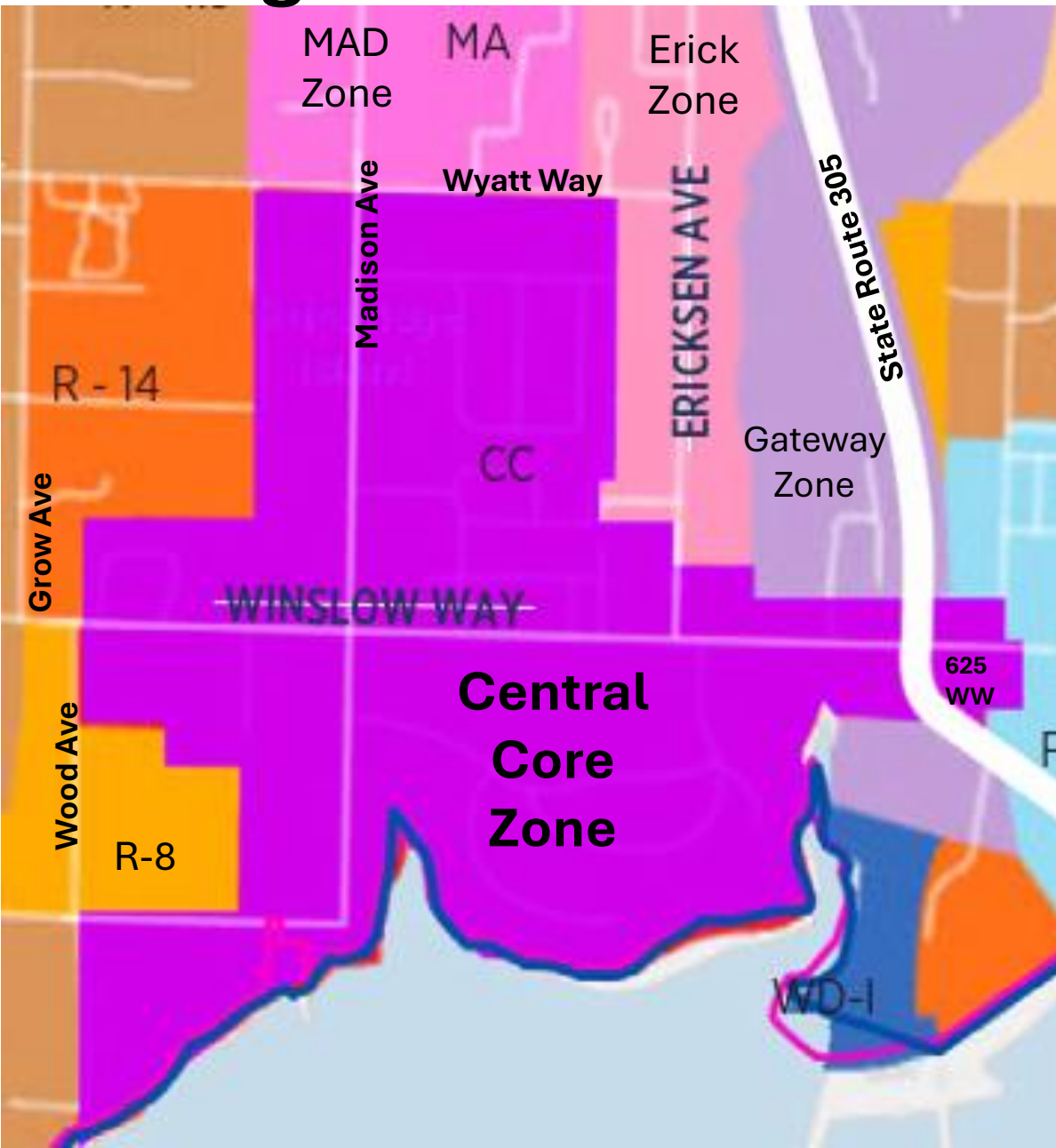
5 Minutes Walkshed

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

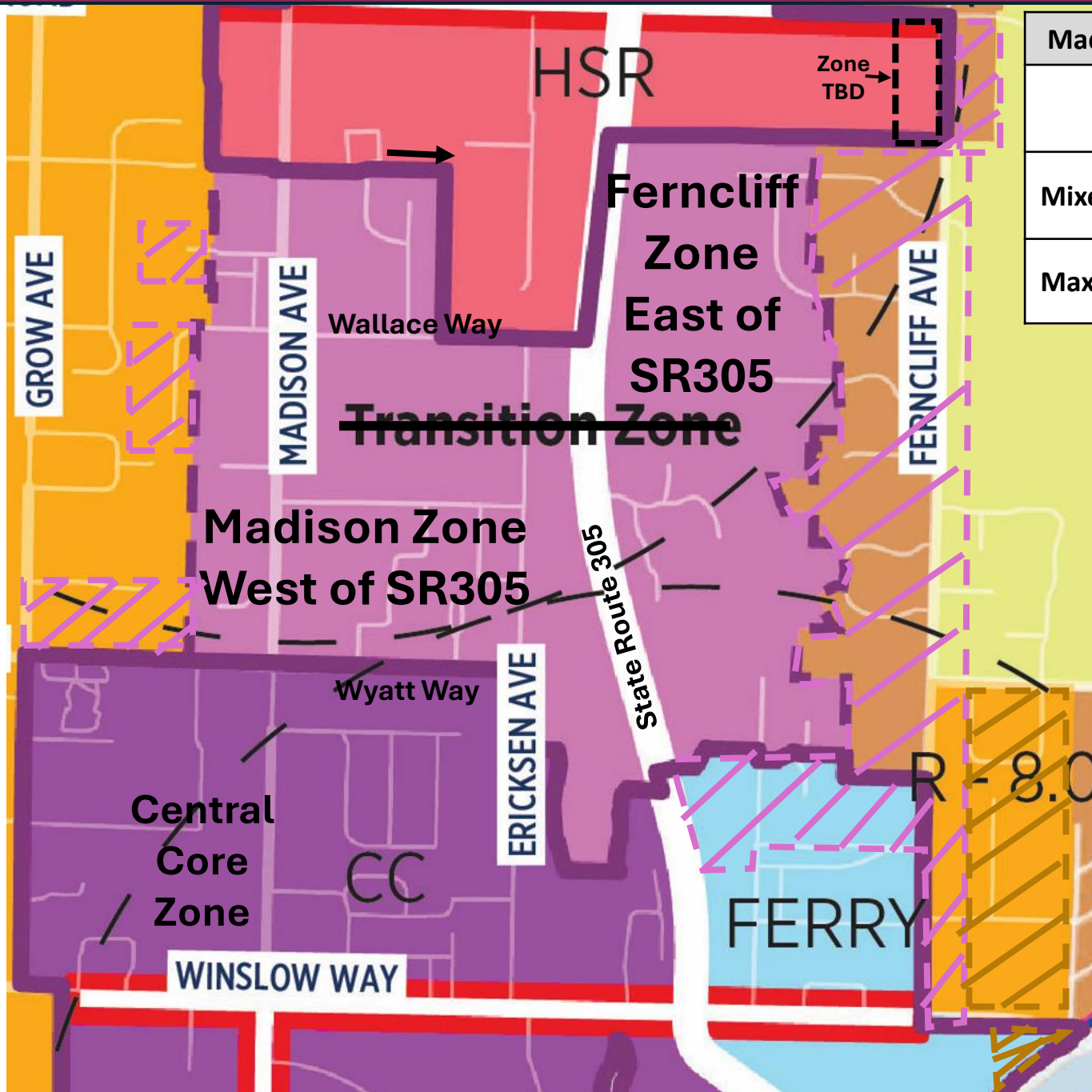


Central Core Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	1.0 (base) 1.5 (max)	2.0
Max. Building Height	45 ft	55 ft ²³

