CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION REGULAR MEETING
THURSDAY, NOVEMBER 13, 2025

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

AND

ZOOM WEBINAR
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.

3.a **Minutes** 5 Minutes
Planning Commission Minutes 20251023 - Draft.pdf

3.b **Minutes** 5 Minutes
Planning Commission Minutes 20251030 - Draft.pdf

3.c **Minutes** 5 Minutes
Planning Commission Minutes 20251106 - 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.

4.a **Public Comment Instructions - 6:10 PM** 10 Minutes
Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf

5. PLANNING DIRECTOR'S REPORT - 6:25 PM

6. PUBLIC PARTICIPATION MEETING - 6:30 PM

6.a **Puget Sound Energy (PSE) Murden Cove to Winslow Substation Transmission Line Upgrade Project** 20 Minutes
PSE Project Narrative.pdf
MurdenCove_ProposedProject_Mapbook_20230803_ PLN52698.pdf
PLN52698 Preapplication Conference Summary 3.19.24.pdf
PLN53086 Preapplication Conference Summary 9.2.25.pdf
PSEMUR-WIN PPM_COBI.pdf

6.b **Animal Magnetizm (PLN52940) Public Participation Meeting** 30 Minutes
ANIMAL MAGNETIZM PROPOSED SITE PLAN (4).pdf
PLN52940 PRE_magnatizm_1.2.25.pdf
Animal Magnetizm Site Plan Oct 2025 (1).pdf
Animal Magnetizm Project Narrative for Planning Participation Meeting (3).pdf

6.c **Bainbridge History Museum Expansion (PLN53111) Public Participation Meeting** 30 Minutes
Basic Site Plan (4).pdf
2025 Planning Commission Presentation_Combined.pdf
Planning Commission - PROJECT DESCRIPTION (1).pdf

7. NEW BUSINESS - 7:50 PM

7.a **Bainbridge History Museum Expansion- Historic Preservation Program review of exterior renovations** 15 Minutes
PLN53111_City Presentation_HPP.pdf
2025 Historic Preservation Presentation_Combined.pdf

8. FOR THE GOOD OF THE ORDER - 8:10 PM

9. ADJOURNMENT - 8:15 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 accomodations, 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: November 13, 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 October 23, 2025, meeting minutes, as presented.

ATTACHMENTS:
Planning Commission Minutes 20251023 - Draft.pdf

CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting
October 23, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Sarah Blossom called the meeting to order at 6:05 PM and read the Land Acknowledgement. Present in chambers were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme, Ben Deines, and Sean Sullivan. Absent and excused was Commission Peter Schaab. Absent was Commissioner Ariel Birtley. Also present in chambers were COBI staff - Acting PCD Director Darron Buchanan, Senior Planner Jennifer Sutton, and City Council-Liaison Jon Quitslund. Present via the Zoom platform was Consultant Joe Tovar.

2) AGENDA REVIEW / DISCLOSURE OF CONFLICTS -

MOTION: I move to approve the agenda.
Garcia / Deines - The motion carried unanimously, 5-0.

No conflicts disclosed.

3) PLANNING COMMISSION MEETING MINUTES -

3.a Minutes
Cover Page
Planning Commission Minutes 20250925.pdf

MOTION: I move to approve the September 25, 2025, meeting minutes, as presented.
Garcia / Preudhomme – The motion carried unanimously, 5-0.

3.b Minutes
Cover Page
Planning Commission Minutes 20251002.pdf

MOTION: I move to approve the October 2, 2025, meeting minutes, as presented.
Garcia / Preudhomme – The motion carried unanimously, 5-0.

DRAFT

4) PUBLIC COMMENT INSTRUCTIONS -

4.a Public Comment Instructions -
Cover Page
Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf

Public comment received.

5) PLANNING DIRECTOR'S REPORT -

No Director's report.

6) UNFINISHED BUSINESS -

6.a Continued Discussion on Updates to the Winslow Subarea Plan
Cover Page
September_19__2025_Tovar_Memo_to_Planning_Commission.pdf
251017_PC Meeting Packet_Oct 24 Meeting.pdf
REAC WSP LU Policy 6 Recommendation 10.9.25.pdf

Consultant Joe Tovar offered a summary of the progress made, outlined what still needs to be accomplished and made recommendations for the next meeting.

Commissioner Preudhomme presented the work of the Standards subcommittee.

Discussion only. Commissioner Sullivan left the meeting at 8:00 PM.

7) FOR THE GOOD OF THE ORDER - 9:30 PM

Senior Planner Jennifer Sutton provided information about the 10/30/2025 Planning Commission meeting.

8) ADJOURNMENT - 9:21 PM

_____
Sarah Blossom, Chair

_____
Renee Argetsinger, Clerk to the Planning Commission

DRAFT

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 13, 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 minutes from October 30, 2025, as presented.

ATTACHMENTS:
Planning Commission Minutes 20251030 - Draft.pdf

CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION SPECIAL MEETING
THURSDAY, OCTOBER 30, 2025

MEETING MINUTES

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Blossom called the meeting to order at 6:02 PM and read the Land Acknowledgement. Present in chambers were Commissioners Sarah Blossom, Criss Garcia, Peter Schaab, Sean Sullivan and Alex Preudhomme. Present via Zoom was Commissioner Ariel Birtley, who arrived at 6:26 PM. Absent and excused was Commissioner Ben Deines. Also present were Senior Planner Jennifer Sutton, Consultant Joe Tovar, Public Works Director Chris Wierzbicki, and City Council Liaison Jon Quitslund.

2) AGENDA REVIEW / CONFLICTS DISCLOSURE -

No conflicts disclosed.

MOTION: I move to approve the agenda, as presented.
Schaab/Garcia: The motion carried unanimously, 6-0.

3) PUBLIC COMMENT INSTRUCTIONS -

3.a) Public Comment Instructions -

Cover Page
Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf

Public Comment Received.

DRAFT

4) UNFINISHED BUSINESS -

4.a) Presentation of the Groundwater Management Plan Peer Review - Public Works,

Cover Page
Keta Waters Presentation.pdf
Bainbridge Island GWMP Peer Review Documents.pdf

Joe and Adam Massmann of Keta Waters answered questions of the Planning Commissioners regarding the GWMP and the report they recently submitted. Discussion only.

Commissioner Sullivan left the meeting at 7:48 pm.

4.b) Discuss future of Planning Commission Subcommittees for work on the Winslow Subarea Plan

Cover Page
September_19__2025_Tovar_Memo_to_Planning_Commission.pdf

Consultant Joe Tovar presented on his report to the City Council. Discussion only.

4.c) Continued Discussion on Updates to the Winslow Subarea Plan

Cover Page
251017_PC Meeting Packet_Oct 24 Meeting.pdf
Incentives-Subcommittee-Garcia-Presentation-Draft-2025.10.24.pdf
Tovar 10.24.25 Memo re Regulatory Barriers.pdf

Commissioner Preudhomme left the meeting at 9:09 PM.

MOTION: I move that staff bring back a policy and an outline of a what a proposed code language could look like for a Winslow Way overlay district, that begins at the west edge of the Winslow Green Development, and goes east to Hwy 305, and is 100 feet north and south of the right-of-way of Winslow Way.

Blossom/Garcia – The motion carried unanimously, 4-0. Commissioners Preudhomme and Sullivan were absent.

MOTION: I move to define for the Winslow Way Overlay - a 2–5-foot setback and a 5–15-foot stepback, measured from the right-of-way.

Garcia/Blossom – The motion carried unanimously, 4-0. Commissioners Preudhomme and Sullivan were absent.

DRAFT

5) FOR THE GOOD OF THE ORDER - 9:10 PM

Chair Sarah Blossom met with a developer and would like to have him come talk to the Planning Commission.

Vice-Chair Criss Garcia – would like to revisit pages 114-116 and page 123 of the agenda packet.

Commissioner Peter Schaab – Asked for kindness with the upcoming election next week and cautioned to review materials carefully as there is some misinformation being disseminated in the community.

Commissioner Ariel Birtley – requested another work planning session and to make a list of action items.

6) ADJOURNMENT - 9:49 PM

DRAFT

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 13, 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 minutes from November 6, 2025, as presented.

ATTACHMENTS:
Planning Commission Minutes 20251106 - Draft.pdf

CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION SPECIAL MEETING 20251106
THURSDAY, NOVEMBER 6, 2025

MEETING MINUTES

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Blossom called the meeting to order at 6:07 PM. Present in chambers were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme, and Ben Deines. Absent and excused were Commissioners Ariel Birtley and Sean Sullivan. Absent was Commissioner Peter Schaab. Also present were PCD Director Patty Charnas, Senior Planner Jennifer Sutton, Consultant Joe Tovar and Council Liaison Jon Quitslund.

2) AGENDA REVIEW / CONFLICTS DISCLOSURE -

MOTION: I move to amend our agenda to place Consultant Joe Tovar's draft memo as a 30-minute discussion preceding item 4.a.
Garcia / Deines: The motion carried unanimously, 4-0.

MOTION: I move to adjust the items in unfinished business by moving 4b ahead of 4a.
Deines/Garcia: The motion carried unanimously, 4-0.

MOTION: I move to approve the agenda as amended.
Garcia/Preudhomme: The motion carried unanimously, 4-0.

Commissioner Deines noted that he has a hard stop tonight at 9:00 PM.

3) PUBLIC COMMENT INSTRUCTIONS -

DRAFT

3.a) Public Comment Instructions - 6:10 PM

Cover Page
Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf

Public Comment received.

4) UNFINISHED BUSINESS -

4.c) Proposed Resolution 2025-18 to City Council

Consultant Joe Tovar presented details of the proposal to the Planning Commission. Discussion followed.

4.b) 2025 Remaining Work Plan and Schedule for the Updates to the Winslow Subarea.

Cover Page
Tovar 10.24.25 Memo re Regulatory Barriers.pdf

Senior Planner Jennifer Sutton opened the discussion with what work still needs to be accomplished on the Winslow Subarea Plan (WSP). She also shared options for proposed additional Planning Commission meetings in December.

4.a) Continued Discussion on Updates to the Winslow Subarea Plan

Cover Page
251017_PC Meeting Packet_Oct 24 Meeting.pdf
Incentives-Subcommittee-Garcia-Presentation-Draft-2025.10.24.pdf
Tovar 10.24.25 Memo re Regulatory Barriers.pdf

Agenda item tabled until after the draft Resolution 2025-18 is presented to City Council.

5) ADJOURNMENT - 8:56 PM

DRAFT

Sarah Blossom, *Chair*

Renee Argetsinger, Clerk to the Planning Commission

DRAFT

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 13, 2025 **ESTIMATED TIME:** 10 Minutes

AGENDA ITEM: Public Comment Instructions - 6:10 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

CITY OF
BAINBRIDGE ISLAND

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: November 13, 2025 **ESTIMATED TIME:** 20 Minutes

AGENDA ITEM: Puget Sound Energy (PSE) Murden Cove to Winslow Substation Transmission Line Upgrade Project

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning & Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:
Presentation and opportunity for the public and Planning Commission to ask questions.

SUMMARY:
Puget Sound Energy (PSE) is proposing a new transmission line connecting the Murden Cove and Winslow Substations. The proposed line will start at the Murden Cove substation, run south along Sportsman Club Road NE, west on NE Highschool Road, south on Fletcher Bay Road NE, ending at the Winslow substation on Bucklin Hill Road NE. Most work is proposed in the right of way or immediately adjacent to the right of way.

PSE's development team participated in preapplication conferences with City staff on March 19, 2024 and September 2, 2025. This project proposes to upgrade an existing distribution line which, as a primary utility, requires a major Conditional Use Permit and Site Plan and Design Review. Due to work proposed within wetland and stream buffers a major Critical Areas permit will also be required. It is subject to State Environmental Policy Act (SEPA) review.

BACKGROUND: Puget Sound Energy (PSE) is proposing a new transmission line between the Murden Cove and Winslow substations. As part of the preapplication stage for projects requiring a major Conditional Use Permit, a Public Participation meeting is required. These meetings are held early on in the application process so that City residents can learn about proposed projects in their neighborhoods, and the applicant can be aware of any concerns they might have prior to formal application submittal.

ATTACHMENTS:

PSE Project Narrative.pdf
MurdenCove_ProposedProject_Mapbook_20230803_ PLN52698.pdf
PLN52698 Preapplication Conference Summary 3.19.24.pdf
PLN53086 Preapplication Conference Summary 9.2.25.pdf
PSEMUR-WIN PPM_COBI.pdf

PUGET SOUND ENERGY

Murden Cove-Winslow 115 kV Transmission Line
Pre-application Conference Narrative

Puget Sound Energy (PSE) is proposing to construct a new 115 kV transmission line (Murden Cove – Winslow 115 kV Transmission Line) between Murden Cove Substation (parcel #22502-1-024-2009) located at 9528 Sportsman Club Road NE and Winslow Substation (parcel #4178-000-028-0204) located on the north side of NE Bucklin Hill Road east of the intersection with Fletcher Bay Road NE. This approximately 3.4 mile overhead electrical transmission line will connect a second transmission line to each substation resulting in a "looped" transmission system. This means that when an outage occurs on one of the lines feeding into a substation, the second line can remain in service and continue to provide power to customers. This improvement is one of the solutions determined to meet the reliability need identified in PSE's Bainbridge Island Electric System Needs Assessment (July 2019).

PSE conducted a public outreach and siting process to incorporate community input in determining the proposed route for the transmission line. The public outreach process included use of a Community Sounding Board (CSB) made up of representative voices from residents, businesses, government and tribal interests. PSE also held community workshops and provided online interactive tools and project email/voicemail communication tools as ways for the community to provide input and ask questions.

PSE's routing process concluded the best route option is to follow existing road rights-of-way and overbuild existing overhead electrical distribution lines along Sportsman Club Road NE. Overbuilidng the existing distribution lines means that roughly every other existing distribution pole will be replaced with a taller pole that can support transmission lines above the distribution lines on each pole. Select distribution poles will also need to be replaced between the new transmission poles to support the transmission line design.

Trees. Due to the presence of existing distribution lines, vegetation along the route is currently maintained for line clearances. When the transmission poles and lines are added, the distance between poles that have transmission lines attached to them and the height of the lines above grade will increase, resulting in greater clearances needed for maintenance. This means existing trees that are maintained may continue to need to be maintained or may need to be removed. Also, select additional trees will need to be maintained or removed depending on the size and species of tree and existing or potential conflicts with clearance standards.

