



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, JUNE 12, 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 - 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 / DISCLOSURE OF CONFLICTS - 6:05 PM

3. PLANNING COMMISSION MEETING MINUTES - 6:10 PM

Review and approve meeting minutes.

3a. MINUTES 5 Minutes

[Planning Commission Meeting Minutes 20250522 - 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 - 6:15 PM 10 Minutes

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

5. PUBLIC HEARING - 6:25 PM

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

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

7. NEW BUSINESS - 6:45 PM

7a. Consider Ordinance No. 2025-18 Relating to Noise Variance Procedures “ Planning, 15 Minutes

[Ordinance 2025-18 Noise Variance Amendment.docx](#)

[City Presentation_ORD2025-18.pdf](#)

6. UNFINISHED BUSINESS - 7:00 PM

6a. Continued Discussion on Winslow Subarea Plan 60 Minutes

[06.12.2025- Map of June 5 Planning Commission Zoning Recommendations.pdf](#)

[06.12.2025- Draft WSP Goal and Policy Framework.pdf](#)

8. PLANNING DIRECTOR’S REPORT - 8:00 PM

9. FOR THE GOOD OF THE ORDER - 8:05 PM

10. ADJOURNMENT - 8:10 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: June 12, 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 22, 2025, meeting minutes, as presented.

ATTACHMENTS:

[Planning Commission Meeting Minutes 20250522 - Draft.pdf](#)



Planning Commission Regular Meeting May 22, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Vice-Chair Sarah Blossom called the meeting to order at 6:01 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Sarah Blossom, Peter Schaab, Alex Preudhomme, Criss Garcia, and Ben Deines. Present via Zoom was Commissioner Sean Sullivan. Excused was Chair Ariel Birtley. Also present in Chambers were Planning & Community Development Director Patty Charnas, Senior Planner Jennifer Sutton, and City Council Liaison Jon Quitslund.

2) AGENDA REVIEW / CONFLICTS DISCLOSURE -

MOTION: I move to approve the agenda for May 22, 2025, regular Planning Commission meeting.

Denies/Garcia: The motion carried unanimously.

Commissioner Deines stated a possible conflict regarding Hagger Scribner and may need to recuse himself if any motions are made regarding their project.

3) PLANNING COMMISSION MEETING MINUTES -

3a. Minutes

[Cover Page](#)

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

MOTION: I move to approve the May 8, 2025, meeting minutes as presented.

Denies/Garcia: The motion carried unanimously.

4) PUBLIC COMMENT INSTRUCTIONS -

4a. Public Comment Instructions -

[Cover Page](#)

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

1. Mr. Ron Peltier - offered comments on the potential for diminished levels of service in transportation, a sole source aquifer island, and housing

2. Ms. Kim McCormick - as a representative of the Hagger Scribner Properties Group, made comments on a Civic & Cultural overlay

5) NEW BUSINESS -

5a. Consider Ordinance No. 2025-13 Relating to Unlisted Land Uses - Planning,
[Cover Page](#)
[Ordinance No. 2025-13 Unlisted Uses.pdf](#)

Vice Chair Blossom introduced Senior Planner Jennifer Sutton to discuss Ordinance 2025-13.

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

Schaab/Garcia: The motion carried unanimously.

6) UNFINISHED BUSINESS -

6a. Continued Discussion on Winslow Subarea Plan
[Cover Page](#)
[May 22 Winslow Slides.pdf](#)
[CPA 52984 w PCD notes.pdf](#)

Vice-Chair Blossom introduced Senior Planner Jennifer Sutton to open tonight's discussion of the WSP work. Discussion only.

7) PLANNING DIRECTOR'S REPORT -

Director Charnas provided info on:

- A community meeting on May 29 re: housing
- Staff working on the noise ordinance after the City Council's approval
- Pre-approved ADU plan sets are being worked on in coordination with other jurisdictions

8) FOR THE GOOD OF THE ORDER -

Commission Peter Schaab will be out until June 12. H asked if someone else would need to take responsibility for the meeting maps during his absence.

9) ADJOURNMENT - 9:23 PM



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: June 12, 2025

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Public Comment Instructions - 6:15 PM

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: June 12, 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):
May 22, 2025

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

RECOMMENDED MOTION:

I move to recommend approval of Ordinance No. 2025-13 to the City Council.

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.

On May 22, 2025, the Planning Commission held a study session on Ordinance No. 2025-13. The Commission requested additional information from staff.