Existing Central Core Zone



Draft Alternative Madison & Ferncliff Zones

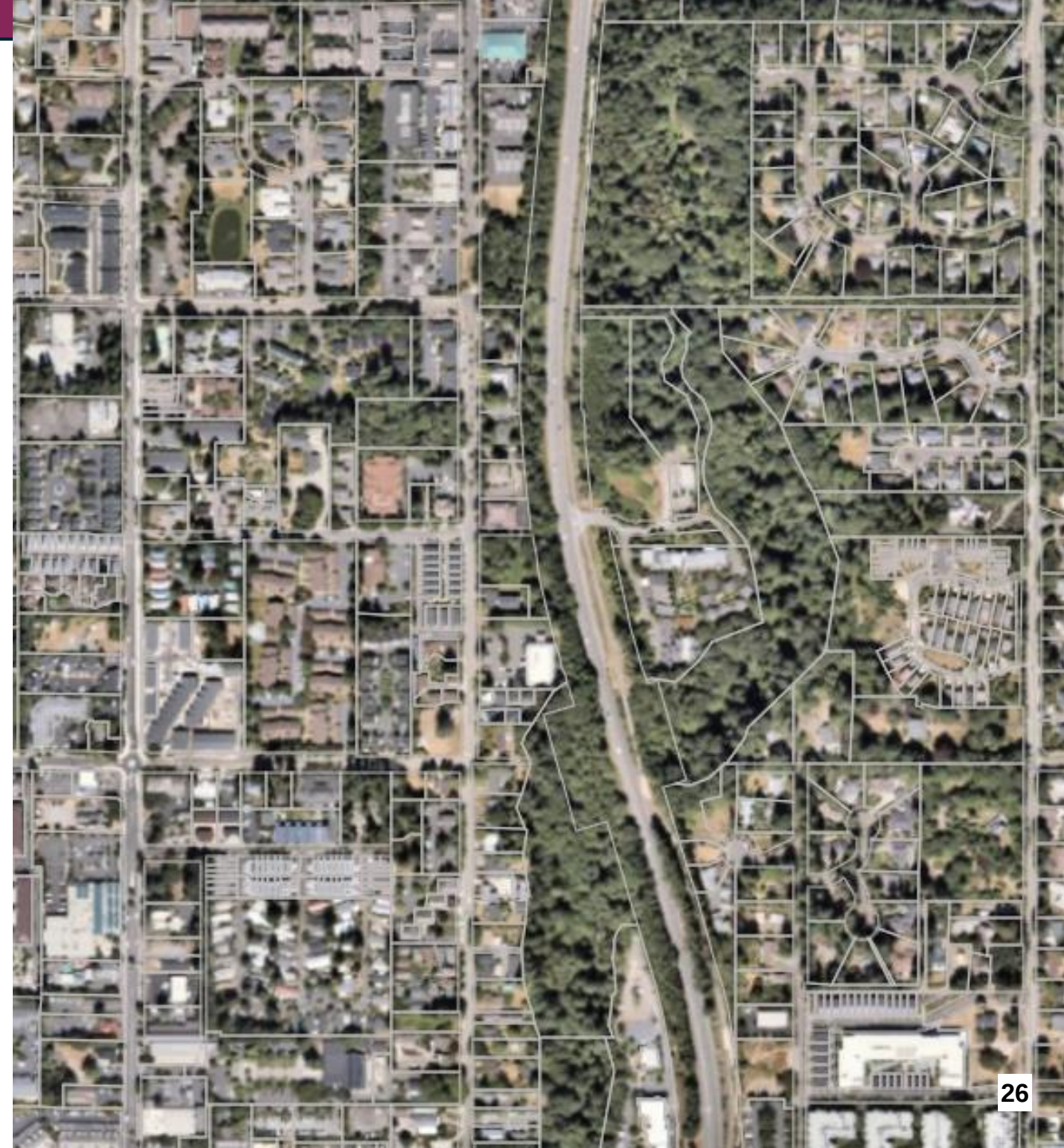
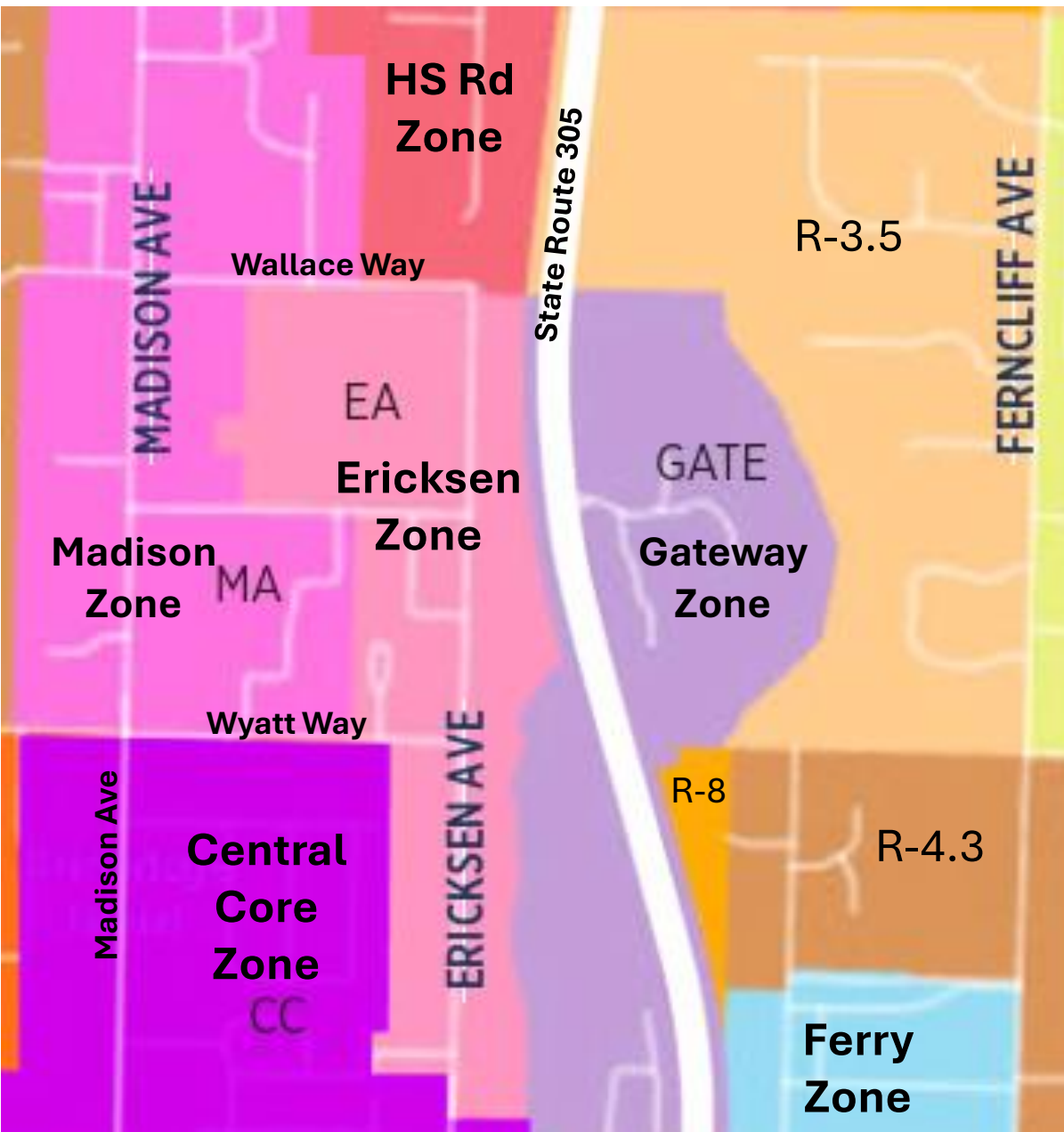


Madison & Ferncliff Zones Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	0.5 (base) 0.9/1.0 (max)	1.2
Max. Building Height	35/45 ft	45 ft