Critical Areas. Streams, wetlands, and buffers are present within the road right-of-way and on adjacent property in various locations along the route. The existing distribution lines cross streams, wetlands,

and buffers, with some poles located within buffers. The existing lines are accessible from the improved road rights-of-way. The proposed transmission line will use the same right-of-way access, limiting impacts from construction and maintenance. Impacts will be limited to temporary and permanent impacts from pole installation and vegetation management, including tree trimming and removal within wetlands and wetland/stream buffers as part of construction and operation of the transmission line.

Code amendments. PSE applied for code amendments in April 2022 to support reliability improvements as well as the maintenance and upgrade of existing distribution and transmission lines. To date, the code amendments have not been processed by the City and additional code issues have been identified that impact this project. These include:

- Primary Utilities in Category I and II wetlands: BIMC 16.20.140.G.2 prohibits certain development, uses, and activities in Category I and II wetlands, including primary utilities. The city has not provided an interpretation of how specifically this code section applies to linear power lines. However for the new transmission line, no poles are proposed within wetlands. Impacts to wetlands will primarily be associated with removal of trees that PSE is not currently maintaining, including removal of trees in Category II wetlands; which currently appears to be prohibited under this code provision. There are no known Category I wetlands along the project route. PSE engineering is determining if there is a need to install guys and anchors in wetlands, including Category II wetlands, as part of the transmission line project.

- Primary Utilities on easement in ARPA zones: BIMC 16.20.100.E.1 requires that any development or activity requiring a site assessment review (SAR) located within the R-0.4, R-1, or R-2 zoning designations requires the dedication of an ARPA. BIMC 15.19.040 exempts certain activities from SAR. These include the creation of less than 800 square feet of new hard surfaces and grading or clearing activities on less than 7,000 square feet or 35 percent of a site, as defined in Chapter 15.20 BIMC. Chapter 15.20 defines “site” as the area defined by the legal boundaries of a parcel or parcels of land that is (are) subject to new development or redevelopment. For road projects, the length of the project site and the right-of-way boundaries define the site. Based on this definition, the City will likely define the project site as the entire 3.4 mile route. It is likely that PSE will clear over 7,000 square feet over the entirety of the project; therefore requiring SAR and triggering the requirement for ARPA dedication. PSE cannot dedicate ARPAs on property not owned by PSE; therefore this code requirement cannot be enforced on this project and a code amendment is needed.

- Primary Utilities in zoning setbacks: BIMC 18.12.040 contains permitted modifications to zoning setbacks and height requirements. The modifications table (Table 18.12.040) includes an allowance for overhead and underground accessory utilities in setbacks and perimeter or roadside buffers. Since the table excludes primary utilities, the City has interpreted this to mean that primary utilities are not allowed in zoning setbacks, although they are currently present in setbacks throughout Bainbridge Island. In general, poles will be located within road right-of-way along the transmission line route; however PSE will obtain operational rights on adjacent private property to allow for wire clearances, vegetation management, and guys and anchors in select

locations. PSE will also need to connect the new transmission line to each substation, therefore requiring that the transmission line extend through setbacks at the substation sites. Since the City interprets this code provision to mean primary utilities are not allowed in setbacks, the new transmission line cannot be connected to the substations without a code amendment. It is not clear if this code provision also prohibits wire clearance overhang and vegetation management in setbacks, but it will affect the ability to install guys and anchors for replacement poles within setbacks.

- Owner Authorization: BIMC 2.16.020.D.1 stipulates that a property owner, a contract purchaser, or an agent of the owner with authorized written proof of agency may apply for any type of permit. This code section does not address entities like PSE who install infrastructure for the benefit of the public at large on easements on private property that can be acquired under state condemnation authority. The City has interpreted this code section to require owner authorization from underlying property owners in which a project crosses in order to submit a complete application or to issue land use/environmental permits for a project. PSE is in discussions with the City about PSE's unique status as an applicant and why requiring rights prior land use and environmental permit approval is not in the best interest of the community as review and conditioning of these permits may result in modifications to the design that affect the rights needed.

Substation Connections. In order to connect the new transmission line to both the Murden Cove and Winslow Substations, improvements at each substation site are necessary. These improvements will be constructed under separate land use and construction permits from the transmission line, as they will need to be completed prior to the transmission line so that the line can be connected to infrastructure within the substations when it is installed. As part of the transmission line construction, tree trimming or removal will need to occur within the substation landscape buffers to create aerial wire connections between a pole in or adjacent to the road right-of-way with what is called a "dead-end structure" within the substation. The existing transmission lines that connect to both the Murden Cove and Winslow Substations (the Murden Cove and Winslow "tap" lines) are in this configuration (a pole outside the substation is connected to a dead-end structure by aerial wire going through the substation landscape buffer). Transmission compatible vegetation (i.e. lower growing species) can be maintained within the buffer area within these transmission line connection corridors through the buffers.

Next Steps. Since linear utility facilities are not typical projects under the development review codes and standards, PSE is scheduling this pre-application meeting early in the project design process to obtain feedback from the City on permit submittal expectations. PSE does not intend to move forward with the Public Participation meeting until we are further along with the project design, likely in Q2 of 2024.

PUGET SOUND ENERGY

MEMORANDUM

To: Victoria Lewelling, City of Bainbridge Island

From: Kerry Kriner, Puget Sound Energy

Date: 11/5/2025

Re: PSE Murden Cove-Winslow PPM

A pre-application meeting for PSE's Murden Cove-Winslow transmission line project was held on March 19, 2024. At that time, PSE provided the City staff with a site plan map book showing the alignment of the proposed 115 kV transmission line. This transmission line will follow an existing distribution line corridor between PSE's Murden Cove Substation located along Sportsman Club Road NE and PSE's Winslow Substation located along NE Bucklin Hill Road. Included in this memo is updated information not reflected in the pre-application meeting site plan map book on file with the City.

High School Road Distribution: Not reflected in the map book, but discussed at the pre-application meeting is another project that will be constructed generally within the same location and at the same time as the transmission line project. The High School Road Distribution Project will include the replacement of distribution poles and the replacement of existing electric wire with tree wire within the corridor between Fletcher Bay Road NE and west of Madison Avenue N along NE High School Road. Although the tree wire project in and of itself does not require a Public Participation Meeting, we wanted to note the associated project due to the requirement under the State Environmental Policy Act (SEPA) to include the distribution work under the same SEPA analysis as the transmission line work.

Winslow Substation Upgrade Project: To support the new transmission line, PSE will be upgrading the existing Winslow Substation located on the north side of NE Bucklin Hill Road. A pre-application meeting was held for this project on December 17, 2024 and a Public Participation Meeting was held at the Planning Commission meeting on February 13, 2025. This project will be permitted separately, but due to SEPA requirements, will be included in the same SEPA analysis as the new transmission line and the distribution tree wire project.

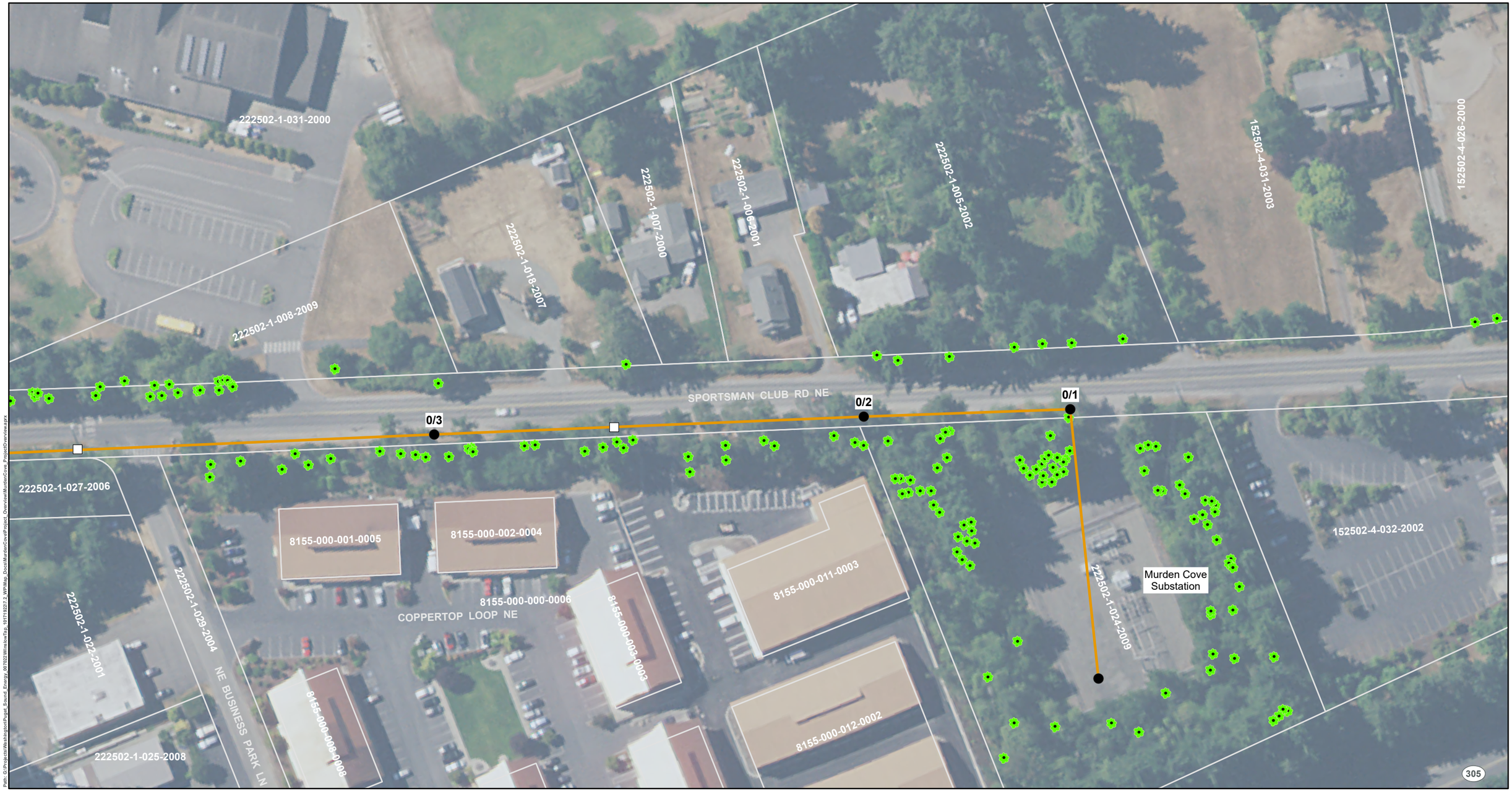
Changes to Murden Cove – Winslow Transmission Line Project:

- **Transmission Line Endpoints:** As part of the Hybrid Solution for Bainbridge Island capacity and reliability, PSE is working on multiple projects on the Island. Construction of the Murden Cove Substation project is currently underway. In order to take an outage at the substation during

2026 construction and use newly installed equipment at the substation as back up as equipment is replaced within the existing substation equipment footprint, PSE will be installing the first transmission line pole out of the substation (pole 0/2 on the map book) in early 2026. Pole 0/1 shown on the site plan map book will not be installed and the transmission line will connect to the substation from pole 0/2 (which will change to new pole 0/1). A transmission line drop into a new dead-end structure approved under the Major Site Plan Review for Murden Cove Substation will temporarily be installed from pole 0/2 to support the outage.

PSE is also proposing to upgrade the existing Winslow Tap transmission line. In order to support installation of that project which is anticipated to precede the installation of the new Murden Cove-Winslow transmission line, PSE will be installing pole 3/8 and replacing the existing distribution pole on the northeast corner of Fletcher Bay Road NE and NE Bucklin Hill Road with proposed pole 3/7. In discussions with City staff, it was determined that the City would prefer that the transmission line run along the north side of the NE Bucklin Hill Road where there is an existing distribution line. The new Murden Cove-Winslow transmission line will connect to pole 3/7.

PSE is requesting feedback on the proposed Murden Cove-Winslow Transmission Line project prior to commencing acquisition of rights needed to install the transmission line.



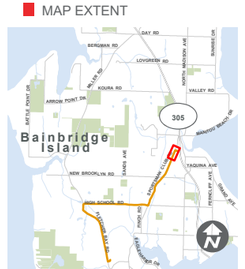
Path: G:\Projects\Washington\Puget_Sound_Energy_007922\Winslow\Rp_001\152227.2_WP\Map_Docs\MurdenCove\Project_Overview\Project_OverviewMurdenCove_ProjectOverview.aprx

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- Estimated Wetland
- Delineated Wetland

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

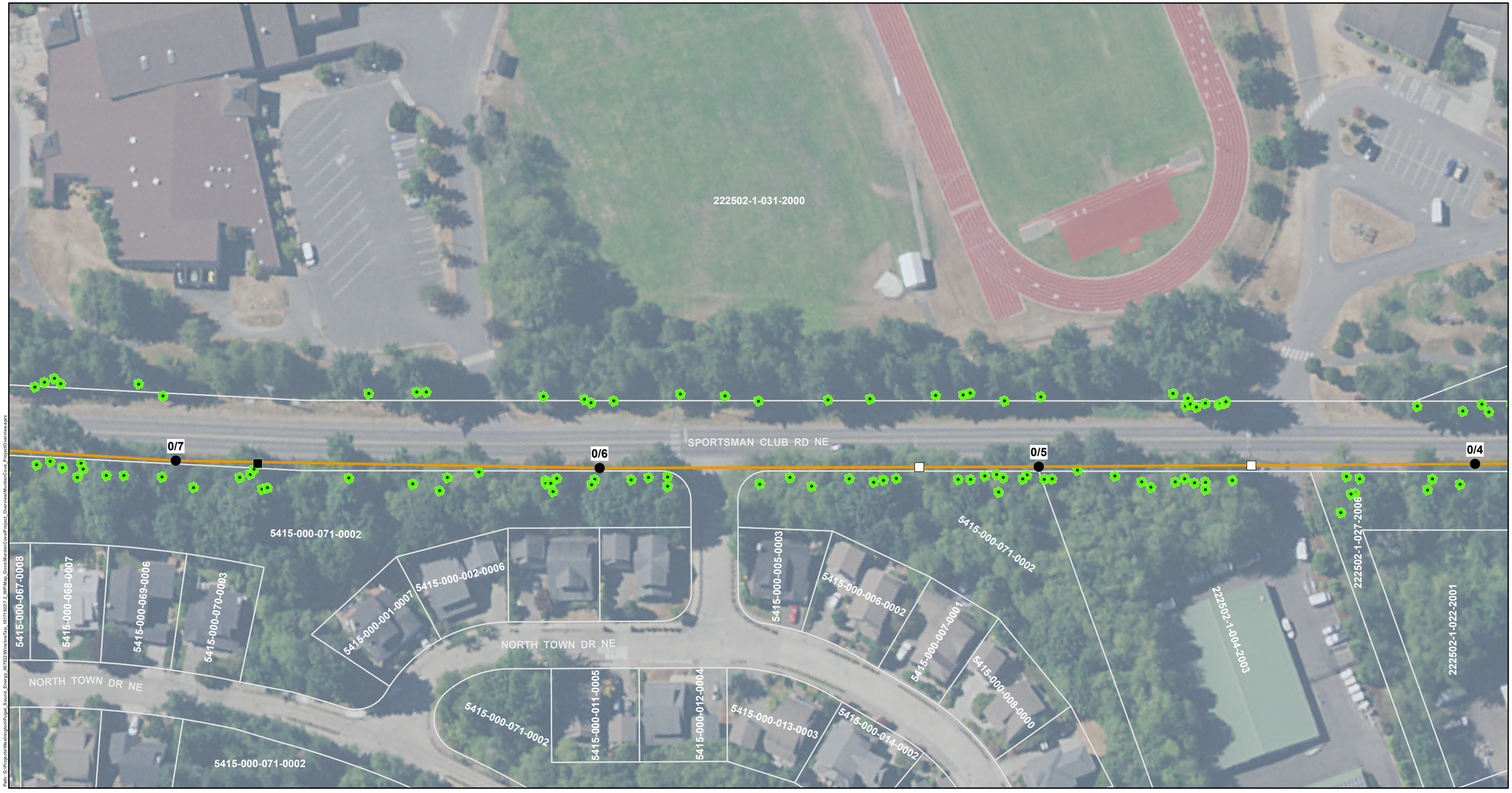
MAP EXTENT



PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE



- Proposed Transmission Line Pole
- Existing Distribution Pole
- Replacement Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- Estimated Wetland
- Delineated Wetland

