



**PLANNING COMMISSION SPECIAL MEETING
WEDNESDAY, SEPTEMBER 3, 2025**

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

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/88134199972](https://bainbridgewa.zoom.us/j/88134199972)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 881 3419 9972

AGENDA

1. CALL TO ORDER/LAND ACKNOWLEDGMENT - 1:00 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 - 1:05 PM

3. UNFINISHED BUSINESS - 1:10 PM

3a. (1:10 PM) EXPLANATION OF OBJECTIVES, MATERIALS, FORMAT & SEQUENCE FOR DISCUSSION OF WINSLOW DISTRICT DEVELOPMENT REGULATIONS - 10 Minutes

[Tovar Memo August 29, 2025.pdf](#)

3b. (1:20 PM) PLANNING COMMISSION DELIBERATION: High School Road Regulations; Ferry Terminal District Regulations 2 Hours

[Sept 3 PC Land Use Materials.pdf](#)

(3:20 PM to 3:30 PM) Break

(3:30 to 4:30 PM) PLANNING COMMISSION DELIBERATION - Central Core District Regulations

4. PUBLIC COMMENT INSTRUCTIONS - 4:30 PM - 5:00 PM

(4:30 - 5:00 PM) **Public Comment will be taken today in the first session from 4:30 PM - 5:00 PM and again from 6:00 PM - 6:30 PM . Those wishing to provide public comment will be called upon in the order that they have registered on the sign-up sheet. We hope everyone will have an opportunity to speak but we

need to maintain a strict time schedule and therefore will be adhering to the 3 minute per person time limit within the scheduled time frame.**

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.

5. BREAK - 5:00 PM - 6:00 PM

6. PUBLIC COMMENT INSTRUCTIONS - 6:00 PM - 6:30 PM

(6:00 - 6:30 PM) **Public Comment will be taken today in the first session from 4:30 PM - 5:00 PM and again from 6:00 PM - 6:30 PM . Those wishing to provide public comment will be called upon in the order that they have registered on the sign-up sheet. We hope everyone will have an opportunity to speak but we need to maintain a strict time schedule and therefore will be adhering to the 3 minute per person time limit within the scheduled time frame.** 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.

7. UNFINISHED BUSINESS - 6:30 PM

- 5a. (6:30 PM to 8:30 PM) PLANNING COMMISSION DELIBERATION - Madison District Regulations; Ferncliff District Regulations** 2 Hours
[4 Middle Housing PSR ODS Detailed Toolkit Final 20230714_SV.pdf](#)
[Pages from 4 Middle Housing PSR ODS Detailed Toolkit Final 20230714_SV_AP NOTES.pdf](#)
- 5b. (8:30 PM) SUMMING UP & RECAP AGENDA FOR SEPTEMBER 4, 2025, EVENING MEETING** 30 Minutes

8. ADJOURNMENT - 9:00 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.