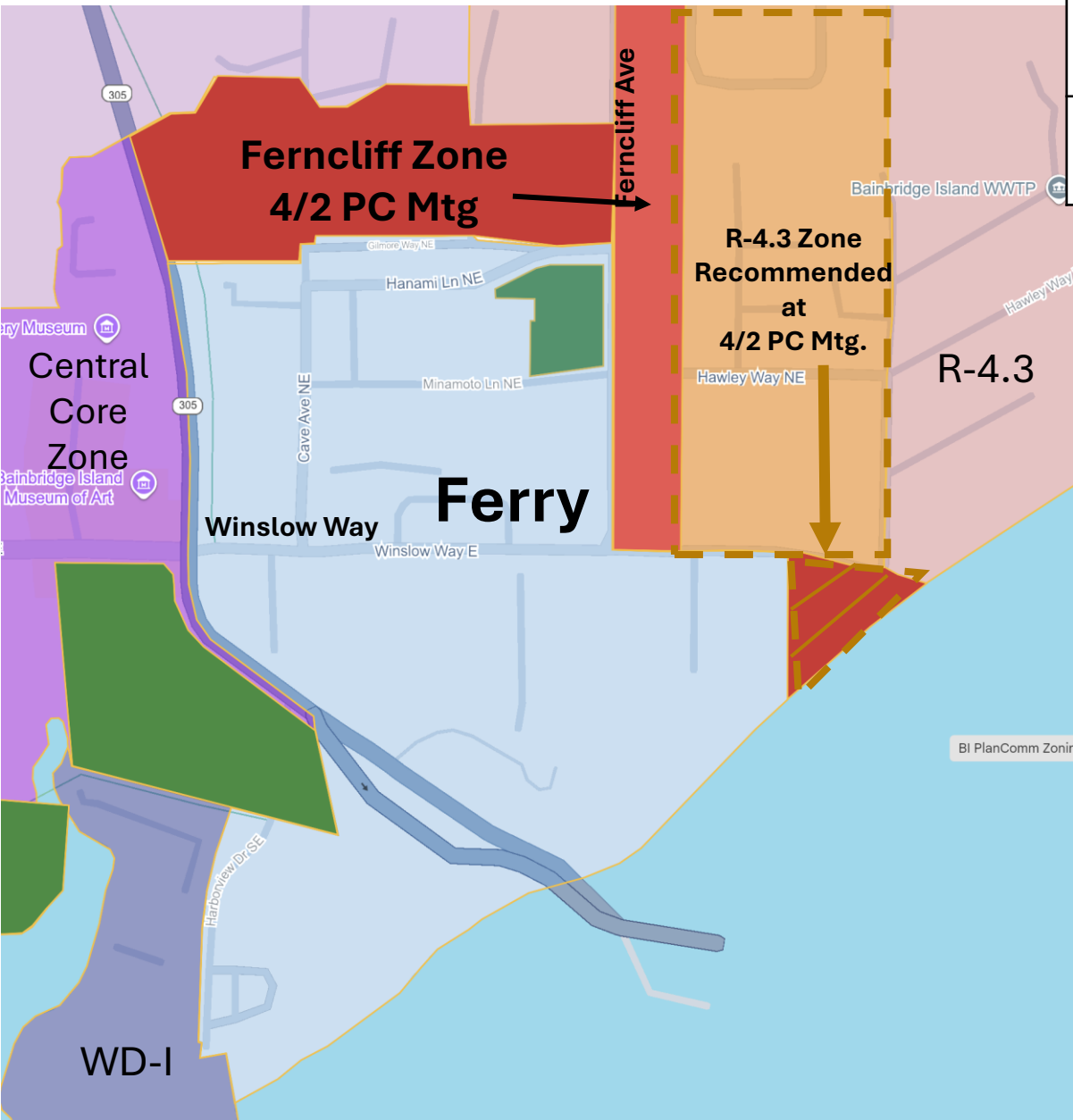
Madison &
Ferncliff Zone
Additions
Recommended at
4/2 PC Mtg.

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

Existing Transition Area Zoning

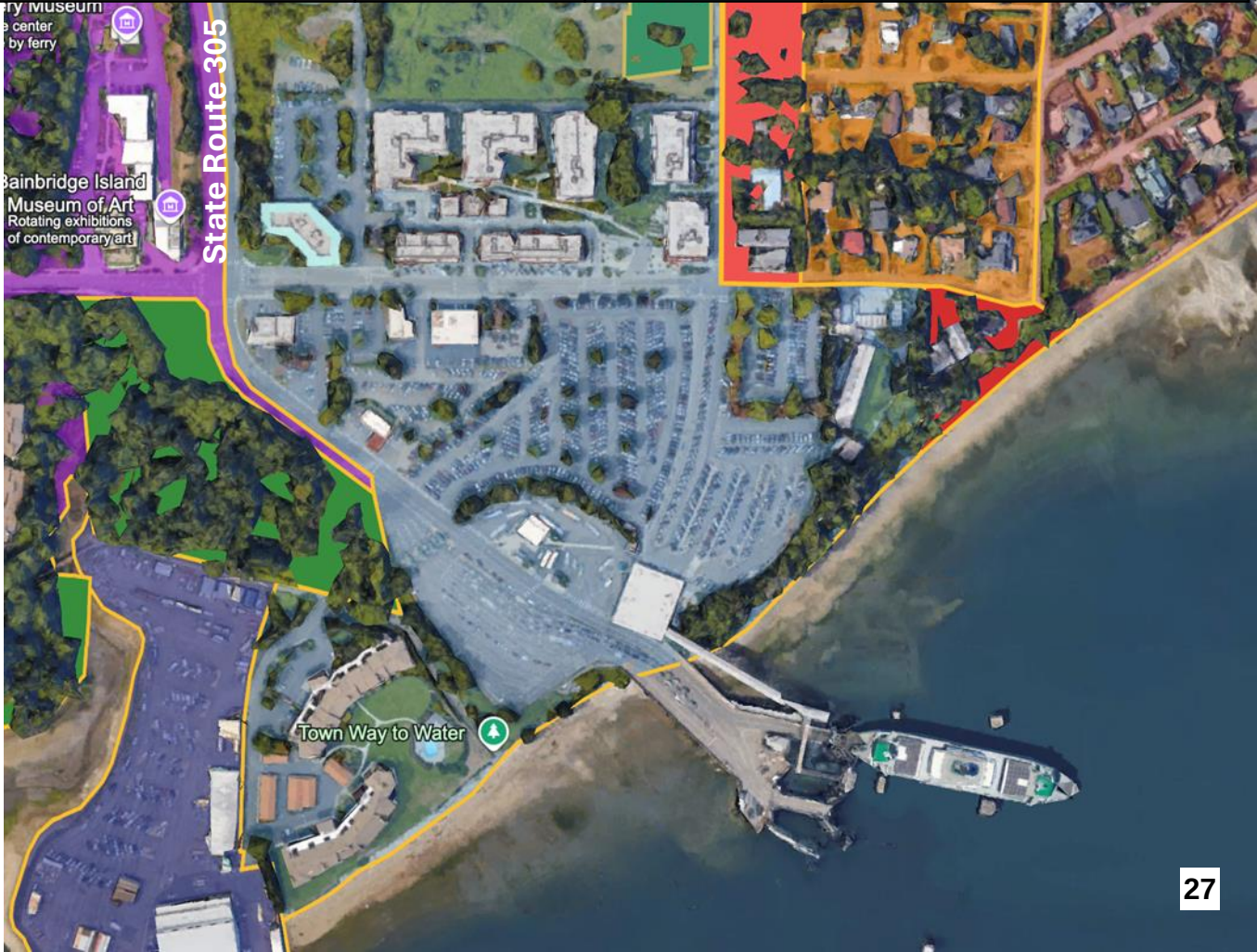


Draft Alternative Ferry Zone (3/13 Planning Commission Boundary)