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

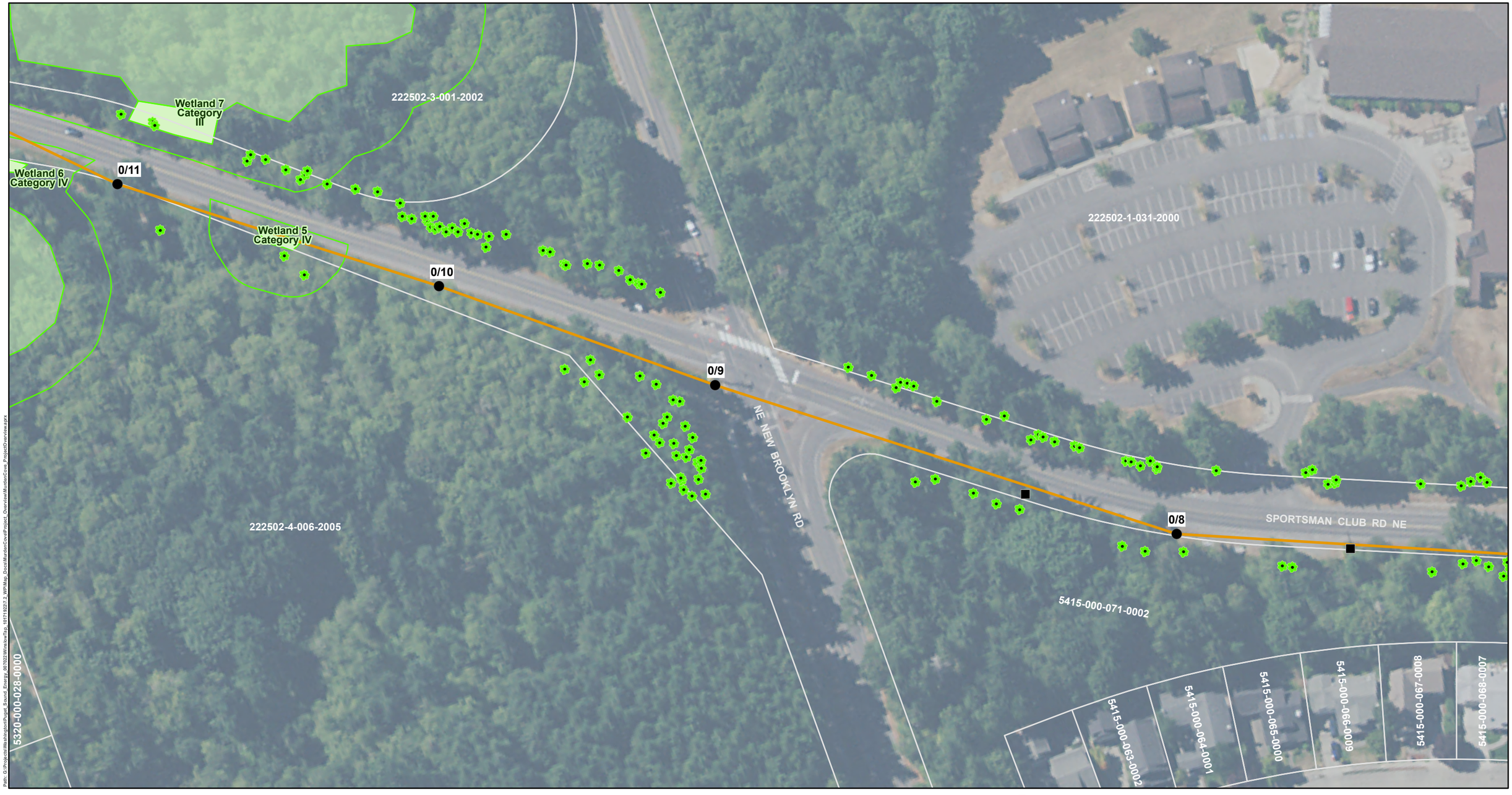
PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE

Date: 8/3/2023

Path: G:\Projects\Washington\Puget_Sound_Energy_60702\Winslow\Tap_601702227.2-WP\Map_Docs\MurdenCove\Project_Overview\MurdenCove_ProjectOverview.aprx



- Proposed Transmission Line Pole
- Replacement Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- Estimated Wetland
- Delineated Wetland
- Wetland/Stream Buffer

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

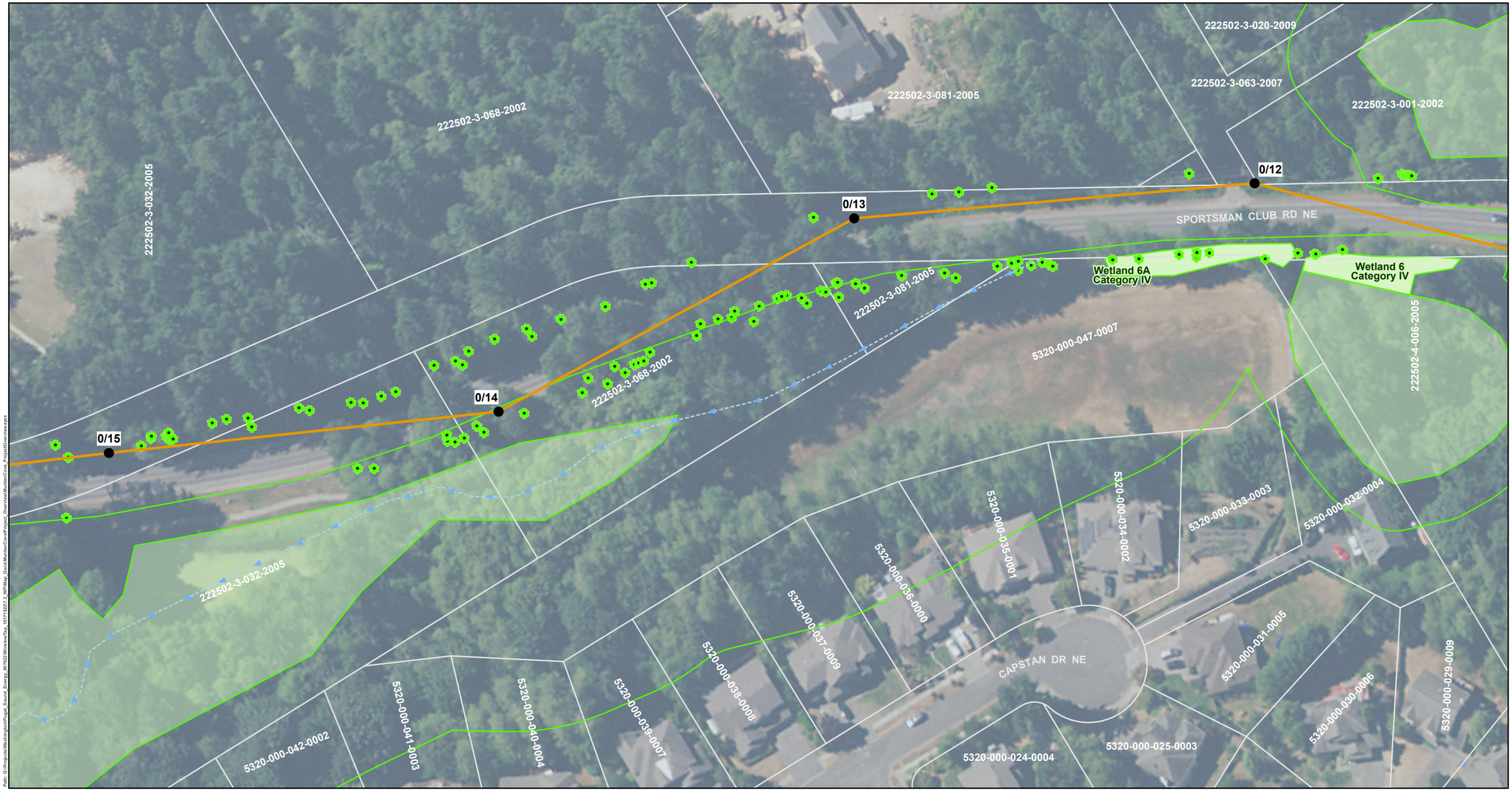
MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE

Path: G:\Projects\Washington\Puget_Sound_Energy_60702\Winslow\Tap_to\111\22212_WIP\Map_Docs\MurdenCove\Project_Overview\Project_Overview.aprx



- Proposed Transmission Line Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- City of Bainbridge Island Stream (GIS)
- Estimated Wetland
- Delineated Wetland
- Wetland/Stream Buffer

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE

Path: G:\Projects\Washington\Puget_Sound_Energy_60702\Winslow\Tap_601702272_2_WP\Map_Docs\MurdenCove\Project_Overview\MurdenCove_ProjectOverview.aprx

Path: G:\Projects\Washington\Puget_Sound_Energy_40\7022\Winslow\Rpt_191116207-2_WPMap_Docs\MurdenCove\Project_Overview\MurdenCove_ProjectOverview.aprx

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- City of Bainbridge Island Stream (GIS)
- Estimated Wetland
- Delineated Wetland
- Wetland/Stream Buffer

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Replacement Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- Estimated Wetland
- Delineated Wetland
- Wetland/Stream Buffer

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

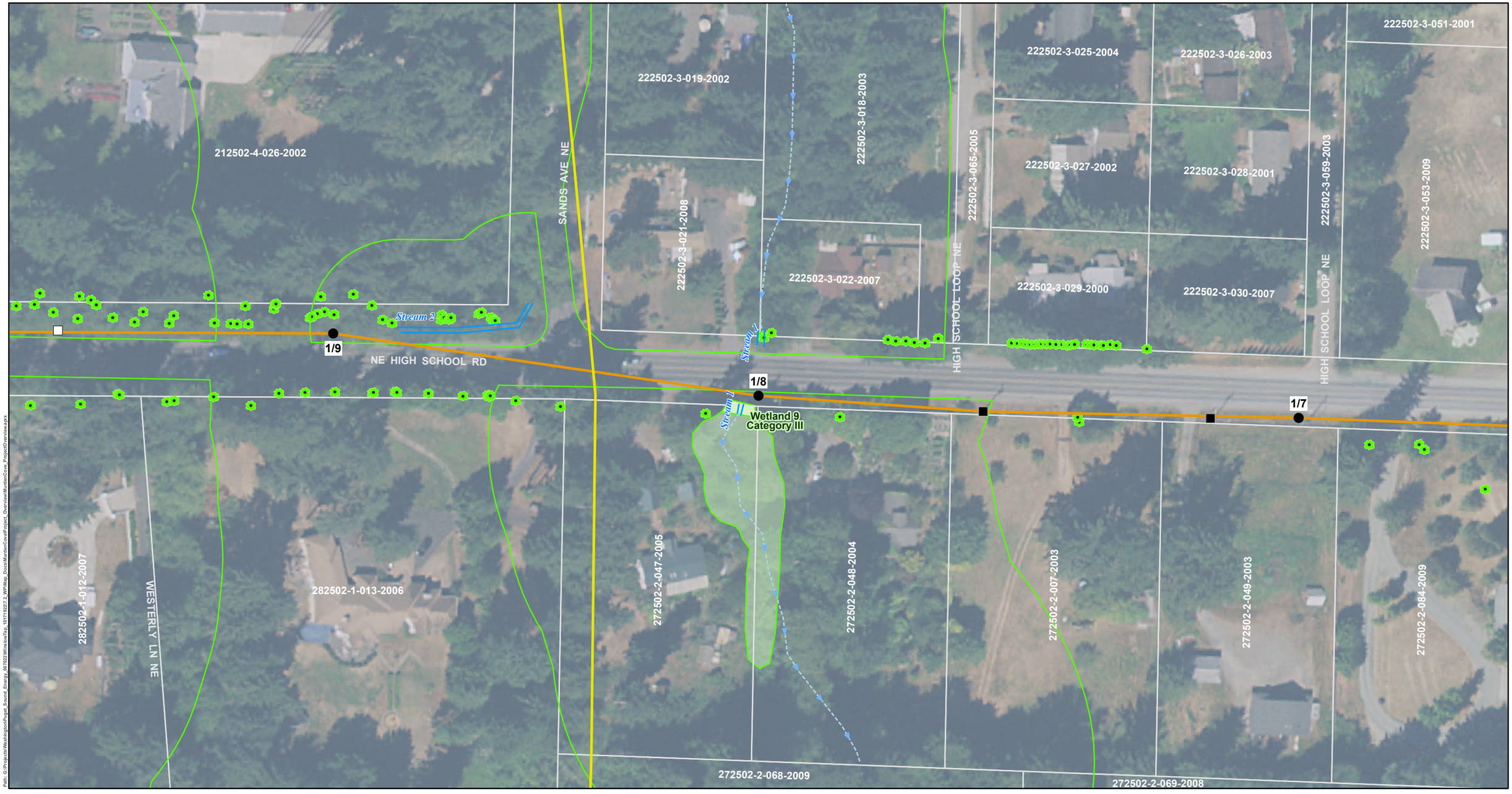
PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE

Page 6 of 16

Date: 8/3/2023



Path: G:\Projects\Washington\Puget_Sound_Energy_007922\Winslow\Fig_6\171922\7.2_WPMap_Docs\MurdenCove\Project_Overview\MurdenCove_ProjectOverview.aprx

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Replacement Distribution Pole
- Transmission Line
- Existing 115kV Transmission Line (Winslow Tap)
- Surveyed Tree
- Kitsap County Parcel
- City of Bainbridge Island Stream (GIS)
- HDR Delineated Streams
- Estimated Wetland
- Delineated Wetland
- Wetland/Stream Buffer

0 40 80 Feet

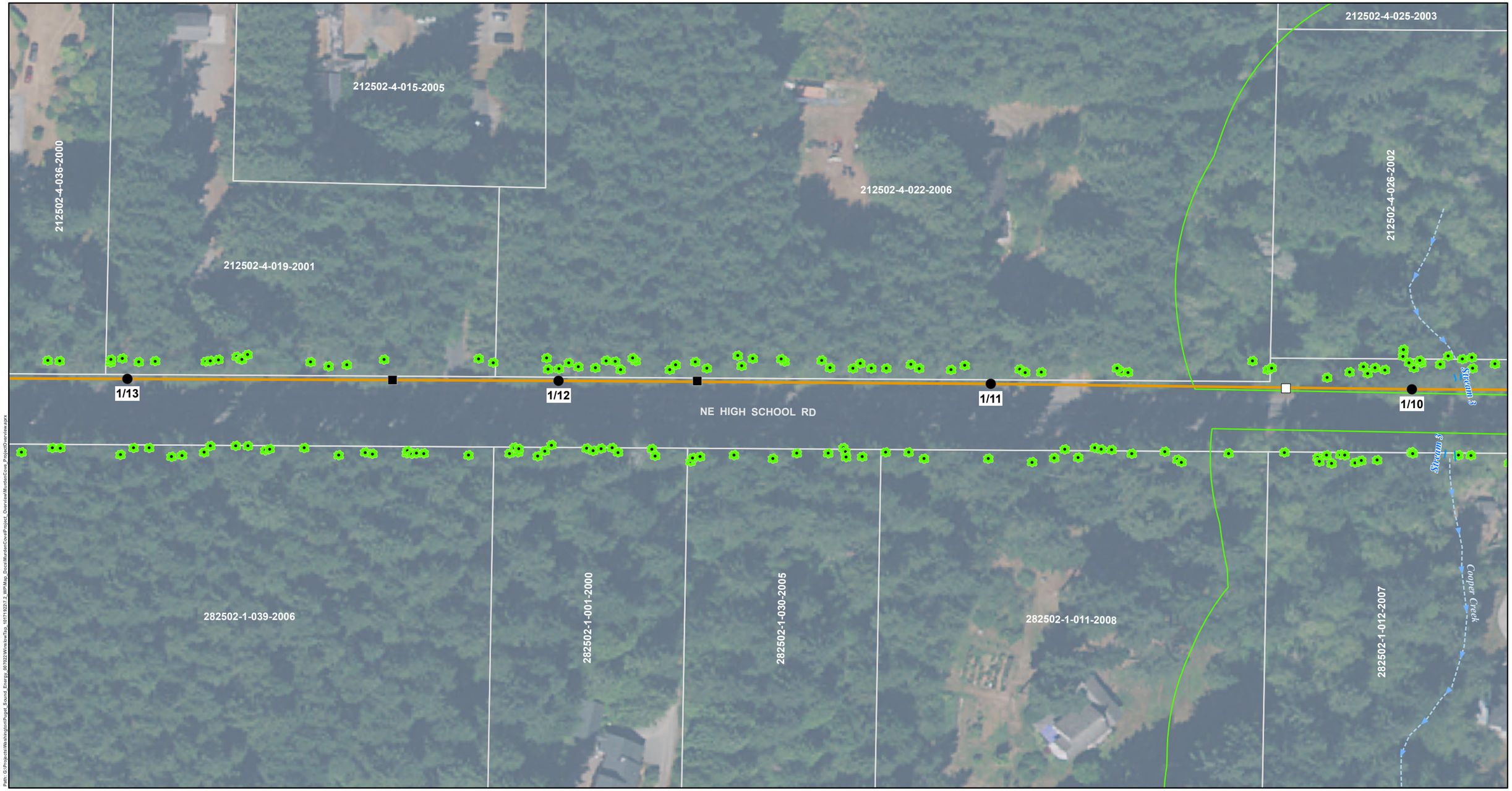
SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE



- Proposed Transmission Line Pole
- Existing Distribution Pole
- Replacement Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- City of Bainbridge Island Stream (GIS)
- HDR Delineated Streams
- Estimated Wetland
- Delineated Wetland
- Wetland/Stream Buffer

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE

Path: G:\Projects\Washington\Puget_Sound_Energy_407622\Winslow\Fig_1\01716527.2_WIP\Map_Docs\MurdenCove\Project_Overview\MurdenCove_ProjectOverview.aprx

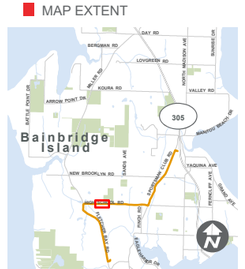
Path: G:\Projects\Washington\Puget_Sound_Energy_007022\Winslow\mxd_191119227-2_WIPMap_Docs\MurdenCove_ProjectOverview.aprx

- Proposed Transmission Line Pole
- Replacement Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- Estimated Wetland
- Delineated Wetland

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT



PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Replacement Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- City of Bainbridge Island Stream (GIS)
- HDR Delineated Streams
- Estimated Wetland
- Delineated Wetland
- Wetland/Stream Buffer

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE

Path: G:\Projects\Washington\Puget_Sound_Energy_007922\Winslow\Fig_011\182217.2_WPMap_DocsMurdenCove\Project_Overview\Project_OverviewMurdenCove_ProjectOverview.aprx

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- City of Bainbridge Island Stream (GIS)
- HDR Delineated Streams
- Estimated Wetland
- Delineated Wetland
- Wetland/Stream Buffer

0 40 80 Feet

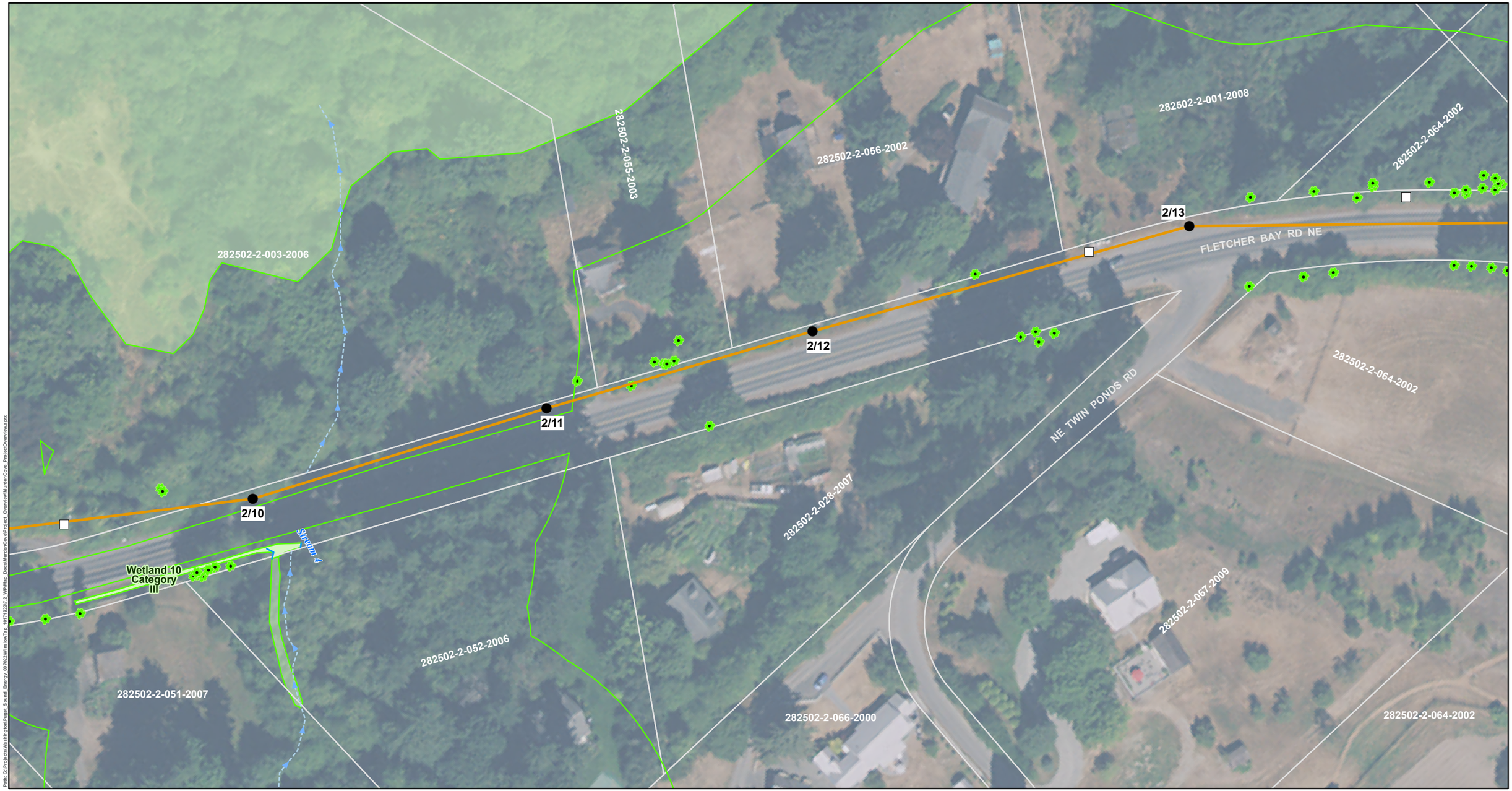
SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE



Path: G:\Projects\Washington\Puget_Sound_Energy_407922\Winslow\Fig_1\PTF6527-2_WIPMap_Docs\MurdenCove\Project_Overview\MurdenCove_ProjectOverview.aprx

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- City of Bainbridge Island Stream (GIS)
- HDR Delineated Streams
- Estimated Wetland
- Delineated Wetland
- Wetland/Stream Buffer

0 40 80 Feet

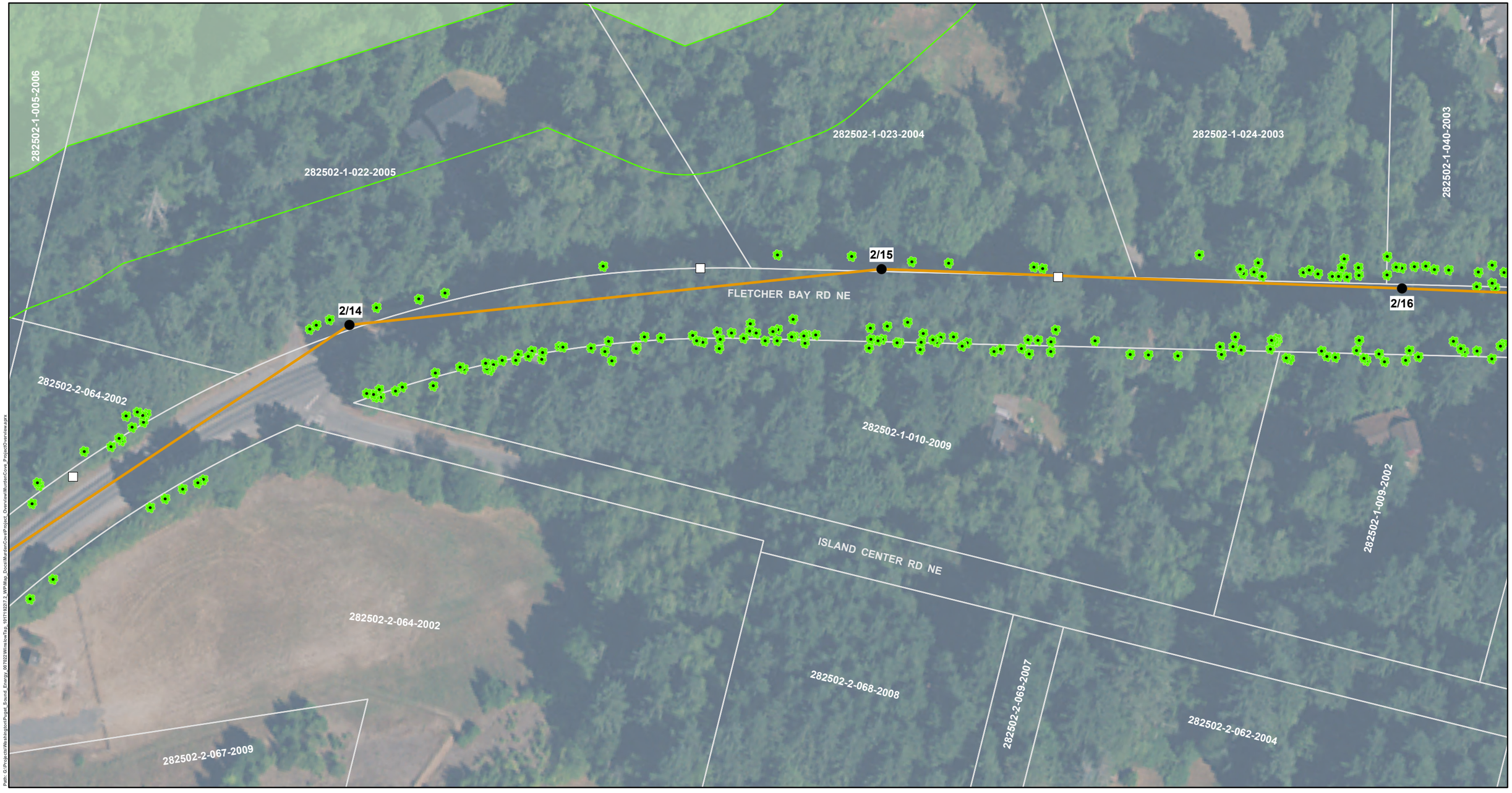
SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE



Path: G:\Projects\Washington\Puget_Sound_Energy_007922\Winslow\Rpt_697192207.2_WPMap_Docs\MurdenCove\Project_Overview\MurdenCove_ProjectOverview.aprx

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- Estimated Wetland
- Delineated Wetland
- Wetland/Stream Buffer