- Would there be any fee for an "Unlisted Use Determination application"? Answer: Yes, the City would charge a fee for the application. The fee is estimated to be similar to the fee for an Administrative Code Interpretation, which is currently \$2,395. The City's fee schedule is updated by City Council resolution.
- The City Council's decision on an ""Unlisted Use Determination application" is appealable to Superior Court under Chapter 36.70C Revised Code of Washington (RCW).

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 forward this item to the Planning Commission for further consideration, public hearing and recommendation.

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 June 12, 2025, 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: June 12, 2025

ESTIMATED TIME: 15 Minutes

AGENDA ITEM:

Consider Ordinance No. 2025-18 Relating to Noise Variance Procedures – Planning,

AGENDA CATEGORY: Ordinance

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

February 27, 2025

PREVIOUS COUNCIL REVIEW DATE(S):

March 11, 2025

RECOMMENDED MOTION:

I move to schedule a public hearing on Ordinance No. 2025-18 for July 10, 2025.

SUMMARY:

Ordinance No. 2025-18 changes the noise variance procedure of BIMC 16.16.030 from the Planning Commission to an administrative review process overseen by the by the Planning Director.

BACKGROUND:

The City adopts by reference selected sections of the Washington Administrative Code (WAC) Chapter 173-60 that regulate noise levels from environmental sources. The City receives approximately two to five noise variance requests per year and the requests are usually submitted by public organizations such as Washington State Ferries, Washington Department of Transportation, and the City's Department of Public Works. On February 27, 2025, the Planning Commission recommended that the noise variance procedures be changed to make noise variance an administrative review. This would remove the current Planning Commission from hearing noise variance requests which require substantial staff and Planning Commission time and resources for relatively minor time variances from current noise standards. On March 11, 2025, the City Council considered the Planning Commission recommendation and directed the City Manager to proceed with an ordinance to effectuate this change.

ATTACHMENTS:

[Ordinance 2025-18 Noise Variance Amendment.docx](#)

[City Presentation_ORD2025-18.pdf](#)

ORDINANCE NO. 2025-18

AN ORDINANCE of the City of Bainbridge Island, Washington, amending Section 16.16.030 of the Bainbridge Island Municipal Code relating to the variance procedure from noise regulations; changing the approval body from the Planning Commission to an administrative decision; providing for severability; and establishing an effective date.

WHEREAS, the City adopted Ordinance 2001-04 on January 24, 2001, regulating noise levels from environmental sources and adopting by reference selected sections of the Washington Administrative Code (WAC), chapter 173-60; and

WHEREAS, requests for variances from noise regulations are processed by the Planning Commission and the Planning Commission receives approximately two to five noise variance requests per year; and

WHEREAS, on February 27, 2025, the Planning Commission unanimously recommended to the City Council that the noise variance procedures in BIMC 16.16.030 be changed to make noise variances an administrative review.

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

Section 1. Section 16.16.030 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

A variance from the provisions of BIMC 16.16.020 may be granted by the director ~~planning commission~~. For any such variance, application shall be made in writing and upon forms provided by the city and no variance shall be granted for longer than 30 days, except after a public hearing has been held. The director may prescribe appropriate conditions and safeguards, and may condition issuance of a variance on an agreement setting forth conditions, safeguards and assurances. The ~~director~~ ~~planning commission~~ may, in their ~~its~~ discretion, require ~~hold~~ a public hearing be held on any application when substantial public interest is shown. Any person may appeal the granting or denial of a variance by the director ~~planning commission~~ by filing an appeal with the Pollution Control Hearing Board pursuant to Chapter 43.21B RCW under the procedures of Chapter 371-08 WAC

Section 2. 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 3. 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 ____ day of _____, 2025.

APPROVED by the Mayor this ____ day of _____, 2025.

Ashley Mathews, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, MMC, City Clerk

FILED WITH THE CITY CLERK:	_____, 2025
PASSED BY THE CITY COUNCIL:	_____, 2025
PUBLISHED:	_____, 2025
EFFECTIVE DATE:	_____, 2025
ORDINANCE NUMBER:	2025-18

BRIEF SUMMARY OF ORDINANCE 2025-18 NOISE VARIANCE PROCEDURE

CONSIDER CHANGING APPROVAL BODY FROM PLANNING
COMMISSION TO ADMINISTRATIVE REVIEW

REASONING:

On February 27, 2025, Planning Commission recommended a procedural change of the noise variance process to City Council.

On March 11, 2025 City Council directed the City Manger to proceed with an ordinance for this procedural change.

EXISTING
BIMC
16.16.030

Noise variance requests are reviewed and approved through the Planning Commission.

PROPOSAL:

Staff will review and approve noise variance requests.

Assigning appropriate safeguards and conditions based on WAC regulations.