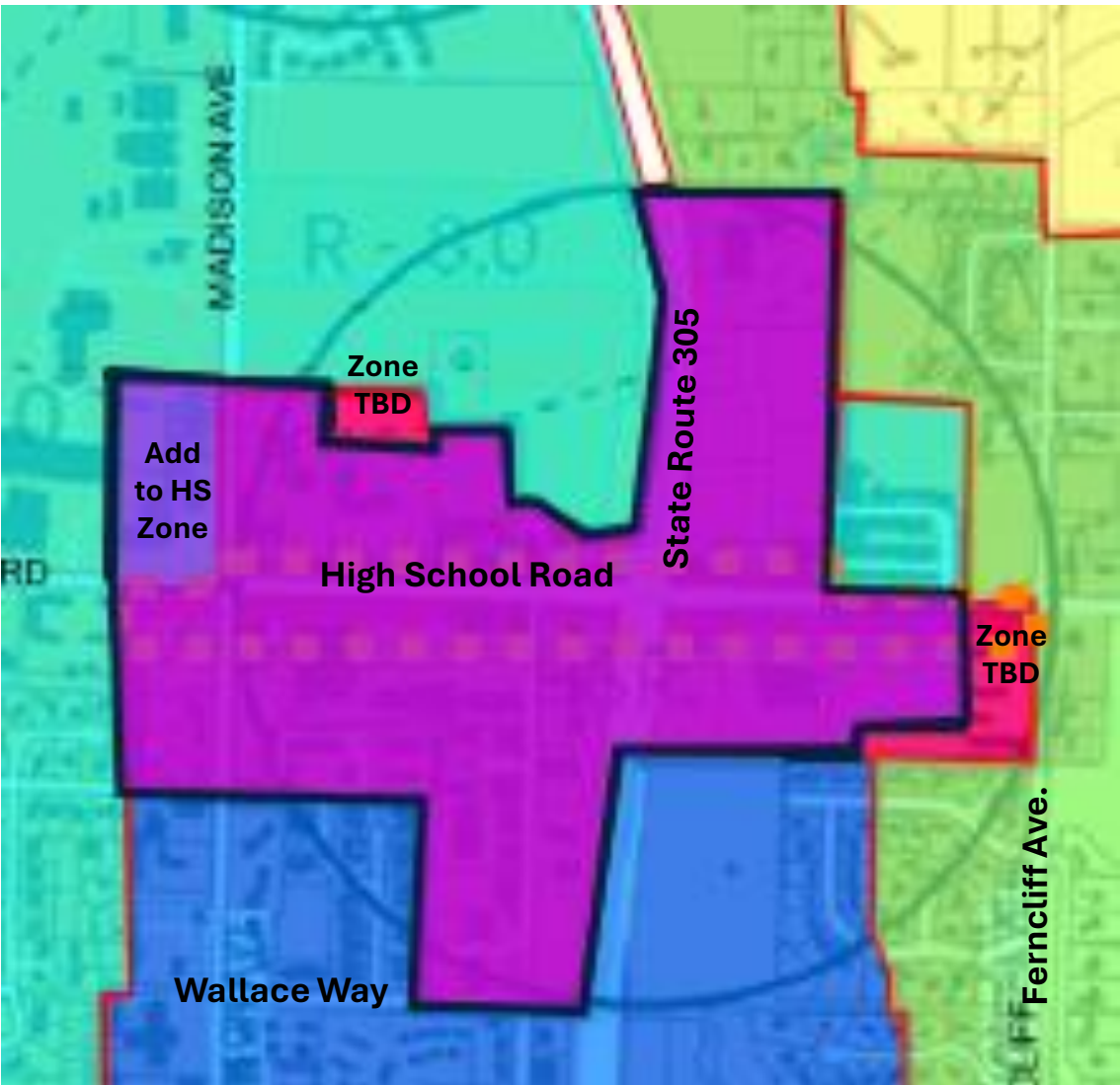


Ferry Zone Development Standards

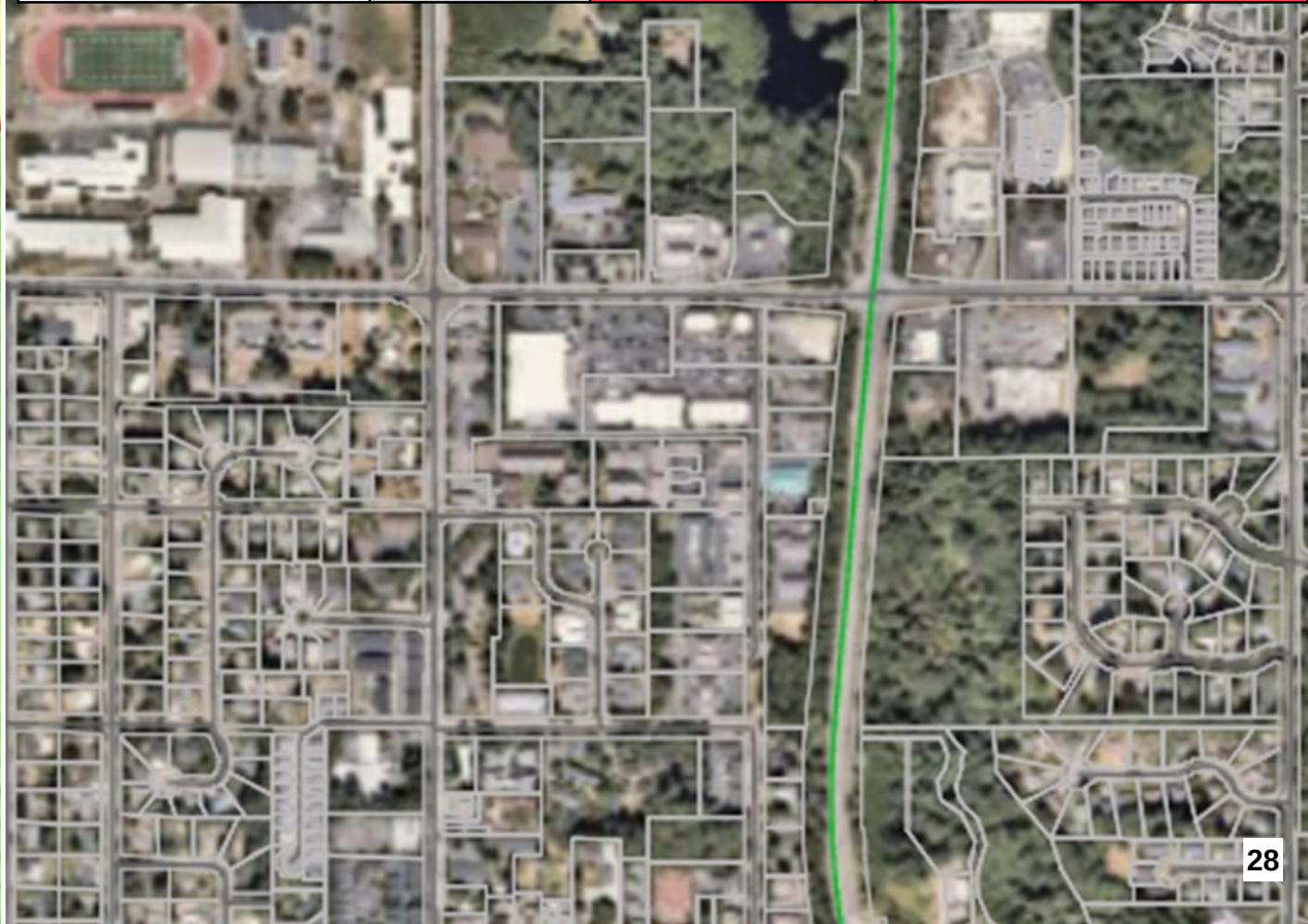
	Alt. 1 (existing)	Draft Pref. Alt.	5/1 PC Recommendation (with affordable housing)
Mixed Use Density Floor Area Ratio (FAR)	0.5 (base) 1.4 (max)	3.0	4.0
Max. Building Height	45 ft	65 ft	65 ft (6 stories) stepback TBD