0 40 80 Feet

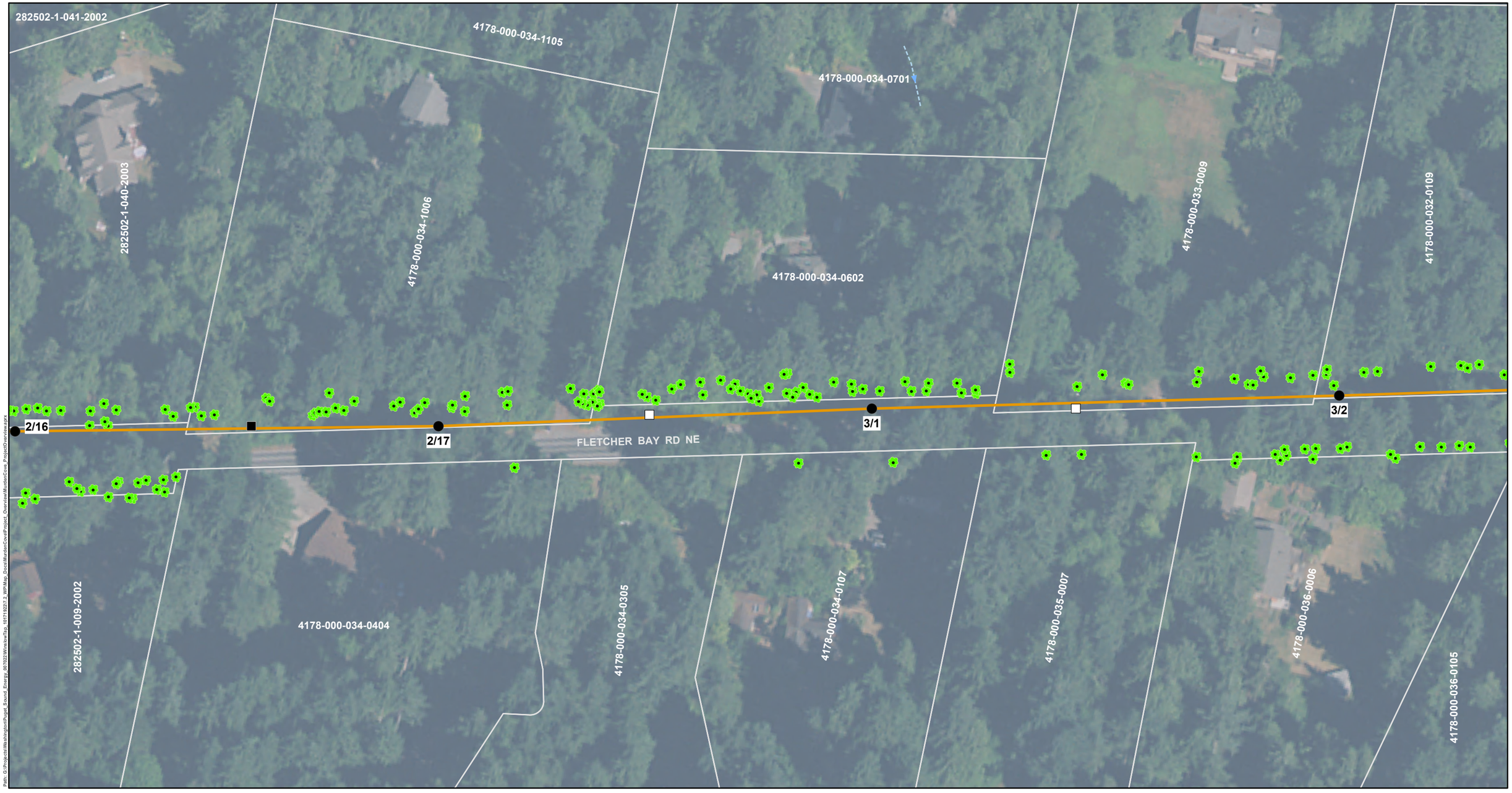
SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE



Path: G:\Projects\Washington\Puget_Sound_Energy_007023\WinslowRep_101719207.2_WP\Map_Docs\MurdenCove\Project_Overview\MurdenCove_ProjectOverview.aprx

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Replacement Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- City of Bainbridge Island Stream (GIS)
- Estimated Wetland
- Delineated Wetland

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE

Path: G:\Projects\Washington\Puget_Sound_Energy_807922\Winslow\Rep_107\132217.2_WP\Map_Docs\MurdenCove\Project_Overview\MurdenCove_ProjectOverview.aprx

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Replacement Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- Estimated Wetland
- Delineated Wetland

0 40 80 Feet

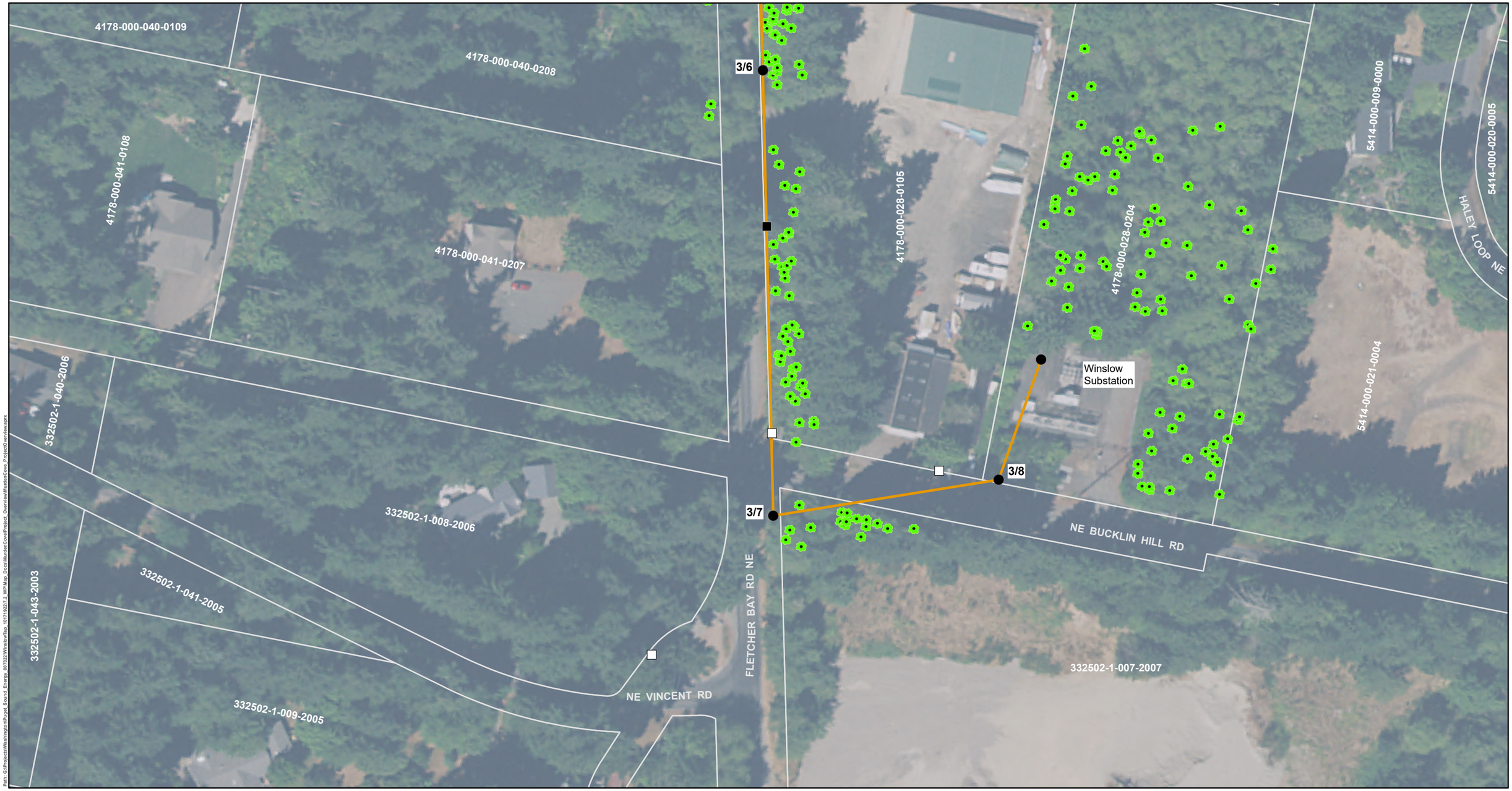
SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE



Path: G:\Projects\Washington\Puget_Sound_Energy_407023\Winslow\Fig_1\PTE\07.2_WIP\Map_Docs\MurdenCove\Project_Overview\MurdenCove_ProjectOverview.aprx

- Proposed Transmission Line Pole
- Existing Distribution Pole
- Replacement Distribution Pole
- Transmission Line
- Surveyed Tree
- Kitsap County Parcel
- Estimated Wetland
- Delineated Wetland

0 40 80 Feet

SOURCES: Proposed Pole, Proposed Transmission Line - PSE; Parcels, Estimated Wetlands, Estimated Streams, and Roads - City of Bainbridge Island (2019); Aerial - City of Bainbridge Island (2017) Online; Delineated wetlands - HDR.

MAP EXTENT

PROPOSED PROJECT

WINSLOW - MURDEN COVE

115KV TRANSMISSION LINE

CITY OF BAINBRIDGE ISLAND

April 5, 2024

Kerry Kriner
PO Box 97034, PSE 9N
Bellevue, WA 98009-9734
sent via email: kerry.kriner@pse.com

Re: PSE Murden Cove - Winslow 115 kV Transmission Line, PLN52698 Pre-application Conference Summary

Dear Applicant,

Thank you for meeting with staff on March 19, 2024 to discuss the proposed new 115 kV transmission line between Murden Cove Substation (parcel #22502-1-024-2009) and Winslow Substation (4179-000-028-0204). A summary of the land use review process, applicable Bainbridge Island Municipal Code (BIMC) regulations, comments from reviewers, fees, submittal requirements, and next steps is provided below. Please note that comments highlighted in yellow are reflective of the code today that may change depending on the status of the applicant's request for legislative review of development regulations under PLN52234 LDR.

General Information
Pre-Application Conference Date: March 19, 2024
Project Name and Number: PSE Murden Cove - Winslow 115 kV Transmission Line/ PLN52698
Project Description: Construct new 115 kV transmission line between Murden Cove Substation (parcel #222502-1-024-2009) and Winslow Substation (parcel #4178-000-028-0204) along existing overhead distribution line corridor in and adjacent to road right-of-way.
Project Address: multiple – see project description submitted by applicant
Tax Parcel Number(s): multiple
Tax Parcel Size: n/a
Zoning/Comp Plan Designation: multiple
Planning Contact: Joanne Mendenhall
Development Engineer: Kenton Bruno

Land Use Review Process

Reviews required prior to Land Use Application/Required Land Use Application(s)

Review/Permit	Process	Recommendation / Decision	Current Fee*
Preapplication Conference	BIMC 2.16.020.I	N/A	$2,850.00 (paid)
Public Participation Meeting	BIMC 2.16.040.D	N/A	$930.00*

CITY OF BAINBRIDGE ISLAND

Major Conditional Use Permit	BIMC 2.16.110	Planning Commission / PCD Director / Hearing Examiner	$20,940*
Minor Site Plan Review	BIMC 2.16.040	PCD Director	$9,945*
Major Critical Area Permit	BIMC 2.16.220	PCD Director	$3,700*
Consolidate Project Review	BIMC 2.16.170	Planning Commission / PCD Director / Hearing Examiner	The highest permit fee plus 1/3 all others
Geologically Hazardous Third Party Review	If applicable after review of technical report	PCD Director	$2,500 initial deposit.
Environmental Report Third Party Review	If applicable after review of technical report	PCD Director	$3,500 initial deposit.
ROW Use permit	Subject to independent review and additional fee/submittal requirements.		
Building Permit Fees	Grade and Fill permit – fees will depend on the volume of grade and fill required.		

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

If more than 10 significant trees will be removed, a forest practices permit with DNR may be required.

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

Application Submittal Requirements

- Public Participation Meeting: This meeting is scheduled with the Planning Commission; it meets the 2nd and 4th Thursday of each month. Contact the project planner at least three weeks ahead of the requested meeting to schedule. There are no submittal requirements, but Planning Commission expects that the applicant will make a brief presentation, and is typically provided the applicant's proposal from the preapplication or conceptual meeting materials.
- Land use application: Follow the instructions on the City's website Submitting a Building or Land Use Permit Application. If you have any questions about submittal, please contact a permit specialist through permittingsubmittal@bainbridgewa.gov or telephone 206.780.3770. Please submit all information identified in the Administrative Manual for Land Use Permits, in addition to submittals listed below.
- **Additional required plans, studies, reports, and any other requirements for complete land use application submittal:**

○ Master Land Use Application

- SEPA Checklist
- Tree inventory - If more than 10 significant trees will be removed, a forest practices permit with DNR may be required.
- Wetland Delineation Report
- Wetland Mitigation Report if wetland and buffer impacts are anticipated or a Buffer Enhancement Plan if only buffer modification is requested.
- Geological Hazards Assessment
- Habitat Management Plan
- FEMA Habitat Assessment unless work can demonstrably meet the standard for an exemption under FEMA's Puget Sound BiOp Floodplain Habitat Assessment Worksheet
- Owner Agent Agreements or temporary construction easements for applicable parcels
- ARPA designation required

Bainbridge Island Municipal Code Requirements
BIMC 15.16 – Flood Damage Prevention
A portion of this project is in a mapped FEMA flood hazard area. Development in frequently flooded areas shall be subject to the provisions in Chapter 15.16 BIMC, Flood Damage Prevention.
BIMC 16.04 – Environmental Policy
The project is subject to the State Environmental Policy Act (SEPA) review as it includes installation, construction, or alteration on lands covered by water.
BIMC 16.20 – Critical Areas
BIMC 16.20.100 Aquifer Recharge Area. Per BIMC 16.20.100.E.1 Any proposed development or activity requiring a site assessment review (SAR) located within the R-0.4, R-1 or R-2 zoning designations requires the designation of an ARPA. The ARPA must meet the design standards in BIMC 16.20.100.
BIMC 16.20.110 Fish and Wildlife Habitat Conservation Areas. Portions of the project are proposed in mapped stream buffers. The type, extent and boundaries shall be determined in the field by a qualified professional according to the requirements of BIMC 16.20.110 and shown on the application submittal materials. All development, uses and activities within known fish and wildlife habitat conservation areas require submittal and approval of a habitat management plan (HMP) as specified in BIMC 16.20.180. The HMP shall consider measures to retain and protect the fish and wildlife habitat and shall consider the effects of land use intensity, buffers, setbacks, impervious surfaces, erosion control and retention of existing native vegetation. Submittal materials must demonstrate the standards listed under BIMC 16.20.110.G.6, including: • No practicable or reasonable alternative location is available. • New utilities shall be aligned whenever possible to avoid cutting or root damage to trees greater than 12 inches in diameter at breast height (four and one-half feet) measured on the uphill side. • Any area of disturbance shall be revegetated with appropriate native or equivalent vegetation at not

less than preconstruction vegetation densities or greater, immediately upon completion of construction or as soon thereafter as possible due to seasonal growing constraints. The utility or landowner responsible for installation shall ensure that such vegetation survives.