NEXT STEPS

Move to approve scheduling the public hearing on July 10th.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: June 12, 2025

ESTIMATED TIME: 60 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, 8, and 22; June 5, 2025

PREVIOUS COUNCIL REVIEW DATE(S):

Monthly updates to City Council, including April 22 and May 27, 2025.

RECOMMENDED MOTION:

Review and discuss of current and potential goals and policies for the Winslow Subarea and Comprehensive Plans related to the mixed use areas of Winslow, an area currently known as the Mixed Use Town Center and High School Road districts.

SUMMARY:

At their June 5, 2025, Special Meeting the Planning Commission discussed the boundaries of the Central Core, Madison, and High School Road zones. The Planning Commission had substantial parallel discussion on potential language to update goals and policies in the Winslow Subarea Plan with consideration for goals and policies updates in the Comprehensive Plan. The Planning Commission stated a desire to begin discussions in earnest at the June 12, 2025 meeting.

PCD staff will present a framework for the goals and policies discussion and will send this additional information out prior to the June 12, 2025, meeting.

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, May, and June, 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.

At their June 5, 2025 Special Meeting, the Planning Commission continued its discussion of downtown Winslow geographies and development standards with a focus on the boundaries of the Central Core zone and the areas to the north and west of the Central Core zone, currently identified as the "Madison" zone. The Planning Commission then discussed properties/ areas previously noted as TBD, and approved motions regarding the zoning for those TBD areas . An updated map documenting the boundary decisions approved by the Planning Commission at the June 5, 2025 special meeting will be made available prior to the June 12, 2025 Planning Commission meeting.

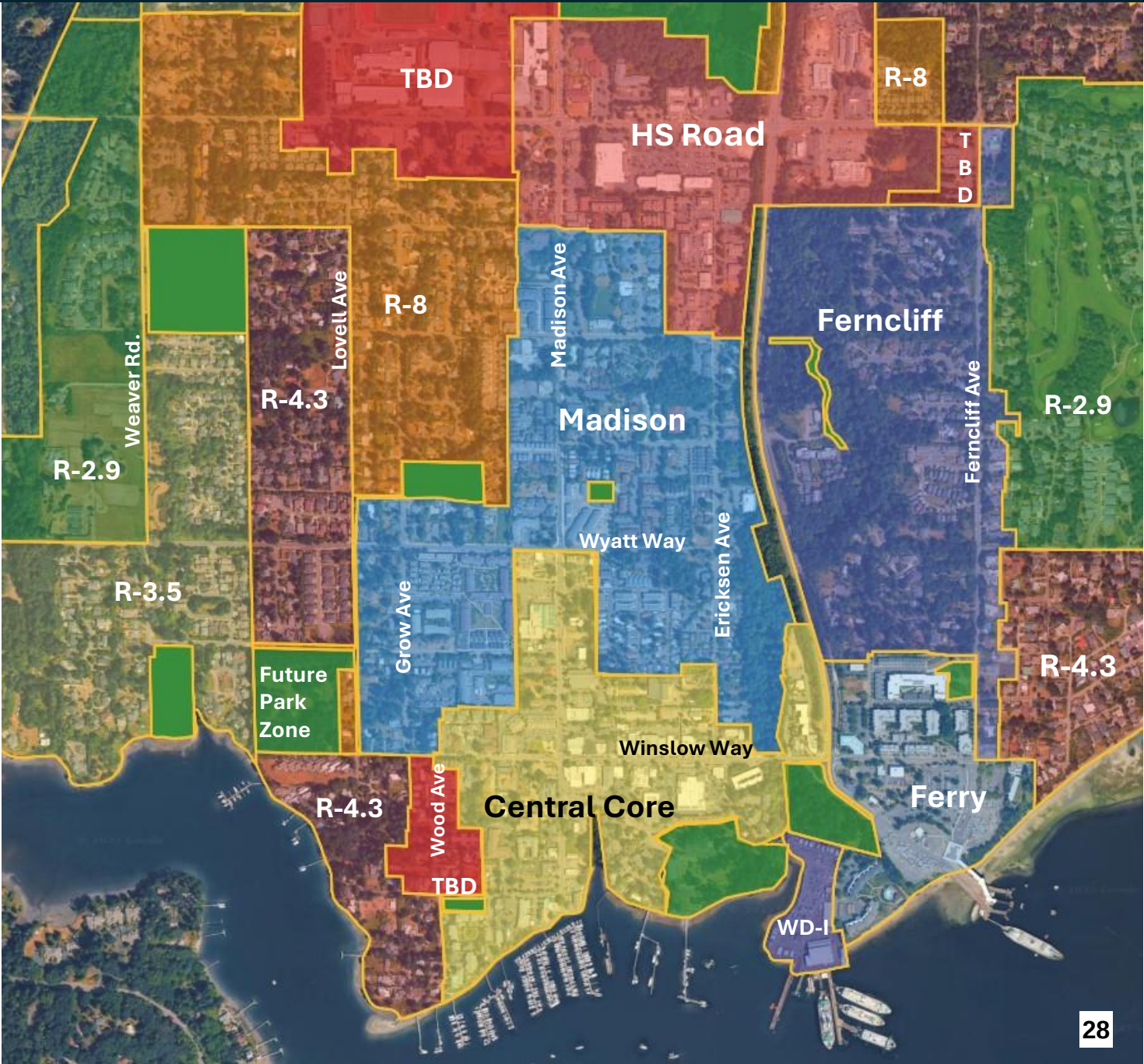
Additional information about the Winslow Subarea Plan can be found on the project website:
<https://cityofbainbridgeisland.civilspace.io/en/projects/winslow-subarea-plan-update>