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



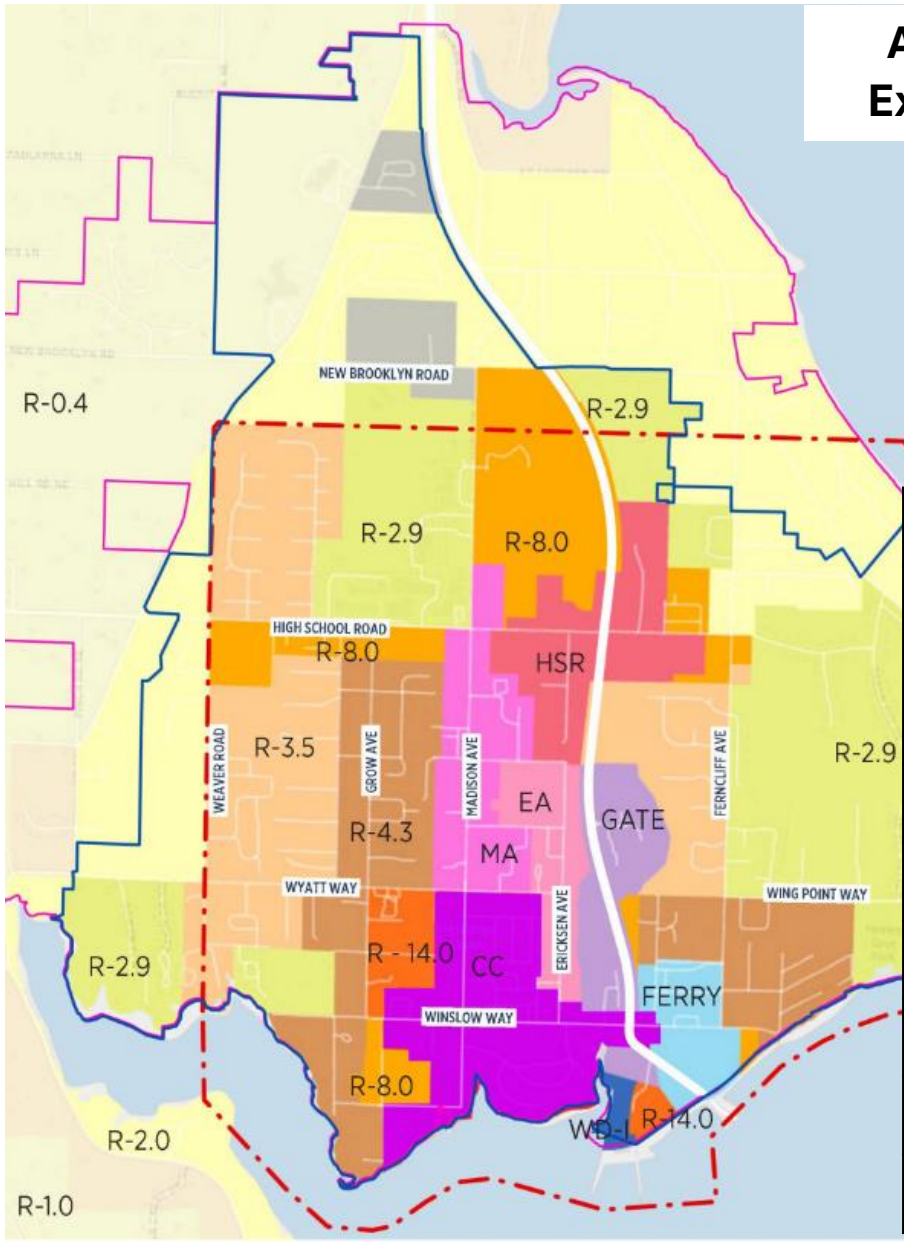
HS Road Zone Development Standards			
	Alt. 1 existing	Draft Pref. Alt.	5/8 PC Recommendation (with affordable housing)
Mixed Use Density Floor Area Ratio (FAR)	0.3 (base) 0.9 (max)	2.5	4.0
Max. Building Height	45 ft	65 ft	55 ft (5 stories) stepback TBD



Winslow Subarea Residential Zones (if time allows)