- Utility towers shall not be sandblasted or spray-painted. Lead-based paint is prohibited.
- Pesticides, Fertilizers and Herbicides. No pesticides, herbicides or fertilizers may be used in fish and wildlife habitat conservation areas or their buffers, except those applied by a licensed applicator in accordance with the safe application practices on the label.

16.20.130 Geologically Hazardous Areas.

Portions of the project are proposed in a mapped liquefaction area and a separate erosion hazard area. A geological hazards assessment is required for all projects in geologically hazardous areas as specified in BIMC 16.20.180. To protect public health, safety and welfare, the director may require third party review of any geological hazards assessment or geotechnical report in cases where there may be potential for substantial damage to life, property or the environment should the proposed engineering solution fail. When a third party review is required, costs incurred for a qualified third party geologist or geotechnical engineer to perform the review shall be borne by the applicant.

Development standards under BIMC 16.20.130.D must be met, including:

- The proposed activity shall not create a net increase in geological instability, either on or off site.
- The proposed activity shall not increase the risk of life safety due to geological hazards above professionally acceptable levels or risk for: Property loss of any habitable structures or their necessary supporting infrastructure on site; or risk to any off-site structures or property of any kind.
- The proposed activity shall not further degrade the values and functions of the associated critical areas.
- Unless allowed pursuant to BIMC 16.20.090 or as part of an approved building permit, removal of vegetation from an erosion or landslide hazard area or setback is prohibited.

An indemnification or hold harmless agreement shall be required for all projects in geologically hazardous areas, except erosion hazard areas and landslide hazard area setbacks. The form of the agreement shall be approved by the city and executed prior to the commencement of construction or any land disturbing activity.

BIMC 16.20.140 Wetlands

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

Per BIMC 16.20.140.G.2, primary utilities are prohibited in Category I and II wetlands.

In Category III and IV wetlands, the requirements of BIMC 16.20.140 must be met, including:

- Any action taken…shall result in equivalent or greater functions and values of the wetlands and wetland buffers associated with the proposed action, as determined by the best available science. All actions and developments shall be designed and constructed in accordance with mitigation sequencing as described in BIMC 16.20.030 and WAC 197-11-768.
- Applicants must first demonstrate an inability to avoid or reduce impacts, before compensation of impacts will be allowed. No activity or use shall be allowed that results in a net loss of the functions or values of critical areas.
- Permanent protection of critical areas that are part of an approved mitigation plan or buffer enhancement plan shall be achieved through a notice to title recorded at the Kitsap County auditor's office, or similar means of protection in perpetuity.
- New utilities shall be aligned to avoid tree removal to the greatest extent practicable.
- Any area of disturbance resulting from installation of a utility shall be revegetated with appropriate native or equivalent vegetation at preconstruction densities or greater, immediately upon completion of construction, or as soon thereafter as possible, if due to seasonal growing constraints. The utility or landowner responsible for installation shall ensure that such vegetation survives.
- The director may require additional mitigation measures.
- Painting of utility equipment such as power towers shall not be sprayed or sandblasted. Lead-based paints are prohibited.
- No pesticides, herbicides or fertilizers may be used in wetland areas or their buffers except those approved by the U.S. Environmental Protection Agency (EPA) and Washington Department of Ecology and applied by a licensed applicator in accordance with the safe application practices on the label.

BIMC 16.20.140.I Wetland Buffers

All regulated wetlands shall be surrounded by a buffer. Standard buffer widths are shown in Tables 3 through 6 of section BIMC 16.20.140.I. If a wetland meets more than one of the criteria listed in each table, the buffer needed to protect the wetland is the widest one. Additional information regarding buffer modifications can be found under BIMC 16.20.140.I.8. Any buffer modification proposed shall be through an approved buffer enhancement plan meeting the requirements of BIMC 16.20.180. Wetland buffers shall be temporarily fenced or otherwise suitably marked between the area where the construction activity occurs and the buffer.

BIMC 16.20.140.J Wetland Mitigation Requirements.

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

- Compensatory mitigation shall be required for development, uses or activities that result in the loss of wetland acreage or in the reduction of wetland functions or values. Approaches to compensatory mitigation can be found in BIMC 16.20.140.J.5.

CITY OF BAINBRIDGE ISLAND

- Mitigation Report. Where mitigation is required, a mitigation plan is a required component of a critical areas report meeting the requirements in BIMC 16.20.180, Critical area reports.
- Wetland Replacement. The ratios shown in Table 8 of BIMC 16.20.140 shall be used to determine the required amount of wetland mitigation. The director may decrease these ratios when there are findings of special studies coordinated with agencies with expertise which demonstrate that no net loss of wetland function or value is attained under the decreased ratio. Mitigation requirements may also be determined using the credit/debit tool described in Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Western Washington: Final Report (Ecology Publication No. 10-06-011, March 2012, or as revised) consistent with Table 8 in BIMC 16.20.140.
- Monitoring Requirements. The city shall require monitoring reports on an annual basis for a minimum of five years and up to 10 years, or until the director determines the mitigation project has met the performance standards specified in the wetland mitigation plan. The wetland mitigation plan shall provide specific performance standards for monitoring the mitigation project. Performance standards shall be project-specific and use best available science to aid the director in evaluating whether or not the project has achieved success. (Ord. 2018-01 § 2 (Exh. A), 2018)

BIMC 18.09 – Use Regulations

New "Utility-primary" is a conditional use in residentially zoned districts. Replacement of a distribution utility pole or a transmission utility pole exceeding the height and/or location standards established in Table 18.12.040 shall require minor site plan review approval.

BIMC 18.12 – Dimensional Standards

BIMC Table 18.12.020-2 lists standard setbacks and height maximums for residentially zoned districts. For transmission and distribution poles proposed on private property, primary utilities are currently subject to setback requirements.

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

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

BIMC 20.04 – City Fire Code

The project shall comply with all applicable provisions of the adopted Fire Code (International Fire Code, 2018 Edition).

Department/Agency Comments

Development Engineer Comment:

Kenton Bruno provided the attached comments and can be reached at (206) 780-3779 or kbruno@bainbridgewa.gov

CITY OF BAINBRIDGE ISLAND

Building Official Comment:
Building Official, Blake Holmes, had no comments. He can be reached at (206)780-3715 or bholmes@bainbridgewa.gov.
Bainbridge Island Fire District Comment:
Fire Marshal, Jackie Purviance, had no comments. She can be reached at (206) 451-2033 or jpurviance@bifd.org
Kitsap Public Health District Comment:
Richard Bazzell can be reached at (360) 728-2308 or richard.bazzell@kitsappublichealth.org

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

Sincerely,

Joanne Mendenhall
Planner

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the is initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

CITY OF BAINBRIDGE ISLAND

DEPARTMENT OF PUBLIC WORKS - ENGINEERING

MEMORANDUM

Date: March 22, 2024

To: Joanne Mendenhall, Planner, Planning and Community Development

From: Kenton Bruno, P.E., Development Engineer, Public Works

Subject: PLN52698 PRE PW-DE Comments – PSE Transmission Line

Background:
Following the Pre-Application conference held on March 19, 2024, Development Engineering has completed a review of the subject project materials and submits the following comments to be included with and/or attached to the pre-application summary letter generated by Planning and Community Development. As noted below, a Site Assessment Review was completed as part of this review and these comments serve in lieu of a stand-alone SAR letter of recommendation from COBI Development Engineering for any future permit application submittal requirements for a project substantively conforming to this proposal.

Brief Project Description:
Puget Sound Energy (PSE) is proposing to construct a new 115 kV transmission line (Murden Cove – Winslow 115 kV Transmission Line) between Murden Cove Substation (parcel #22502-1-024-2009) located at 9528 Sportsman Club Road NE and Winslow Substation (parcel #4178-000-028-0204) located on the north side of NE Bucklin Hill Road east of the intersection with Fletcher Bay Road NE. This approximately 3.4 mile overhead electrical transmission line will connect a second transmission line to each substation resulting in a "looped" transmission system. This project will require the clearing of trees both within the City of Bainbridge Island Right of Way and on multiple privately owned parcels along the length of the project. The project proposes no new or replaced hard surfaces but will result in greater than 7,000sf of disturbance.

Comments:

1. The project proposes tree removal and vegetation disturbance on multiple privately owned parcels along the 3.4-mile project limits. Owner-agent agreements or temporary construction easements are required for each parcel where disturbance will occur, which shall be submitted with the subsequent land use and building permits.

2. A Site Assessment Review (SAR) is required per BIMC 15.20.060(1) with the goal to mimic the site's natural hydrology, implement low impact development (LID) to the maximum extent feasible, and preserve native vegetation on site. A SAR application was received with the

preapplication conference documentation, and a SAR has been completed in conjunction with this preapplication review. **No further SAR analysis or review is required**. These comments **serve in lieu of a stand-alone SAR letter of recommendation from COBI Development Engineering** for any future submittal requirements for a project substantively conforming to this proposal.

3. The proposed project will disturb greater than 7,000 SF of vegetation. The land use and building permit submittals shall demonstrate how the project complies with Minimum Requirements 1-5 of the Department of Ecology's Stormwater Management Manual of Western Washington (SWMMWW) as adopted BIMC 15.20.

4. As proposed, the project includes a number of areas of concern where new utility pole locations may conflict with existing underground utilities, culverts (to include stream crossings) and roadway conveyance ditches. Final site plans for both land use and building permit submittals shall clearly show all existing utilities, critical areas, and any associated critical area buffers. Areas where potential conflicts may arise between existing and proposed utilities shall be surveyed prior to building permit issuance and potholed prior to construction.

5. Project limits contain both mapped erosion control areas and liquefaction areas per the COBI Critical Areas Map. Applicant shall comply with BIMC 16.20.130 regarding a critical areas assessment of the potential geological hazards by a qualified professional. The critical area assessment shall be submitted with follow on land use permit (or construction permit if no land use permit is required).

6. Any civil improvements to be constructed within the City of Bainbridge Island Public Right of Way (ROW) require a ROW use permit subject to independent review and additional fee/submittal requirements.

7. No construction on or to the site may take place until the civil improvement plans have been reviewed and approved by the City as part of a construction permit to include but not limited to Building, Grade and Fill, or Right of Way Use permits.

Please note that the information provided in this letter reflects existing codes and standards, currently available information about the site, and the nature of the immediate environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While covering as many of the Planning, Engineering, Building, and Fire related aspects of the proposal as possible during this preliminary review, please be advised that subsequent review of any permit application may reveal issues not identified during this initial review.

CITY OF BAINBRIDGE ISLAND

September 16, 2025

Kerry Kriner
PO Box 97034, PSE 9N
Bellevue, WA 98009

Re: Preapplication Conference Summary: PSE Murden Cove Substation Outage Plan/ PLN53086

Dear applicant,

Thank you for meeting with City staff on September 2, 2025, to discuss the PSE Murden Cove Substation Outage Plan. The proposal is to replace one existing transmission line pole at the northwest corner of the site and install one new transmission pole at the southwest corner of the site. The existing transmission pole will connect to the new transmission pole across the frontage within right-of-way of Sportsman Club RD NE. The connection from the new transmission pole across the property into the substation will require trees to be removed within the landscape buffer along the frontage.

The property is located at 9582 SPORTSMAN CLUB RD NE (T.P.N. 22250210242009). A summary of the conference discussion and City staff review follows, along with submittal requirements for land use application.

Comments and further clarification from items discussed during this meeting:

1. Exact measurements were not submitted or confirmed during the meeting, but it should be noted the need for a conditional use permit will be determined by the height of the poles and distance moved. Per Table 18.12.020-3 if these are new or existing distribution utility poles they are allowed 55 ft. in height above grade. If they are existing transmission utility poles they can have up to a 25 percent increase above existing pole height above grade with a maximum height of 100 ft. For new transmission utility poles they are allowed the 55ft in height above grade. Any height past these allowable maximums or moving more than 20 feet from the original location will require a conditional use permit and must demonstrate meeting the use-specific standards per BIMC 18.09.030.F.2.
2. An application for a minor adjustment request will be required per BIMC 2.16.040.H.1. The director has reviewed and confirmed this is available for a minor adjustment to PLN52612 SPR Major and will not require a new site plan review or public participation meeting. When applying for this minor site plan review adjustment include this pre-application letter as confirmation of applicability.
3. Currently the proposal places the poles within ROW, but the applicant stated they may move the existing pole within ROW (north) and place the new pole (south) within the property boundary approximately 5- 6 feet inside the property line. The poles are an accessory use to the primary use (substation) and therefore are allowed to encroach within any required setback, perimeter or roadside buffer per BIMC Table 18.12.040. Therefore, a variance will not be necessary if the poles are within setbacks on the property.

Contact me at vlewelling@bainbridgewa.gov or 206.780.3721 if you have any questions.

Sincerely,

Victoria Lewelling, Planner

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

General Information
Pre-Application Conference Date: September 2, 2025
Project Name and Number: PSE Murden Cove Substation Outage Plan/PLN53086
Project Description: Replace one existing transmission line pole at the northwest corner of the site and install one new transmission pole at the southwest corner of the site. The existing transmission pole will connect to the new transmission pole across the frontage within right-of-way of Sportsman Club RD NE. The connection from the new transmission pole across the property into the substation will require trees to be removed within the landscape buffer along the frontage.
Project Address: 9582 SPORTSMAN CLUB RD NE
Tax Parcel Number(s): 22250210242009
Lot Size: 2.13 (approx. 92,782 sq. ft.)
Zoning/Comp Plan Designation: Business/Industrial District
City Project Manager: Victoria Lewelling, Planner vlewelling@bainbridgewa.gov 206.780.3721
Development Engineer: Kenton Bruno, Engineer II kbruno@bainbridgewa.gov 206.780.3779

Land Use Review Process
Required Land Use Application / Review

- Land use application: Follow the instructions on the City's website Submitting a Building or Land Use Permit Application If you have any questions about submittal, please contact a permit specialist through pcd@bainbridgewa.gov or telephone 206.780.3770. Please submit all information identified in the Administrative Manual for Land Use Permits, in addition to additional submittals identified below.
- Additional required plans, studies, reports, and any other requirements for application submittal:
  - Master Land Use Application
  - Submittal requirements identified in the Administrative Manual (pgs 23-24)
  - Pre-application letter
  - Owner/Agent Agreement (if designating an agent)
  - Arborist survey
  - Vegetation restoration plan (detailed below)
  - Landscaping plan demonstrating compliance with full screen buffer post proposal per BIMC 18.15.010.D.4.a standards
  - Elevation sheets showing existing/new poles and connecting lines
  - Geological Hazards Assessment (if applicable)
  - SEPA Checklist (if applicable)
  - A Washington State Department of Natural Resources class IV Forest Practices permit may be required for clearing activities.