ATTACHMENTS:

[06.12.2025- _Map of June 5 Planning Commission Zoning Recommendations.pdf](#)
[06.12.2025- Draft WSP Goal and Policy Framework.pdf](#)

June 5, 2025 Planning Commission Discussion: Ideas for Central Core & Madsion Zones

Development Standards	Central Core Zone		Madison Zone	
	Alt. 1 existing	Draft Pref. Alt.	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	1.0 (base) 1.5 (max)	2.0	0.5 (base) 0.9/1.0 (max)	1.2
Max. Building Height	45 ft	55 ft	35/45 ft	45 ft



Winslow Subarea Plan DRAFT Policy Framework

LAND USE CHAPTER	
WSP Goal LU 1 Establish boundaries and districts that align with the Islandwide, Winslow, and regional economic, cultural, and environmental goals.	
Policy LU 1.A	Focus future development where infrastructure already exists, in service of creating a dense, walkable, mixed-use town center environment that achieves the Island’s climate goals.
Policy LU 1.B	Modify mixed use zoning overlays into unique districts that reflect the different neighborhoods and building form that make up the Winslow subarea.
Policy LU 1.C	Designate mixed use areas of Winslow as a Countywide Growth Center, in coordination with the Kitsap Regional Coordinating Council.
WSP Goal LU 2 Winslow land use densities and building forms should support transit, community amenities, and affordable housing to create a more inclusive, diverse, and resilient community.	
Policy LU 2.A	Adopt heights and densities in mixed use zones to facilitate dense, multifamily housing
Policy LU 2.B	Update City policies to support housing goals
Policy LU 2.C	Require a minimum density in designated centers.
WSP Goal LU 3 Provide zoning for employment growth in alignment with the City’s job target and to support a robust local economy.	
Policy LU 3.A	Implement active ground floor use requirements along identified corridors in mixed use zones to expand commercial opportunities for local arts and cultural organizations and promote new retail, personal services, and other businesses.
Policy LU 3.B	Promote essential services and uses that provide for the needs of daily living throughout Winslow, with a prioritization on those uses and services that reduce the number of non-Winslow trips required for current and future residents to thrive.

Winslow Subarea Plan DRAFT Policy Framework

WSP Goal LU 4 Update development standards to increase predictability and clarify “by right” zoning in Winslow.	
Policy LU 4.A	Allow maximum density and building height per zone, while clarifying any requirements that affect development planning, such as parking or affordable housing requirements.
Policy LU 4.B	Reduce or eliminate parking minimums in downtown mixed use zones within accessible distance of transit.
Policy LU 4.C	Make community expectations around building character and form clear and understandable through development regulations and predictable permit processes.
Policy LU 4.D	Consider whether a public parking facility is necessary near the Winslow Way retail area or Washington State Ferry terminal.
WSP Goal LU 5 Ensure new development contributes positively to and enhances the built and natural environment of Winslow.	
Policy LU 5.A	Preserve the small town feel of downtown Winslow by requiring lower building heights or stepbacks, adjacent to the street and enforcing standards that create and maintain a local storefront scale.
Policy LU 5.B	Ensure the area near the ferry terminal is a welcoming gateway to Bainbridge Island, including public space, art and signage that fosters inclusivity and diversity,.
Policy LU 5.C	Consider how to preserve existing, important territorial views from public spaces.
WSP Goal LU 6 Increase diversity, equity, inclusion, and belonging in the Winslow subarea through the built environment.	
Policy LU 6.A	Center underrepresented and historically marginalized groups who do not feel welcome in Winslow in current and future planning processes, partnering with the Race Equity Advisory Committee on planning processes for collaboration on community engagement.
Policy LU 6.B	Encourage affordable housing development throughout Winslow utilizing all tools available such that housing inequities impacting people of color and lower income households are reduced and, over time, eliminated.
Policy LU 6.C	Foster a variety of housing types in residential and mixed use areas that accommodate cultural and generational shifts in housing needs, welcomes new residents, and supplies housing for generations to come, including options for both renting and home ownership.