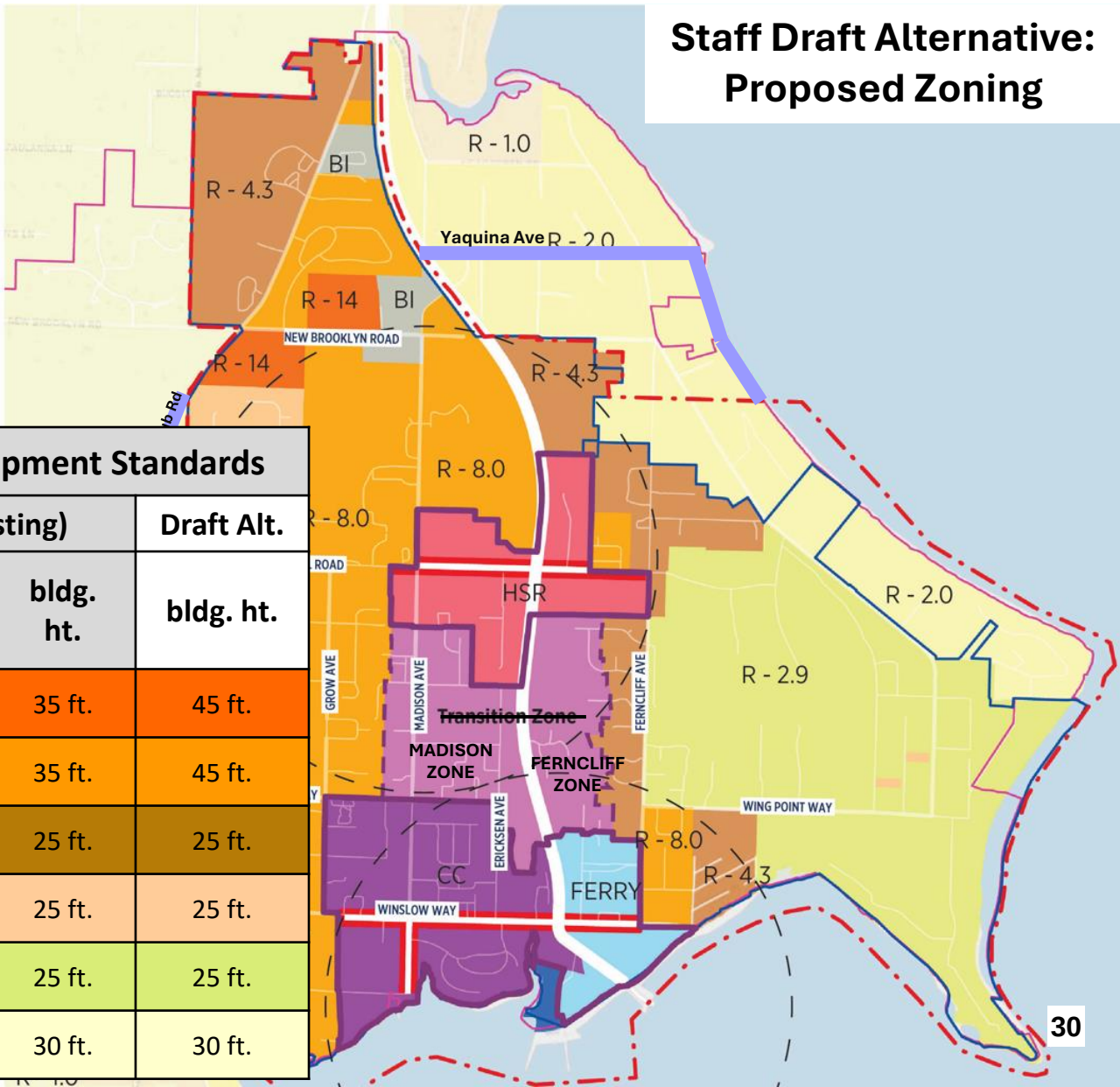
Winslow Residential Zoning

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

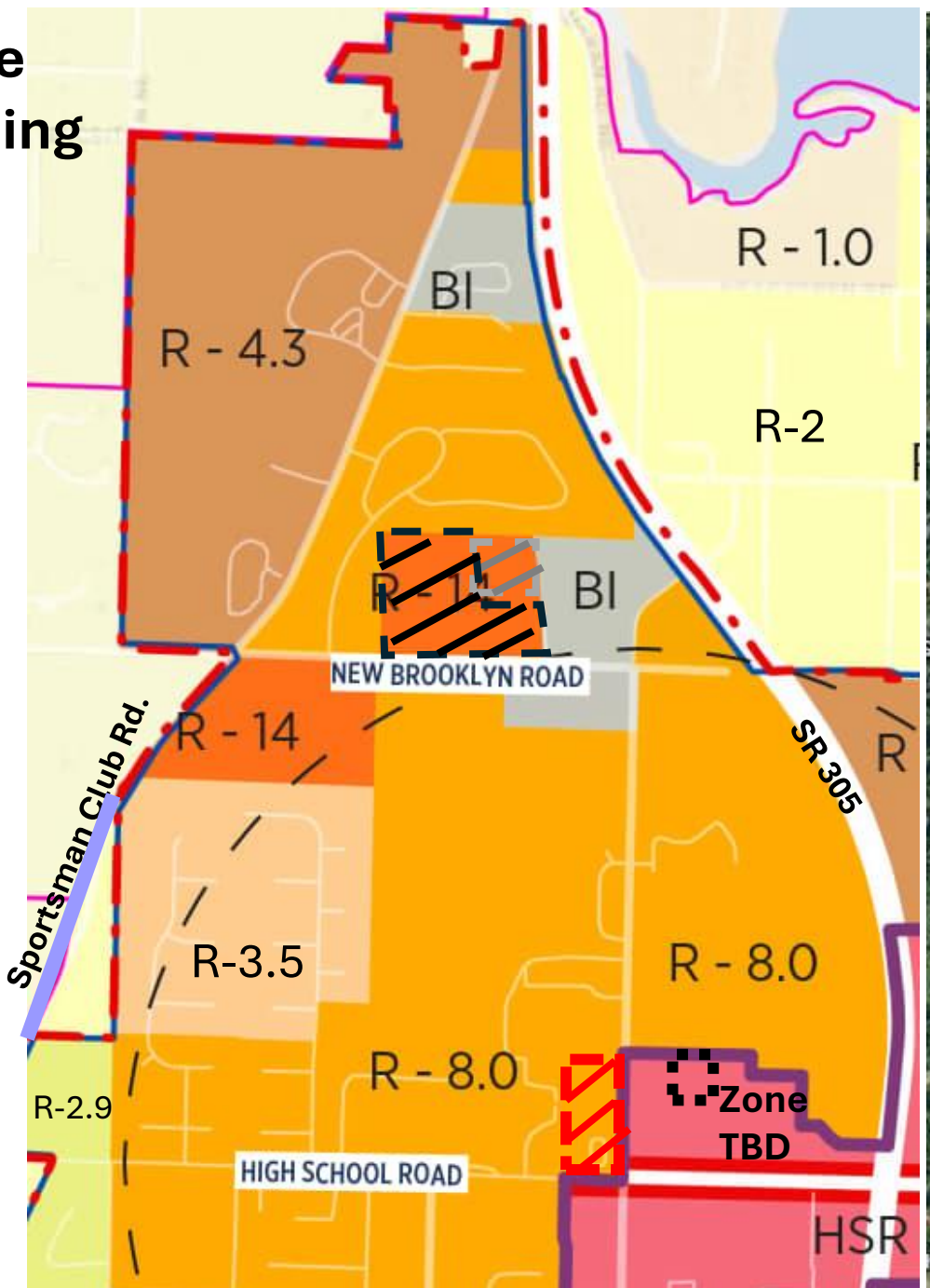


Draft Alternative Residential Zoning Northwest Winslow

Keep B/I Zoning for "The Farm" (4/22 PC Mtg.)

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

HS Zone Recommended (3/5 PC Mtg.)

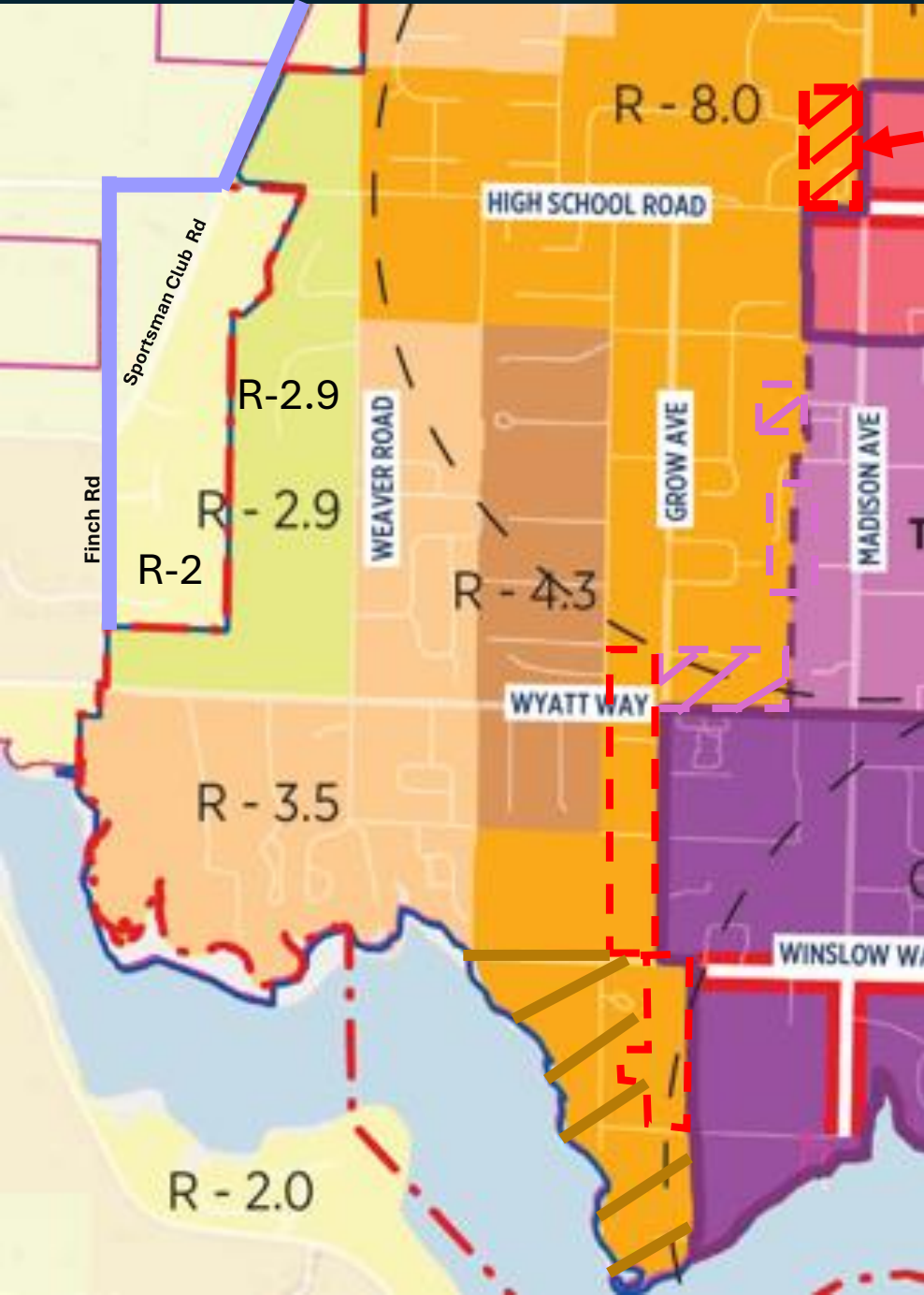


Draft Alternative Residential Zoning Southwest Winslow

Madison Zone Additions Recommended at 4/2 PC Mtg.