- Permit fees for applications / reviews identified in this letter (Due at application submittal):

Review/ Permit	Process	Recommendation / Decision	Current Fee $
Minor Adjustment/Amendment to Approved Site Plan	BIMC 2.16.040	PCD Director	$4,395.00(pd)
Minor Conditional Use Permit (if applicable)	BIMC 2.16.050	PCD Director	$ 3,925.00 (pd)
Minor Critical Area Permit (if applicable)	BIMC 2.16.220	PCD Director	$ 1,895.00 (pd)
Consolidate Project Review	BIMC 2.16.170	Planning Commission/PCD Director/ Hearing Examiner	The highest permit fee plus 1/3 all others
ROW Use Permit	Subject to independent review and additional fee/submittal requirements.		
Building Permit	Grade and Fill permit – fees will depend on the volume of grade and fill required.		

Please verify permit fees at the time of application submittal.

Bainbridge Island Municipal Code Requirements

BIMC 2.16 – Land Use Review Procedures

- Per BIMC 2.14.040.D.1, utility facilities do not require review or recommendation by the Design Review Board, but the project will still need to comply with Design for Bainbridge standards.
    - If more than 10 significant trees will be removed, a forest practices permit with DNR may be required.
    - If proposed transmission poles exceed maximum height limits, a conditional use permit may be required.
- Review procedures for minor adjustments to site plan and design reviews are outlined in BIMC Section 2.16.040.H. Review criteria includes satisfaction of development standards in BIMC Titles 16 and 18 (summarized below).
- Review procedures for conditional use permits are outlined in BIMC Section 2.16.050. Review includes meeting the use-specific standards outlined in BIMC 18.09.030.F.2 (summarized below).

BIMC 15.04 – Building Code

The project and all proposed construction shall comply with all applicable provisions of the adopted Building Code.

- Projects will be reviewed under the 2021 International Codes, 2017 ADA Washington State Code, 2020 Liquefied Petroleum Gas Code, and all amendments adopted by the City.

BIMC 16.04 – Environmental Policy

The project may be subject to the State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code Categorical Exemptions (WAC 197-11-800-23): All electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 55,000 volts or less; the overbuilding of existing distribution lines (55,000 volts or less) with transmission lines (up to and including 115,000 volts); within existing rights of way or developed utility corridors, all electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 115,000 volts or less; and the undergrounding of all electric facilities, lines, equipment or appurtenances.

BIMC 16.12 – Shoreline Master Program

The subject property is outside of shoreline jurisdiction.

BIMC 16.20 – Critical Areas

BIMC 16.20.130 Geologically Hazardous Areas

A portion of the project proposes work in an area with mapped moderate steep slopes. Any development, use or activity proposed on a site containing any geologically hazardous area or a landslide hazard area setback shall require a critical area permit unless it qualifies as an exempt activity, as provided in BIMC 16.20.040 or is allowed without review pursuant to BIMC 16.20.090. A geological hazards assessment is required for all projects in geologically hazardous areas and landslide hazard area setbacks in accordance with BIMC 16.20.180.E, Critical area reports. To protect public health, safety and welfare, the director may require third party review of any geological hazards assessment or geotechnical report in cases where there may be potential for substantial damage to life, property or the environment should the proposed engineering solution fail. If review of the required geotechnical report indicates a need for third party review, costs incurred for a qualified third party geologist or geotechnical engineer to perform the review shall be borne by the applicant.

BIMC 18.09 – Use Regulations

BIMC Table 18.09.020 Use table

New "Utility-primary" is a permitted use ("P") in the Business/Industrial district as long as the use-specific standards outlined below are demonstratively met.

BIMC 18.090.030.F-2 Use-specific standards

- Replacement, maintenance or upgrade of existing poles and equipment within or adjacent to an existing utility corridor or right-of-way is considered a permitted ("P") use. A new pole added along an existing distribution or transmission line that is within 20 feet of the existing infrastructure and does not exceed the height of both adjacent poles is considered part of an upgrade to that utility corridor. New distribution or transmission line poles that exceed the height of both adjacent poles require minor conditional use approval.
    - Replacement, maintenance or upgrade of a distribution utility pole or a transmission utility pole exceeding the height established in Table 18.12.020-2 and Table 18.12.020-3 or moving more than 20 feet from the original location shall require minor conditional use approval prior to installing the pole.

BIMC 18.15.010.C.5 Landscaping, screening, and tree retention, protection and replacement

- Modification of Requirements. If the significant tree and tree stand retention requirements of this section create an unnecessary hardship, the applicant may request a modification. The director may administratively approve a modification of the significant tree and tree stand requirements of this section if the director finds that the following standards have been met:
  a. The modification is necessary because of special circumstances relating to the location of existing significant trees and tree stands that prevent compliance with this section; and
  b. The special circumstances of the subject property make the strict enforcement of the provisions of this section an unnecessary hardship to the property owner; and
  c. The special circumstances of the subject property are not the result of the actions of the applicant; and
  d. The approving of the modification will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and land use district in which the subject property is located; and
  e. The modification is consistent with the purpose and intent of this chapter; and
  f. The site design incorporates the retention of other natural vegetation in consolidated locations that promotes the natural vegetated character of the site.

BIMC 18.12 – Dimensional Standards

BIMC Table 18.12.020-3 lists standard setbacks and height maximums for B/I districts.

- Base Height: 35 ft
- Distribution Utility Poles: 55 ft. in height above grade. Alternative height limits may apply if additional conditional use permit provisions of BIMC 2.16.050.F are met. See BIMC 18.09.030.F.2 for use standards.
- Transmission Utility Poles: Up to a 25 percent increase above existing pole height above grade with a maximum height of 100 ft. Alternative height limits may apply if additional conditional use permit provisions of BIMC 2.16.050.F are met. See BIMC 18.09.030.F.2 for use standards.

- **Applicant has indicated that proposed new poles may exceed height limits above the modifications allowed under BIMC Table 18.12.040 and BIMC 18.09.030.F.2.b. Per BIMC 2.16.050.F Exemption from Height Limit for Structures in Any Zone District - An exemption from the height limits for structures not including buildings in each zone district can be approved through the conditional use process if the director determines that:**
  - **View opportunities are not substantially reduced.**
  - **No structure is located in any required setback except as otherwise authorized by BIMC 18.**
  - **Each setback requirement shall be increased one-half foot for every foot above the maximum structure height.**

Department/Agency Comments

Public Works Department

Development Engineer Kenton Bruno provided comment during the conference and can be reached at 206.780.3779 or kbruno@bainbridgewa.gov

Building Official: Blake Holmes provided comment during the conference and can be reached at 206.780.3715 or bholmes@bainbridgewa.gov

Bainbridge Island Fire District Comment:

Fire Marshal, Jackie Purviance, provided the attached comments and can be reached at (206) 451 2033 or jpurviance@bifd.org

Kitsap Public Health District:

Please contact the Kitsap Public Heath District (KPHD) separately to determine requirements for KPHD review of this proposal.

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

Murden Cove-Winslow 115kV Transmission Line Project

Public Participation Meeting

Kerry Kriner
Strategic Land Planner

Molly Reed
Senior Project Manager

November 13, 2025

PUGET SOUND ENERGY

Clean Energy Goals

Washington State Climate Laws

- Clean Energy Transformation Act (CETA)
- Climate Commitment Act (CCA)
- Clean Fuel Standards (CFS)

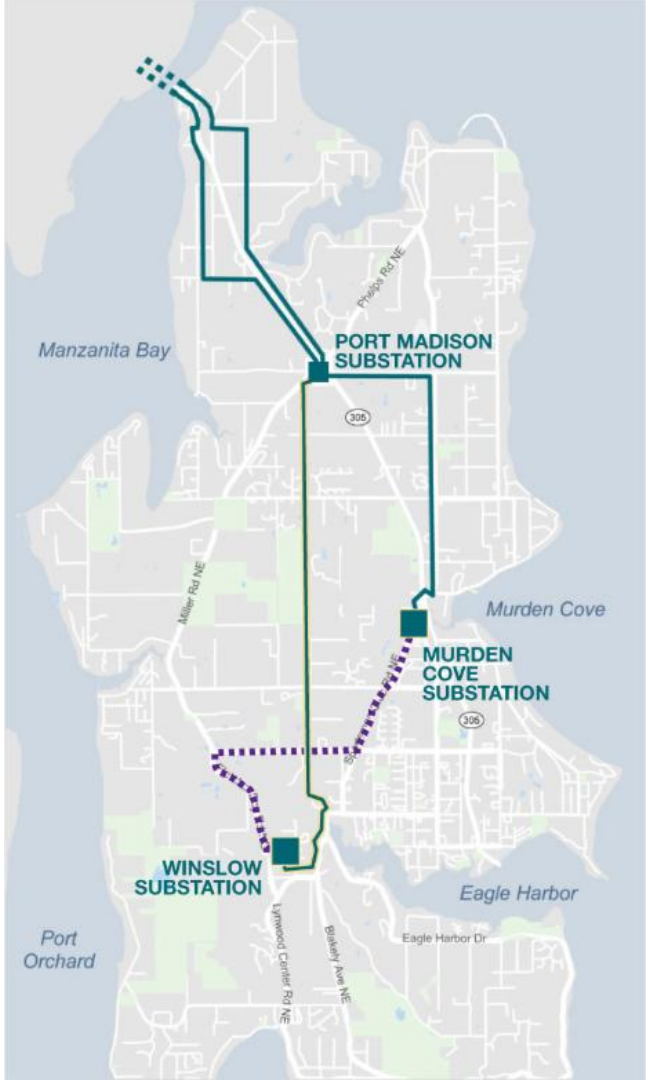
Bainbridge Island's existing transmission system

Bainbridge Island Electric System Needs

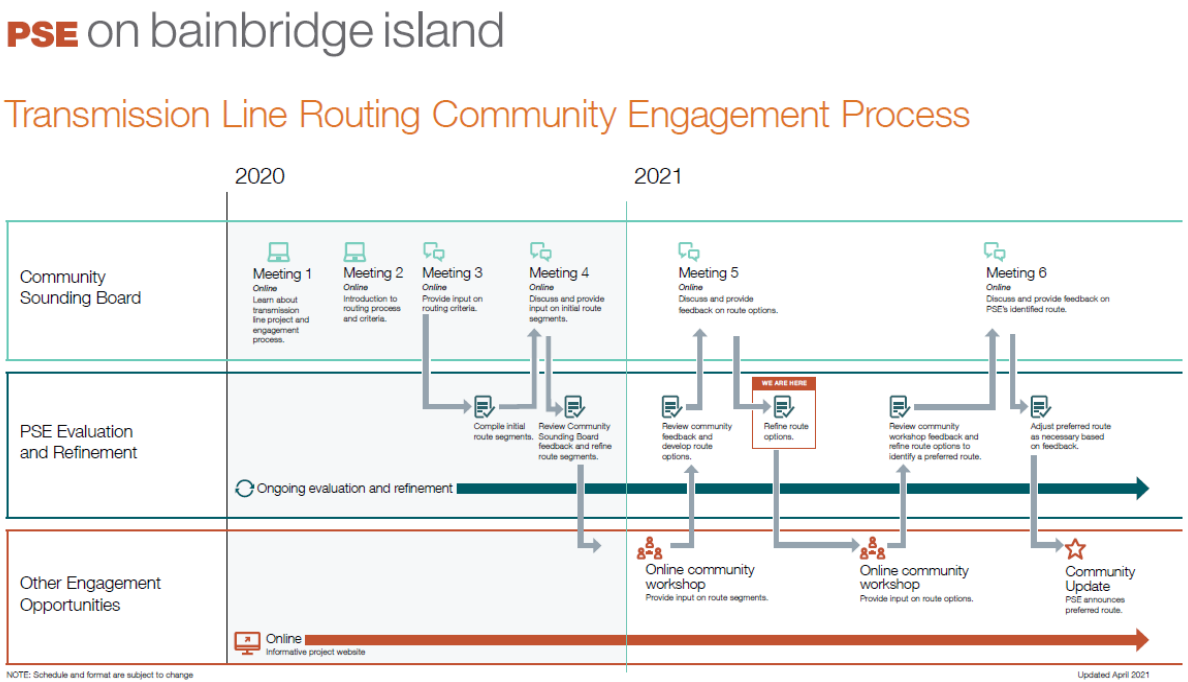
Identified Needs

- Reliability
- Aging Infrastructure
- Capacity
- **Operational Flexibility**

PSE Hybrid Solution for Bainbridge Island



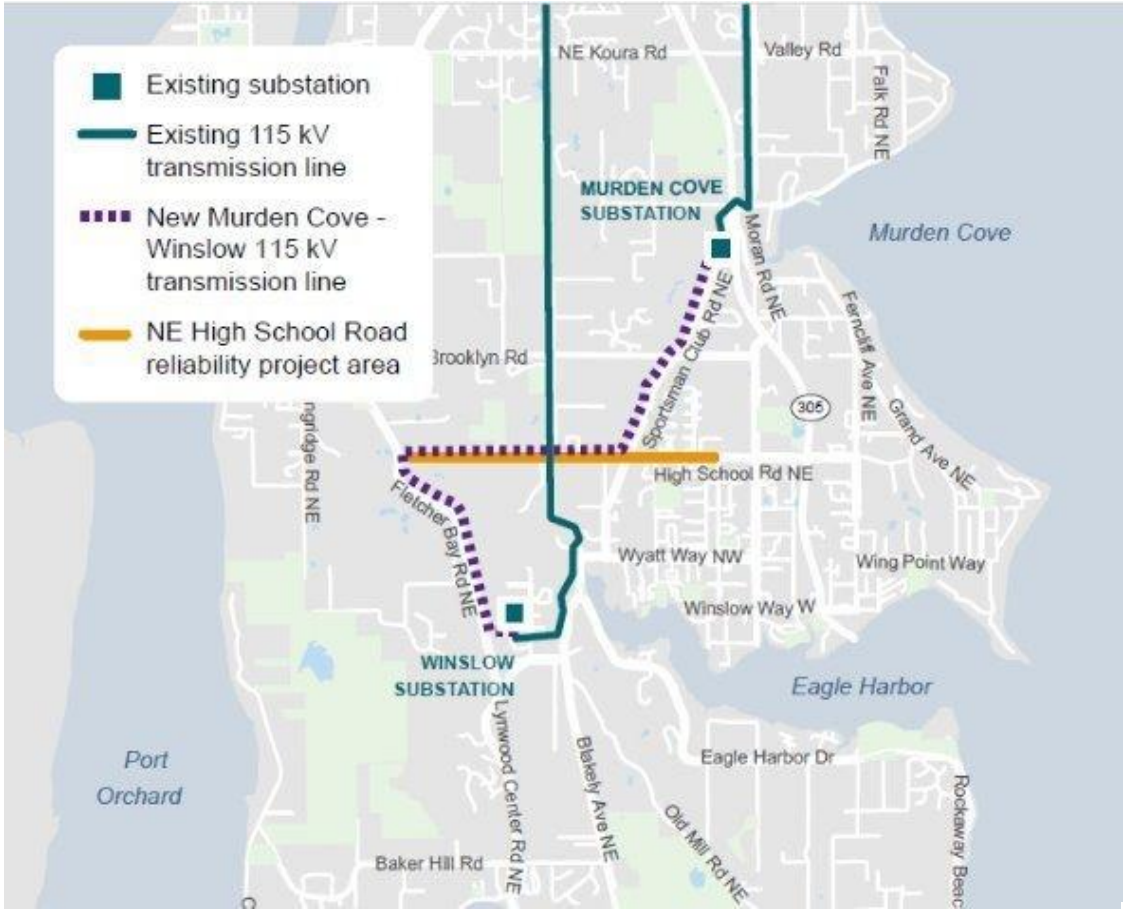
Community Engagement for transmission line siting