Winslow Subarea Plan DRAFT Policy Framework

HUMAN SERVICES CHAPTER	
WSP Goal HS 1 Ensure all Bainbridge residents can find care and support in Winslow.	
Policy HS 1.A	Winslow is a hub that supports the well-being of all community members and ensures they have the ability to meet their basic physical, economic, and social needs.
Policy HS 1.B	Winslow is a center on the Island where families, neighbors, schools, and organizations all work together to help young people flourish on the island.
Policy HS 1.C	Recognize the unique needs of older adults, and maintain and improve the quality of life for community members 50 years and older
SUSTAINABILITY CHAPTER	
WSP Goal SU 1 Reduce greenhouse gases (GHGs) emissions per capita by focusing growth where services and infrastructure already exist, while preserving and enhancing access to nature.	
Policy SU 1.A	Support dense development in the updated Winslow Subarea to achieve climate goals via zoning and development standards, and minimize any zoning changes in the Conservation Area that would increase development capacity where services and infrastructure are lacking.
Policy SU 1.B	Make the best use of already developed areas by encouraging infill, and decrease the amount of impervious surface per new housing unit added over time utilizing parking reductions, multimodal infrastructure investments, and other programmatic and regulatory methods.
Policy SU 1.C	Promote connections to sewer and water for remnant properties within the subarea that are not currently served by public infrastructure.
Policy SU 1.D	Preserve and enhance access to green space, open space, natural areas, and other natural amenities in collaboration with public and private partners.
WSP Goal SU 2 Promote new “green” buildings in Winslow.	
Policy SU 2.A	Require some type of green building certification for new buildings over a certain scale, use, or location, as allowed by state law.
Policy SU 2.B	Encourage renewable energy integration and access in new projects and redevelopment.

Winslow Subarea Plan DRAFT Policy Framework

WSP Goal SU 3 Increase resilience and climate readiness for Winslow residents, businesses and visitors.	
Policy SU 3.A	Balance between built, ecological, and social priorities on Bainbridge Island to ensure that the built environment is utilized to its fullest extent to contribute to a resilient community.
Policy SU 3.B	Sustainably manage and restore neighborhood tree canopy levels to enhance biodiversity, decrease localized heat island effects, stabilize geologically hazardous areas, and increase the functions and values of critical areas and their buffers.
Policy SU 3.C	Integrate implementation of the Winslow Subarea Plan and Bainbridge Island Climate Action Plan as necessary.
OPEN SPACE CHAPTER	
WSP Goal OS 1 Coordinate with the Bainbridge Island Metro Park and Recreation District (BIMPRD) to preserve and expand the park and open space network to strengthen livability as growth occurs.	
Policy OS 1.A	Close gaps in the public open space network as identified in a updated open space framework and other adopted plans through development review and support for the BIMPRD.
Policy OS 1.B	Enhance existing parks by enhancing access when adjacent private development occurs.
Policy OS 1.C	Support the BIMPRD to balance recreation space needs with habitat preservation and restoration, ensuring a diverse array of natural and recreational experiences are available to residents, workers, and visitors.
Policy OS 1.D	Enhance public access to water through coordination with other agencies on wayfinding and City road end improvements.
MOBILITY CHAPTER	
WSP Goal MO.1 Improve the City's mobility network to increase accessibility for all community members.	
Policy MO 1.A	Identify and plan to close gaps in the existing mobility network
Policy MO 1.B	Identify and mediate barriers to accessibility.
Policy MO 1.C	Improve safety for non-motorized network users.

Winslow Subarea Plan DRAFT Policy Framework

WSP Goal MO 2 Integrate implementation of the Winslow Subarea Plan and Islandwide Mobility Plan as necessary.	
Policy MO 2.A	Increase the number of walkable corridors.
Policy MO 2.B	Develop and enhance mobility hubs, in coordination with Kitsap Transit.
Policy MO 2.C	Increase access to transit for all users.
CAPTIAL FACILITIES CHAPTER	
WSP Goal CF 1 Monitor and plan infrastructure capacity to support estimated growth.	
Policy CF 1.A	Monitor and plan required upgrades to existing sewage plant.
Policy CF 1.B	Coordinate with the Bainbridge Island Fire and Police Departments on increases in density in coming.