4/10 PC Motion “Transition/TBD” Areas

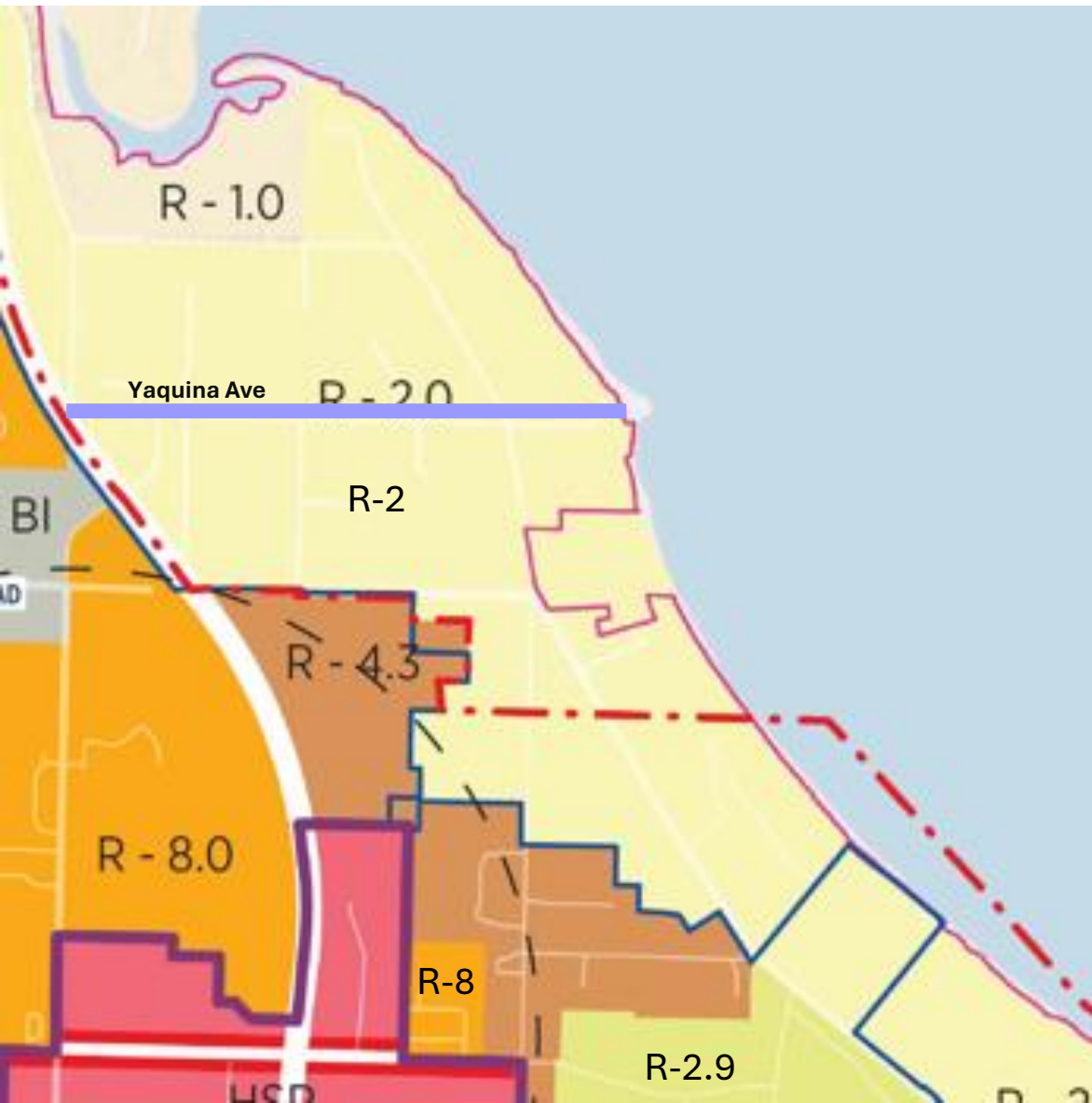
4/10 PC Motion to Leave R-4.3



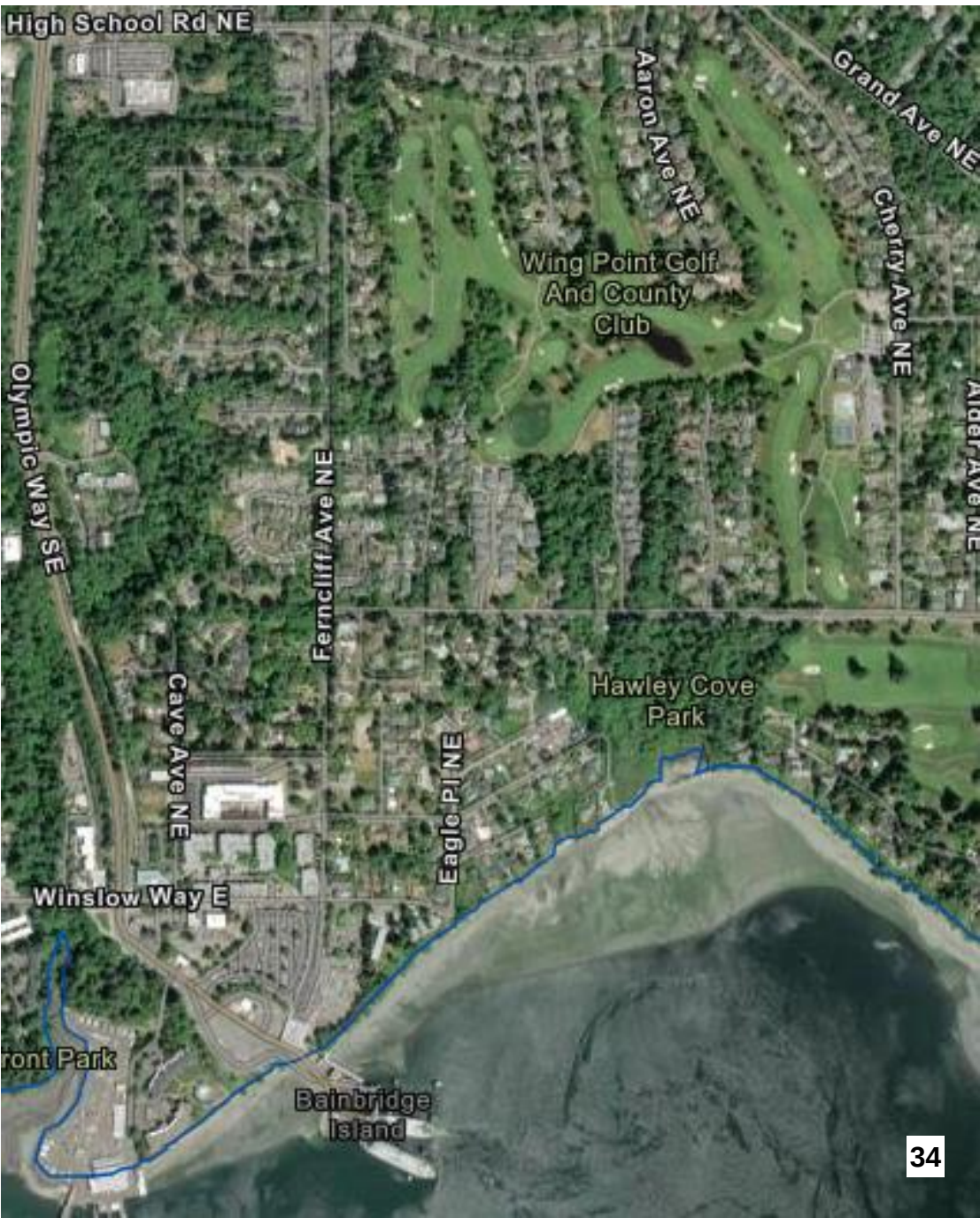
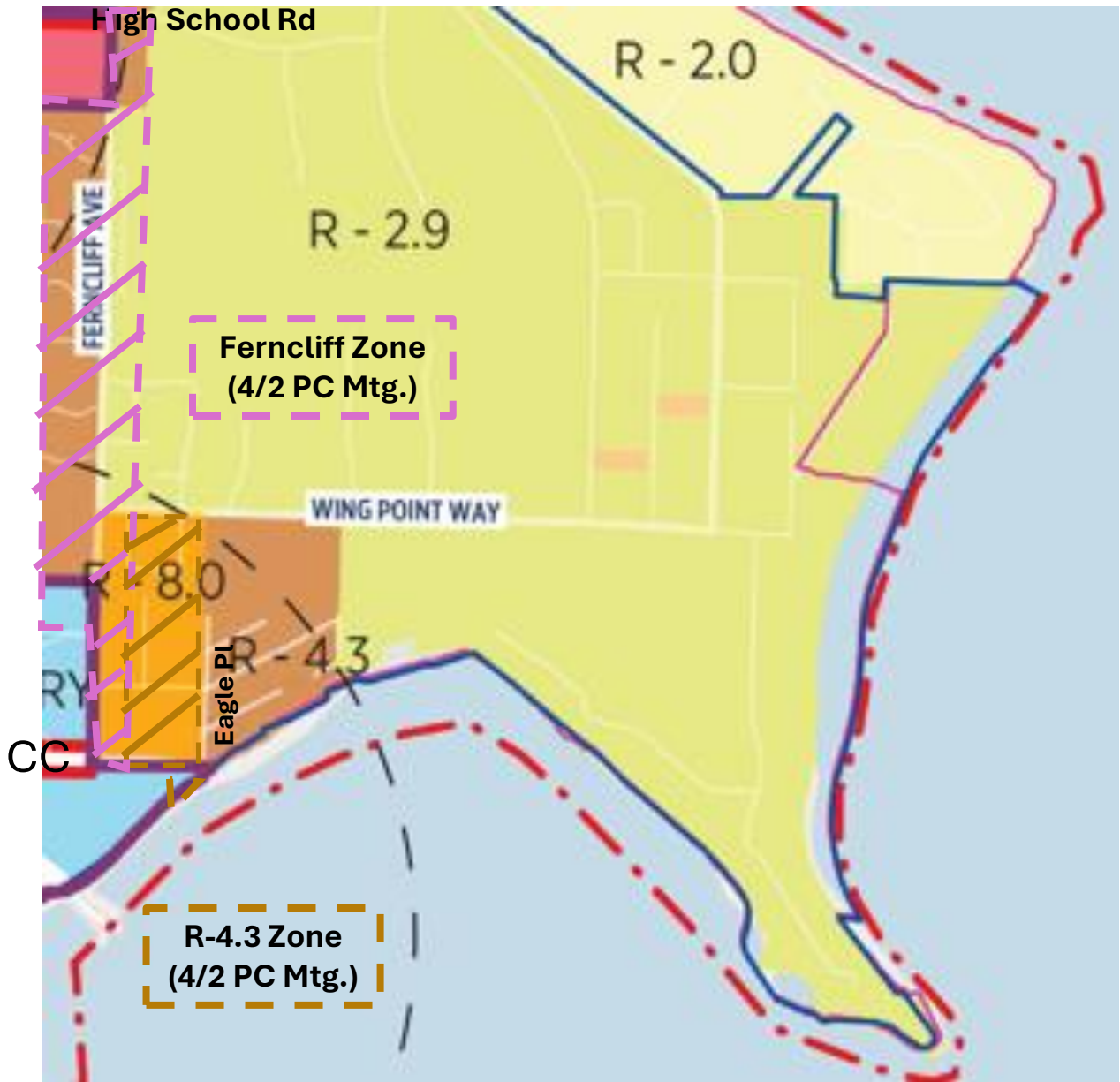
Prelim. PC HS Rd. Zone



Draft Alternative Residential Zoning Southeast Winslow



Draft Alternative Residential Zoning Southeast Winslow



PROPOSED AMENDATORY LANGUAGE / SPECIFIC SUGGESTED CHANGES TO THE PLAN

This Amendment proposes to add a Civic and Cultural Connection Overlay. This proposal ~~would add an overlay zone that~~ would allow for an increase in density and height in Central Core and provide flexibility in the commercial to residential ratio. The precise amendatory language of the Civic and Cultural Connection Overlay would be developed in conjunction with City Planning staff and would incorporate the following components:

CP Goal LU-7, **revise** Policy LU-7.3 Central Core Overlay District to read;

The Central Core is [the most] a densely developed district within the Mixed-Use Town Center. Within this Overlay District, residential uses are encouraged, but exclusive office and/or retail uses are permitted. Mixed-use development within the Central Core Overlay District that includes a residential component may be exempt from requirements to provide off-street parking for the residential component of the project.

CP Goal LU-7, **add** Policy LU-7.8 Civic + Cultural Connection Overlay District;

The Civic + Cultural Connection Overlay is a densely developed district within the Mixed-Use Town Center. Within this Overlay District, Mixed-use development is encouraged, pedestrian site porosity and dedicated public rights-of-way to enhance the walkability of Winslow are encouraged. Below-grade parking is encouraged. Developments are encouraged to thoughtfully meet the Civic and Cultural center of Bainbridge and provide public enhancements and gateways.

Additionally, **add** the above section, Civic+Cultural Connection Overlay District to the Winslow Master Plan, Chapter 2 Land Use, and ~~amend associated land use maps per the proposed Land Use Map on pp. 6-7 as required.~~

Policies listed in the Winslow Master Plan outlining the goals and policies of specific districts are to be **amended to include the following** recommended goals and policies for the Civic+Cultural Connection Overlay District;

Add: 2-12.1 – Encourage below-grade parking to further the goals of making the Winslow downtown a pedestrian oriented town center where residents and visitors are encouraged to ‘Park-First’ and do their business on foot.

Add: 2-12.2 – Provide increased FAR to encourage a diversity of housing to create a multi-generational and multi-income downtown core.

Add: 2-12.3 – Permit increased height to allow for additional pedestrian open and green space at the ground plane, encourage pedestrian thoroughfares where opportunities align with comprehensive plan goals with the goal of increasing the pedestrian orientation of Winslow.

Add: 2-12.4 – Encourage mixed-use development to enhance the livability and vitality of Winslow as well as increasing tourist opportunities for visitors. Or encourage culturally oriented uses to bolster the civic and cultural heart of downtown.

Add: 2-12.5 – In addition to the specific policies listed for this overlay district, comply with policies 2-6.1 and 2-6.3 for the Central Core Overlay District.

Included for reference;

2-6.1 - Establish FARs and development standards that support development at a level that encourages downtown living with a variety of housing sizes and types, provides commercial and retail services that meet the needs of the community, and enhances the vitality of the downtown.

2-6.3 - Increase the vitality of the civic plaza - currently comprised of the Farmers' Market, BPA, and City Hall - by developing better circulation and enhanced pedestrian amenities, providing opportunities for future civic and cultural buildings; and encouraging a greater variety of activities.

Suggested modifications to the Comprehensive Plans Cultural Element:

Add: Policy CUL-1.8: Prioritize Civic and Cultural core enhancements on and around the City’s property in Winslow.

Add: Policy CUL-3.7: Support the expansion and enhancement of the Bainbridge Island Historical Society Museum and its grounds through public and private partnerships