What We Heard

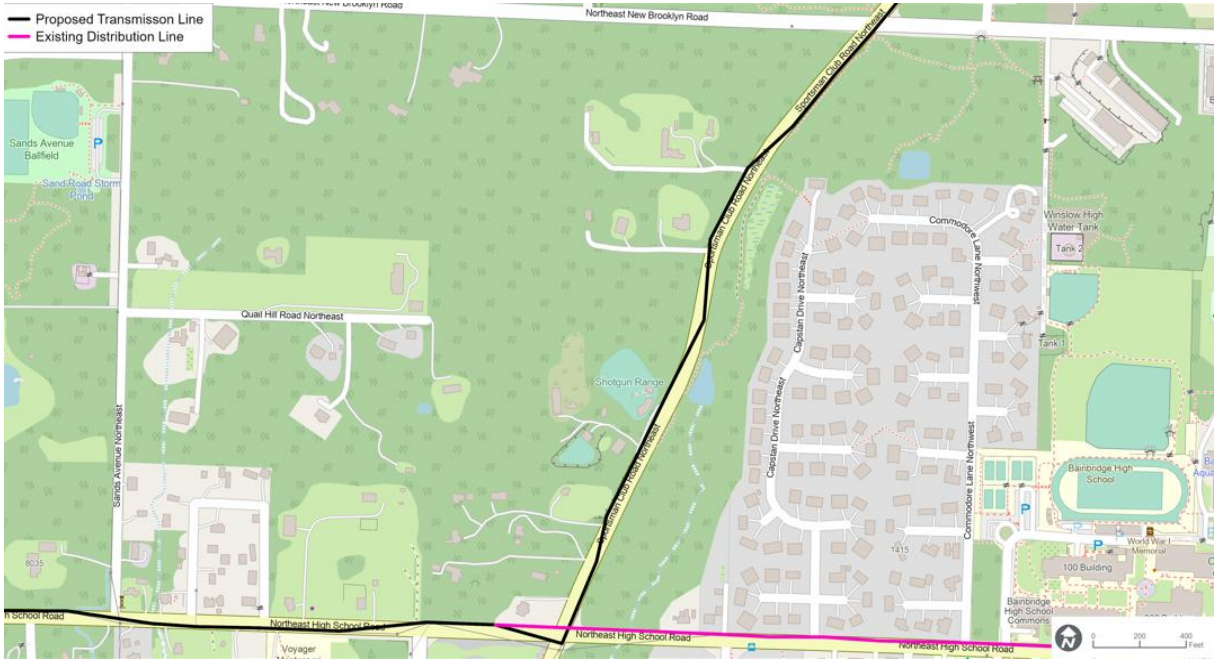
- Project Need
- Impacts to Critical Areas and Trees
- Undergrounding
- Equity
- EMF

New Murden Cove – Winslow 115kV Transmission Line Route

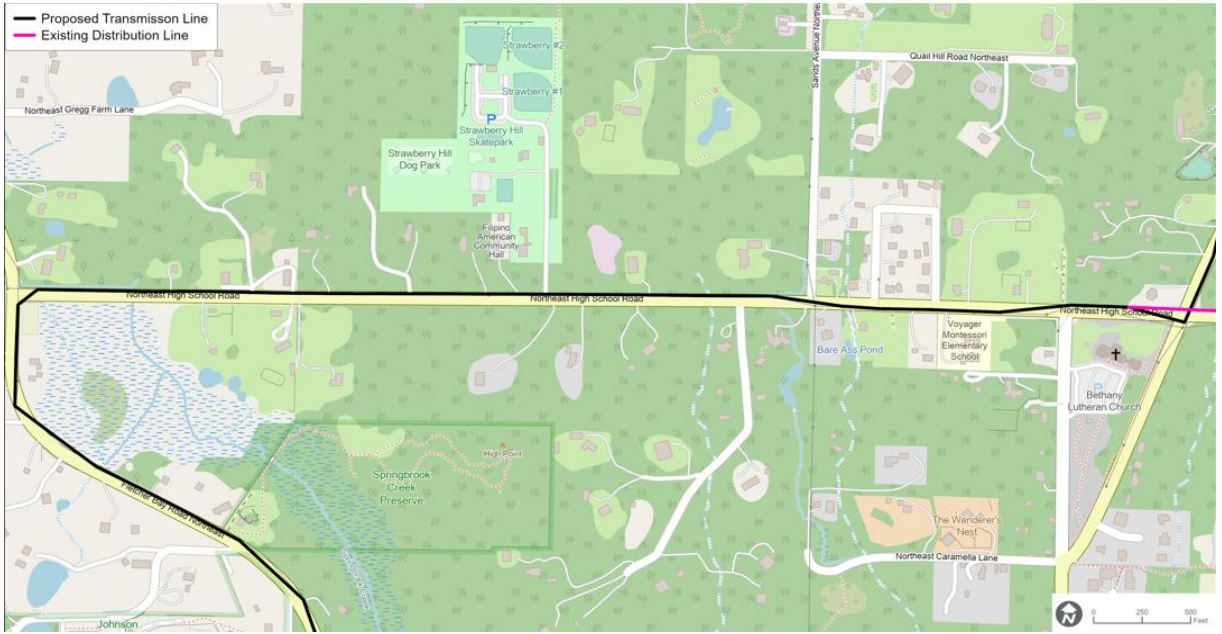


New Murden Cove – Winslow 115kV Transmission Line Route

New Murden Cove – Winslow 115kV Transmission Line Route

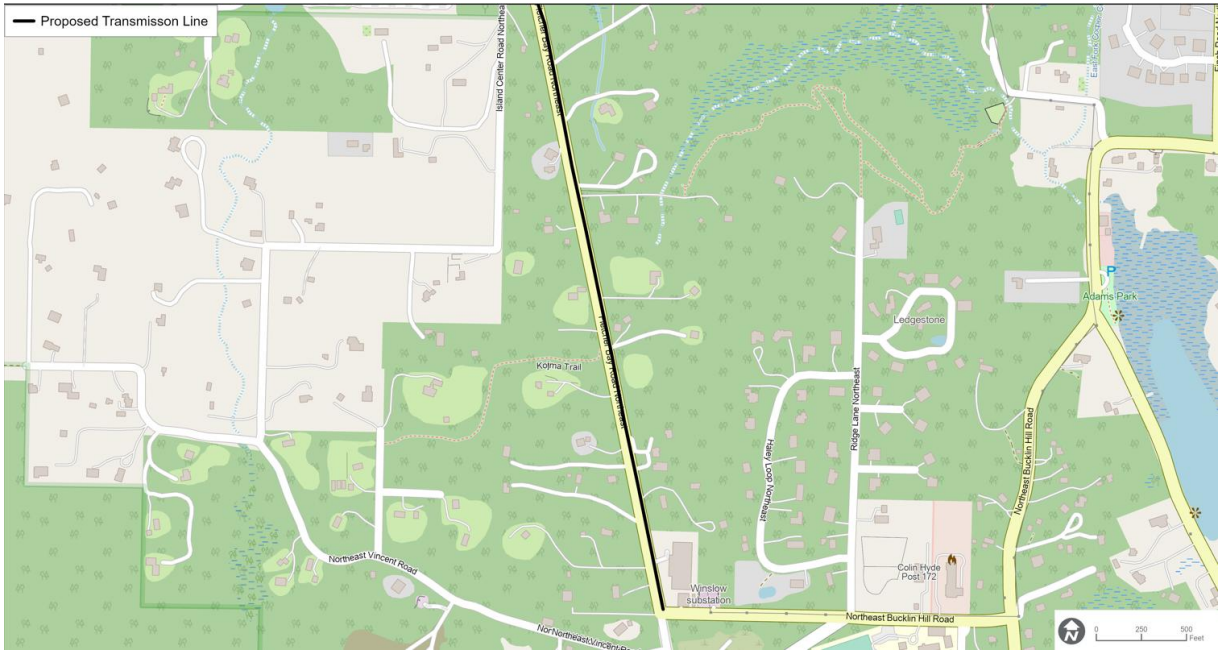


New Murden Cove – Winslow 115kV Transmission Line Route



New Murden Cove – Winslow 115kV Transmission Line Route

New Murden Cove – Winslow 115kV Transmission Line Route



Project Considerations

- Trees
  - PSE plans to replace trees removed with transmission corridor compatible species in compliance with the code.
  - PSE will work with property owners to replant on private property or partner with Bainbridge Island community groups if off-site mitigation is deemed more ecologically viable.
- Property Rights Acquisition
  - PSE needs to acquire temporary and permanent easement rights to install, operate and maintain facilities and manage vegetation
- Construction
  - PSE will work with property owners and the community to minimize traffic, noise and other construction impacts
  - PSE will restore properties affected by construction to its previous or an improved state, as practical.

Trees and Landscape Restoration Requirements

- ARPA
  - PSE will replace trees removed with transmission corridor compatible species in compliance with Bainbridge Island Code requirements.
  - PSE will coordinate with property owners to develop restoration plans along the corridor.
- Wetlands and buffers
  - PSE is exploring mitigation options, including consolidating mitigation at an off-site compensatory mitigation site.
- Screening
  - PSE will work with property owners to replant where trees are removed within required landscape screening.
- Right-of-Way Trees
  - PSE will pay a fee-in-lieu or replant with transmission compatible species per direction of the City.

Photo renderings of the new Murden Cove – Winslow 115kV transmission line

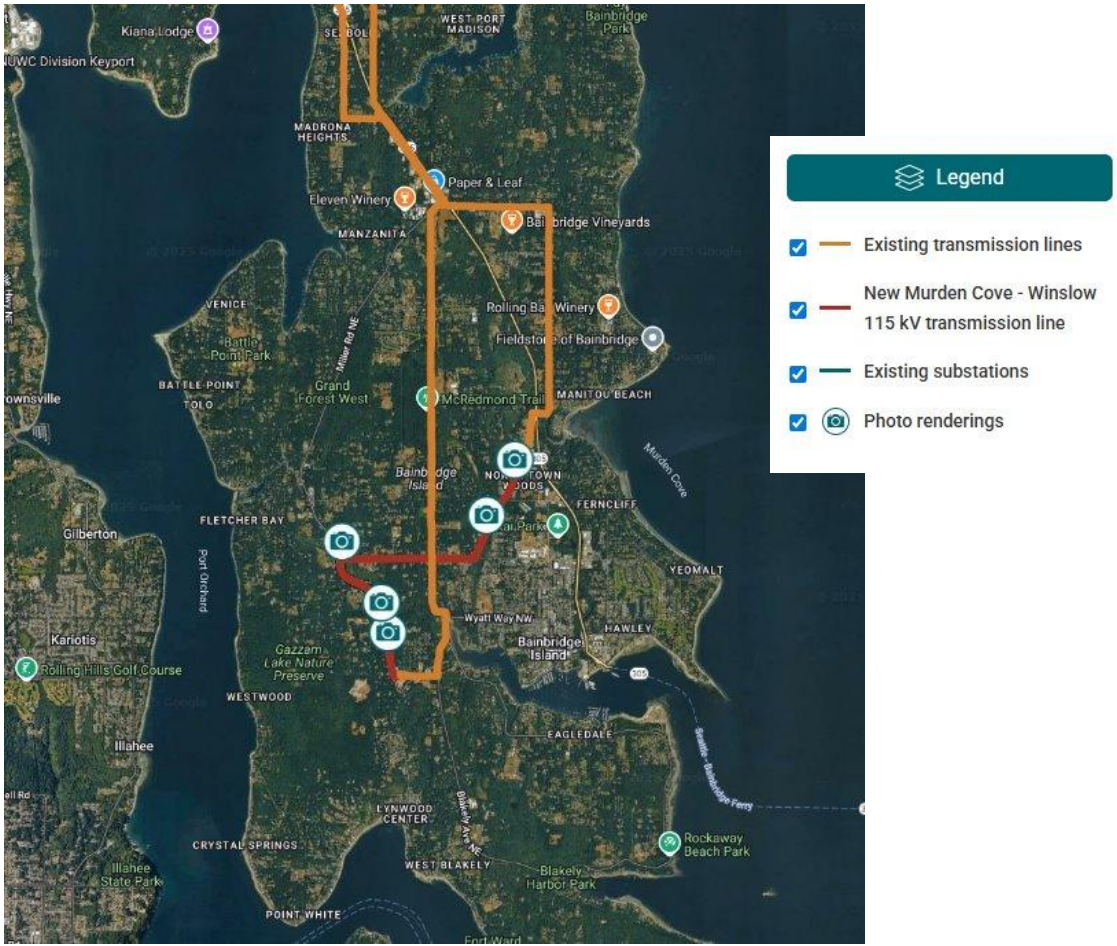


Photo renderings are for discussion purposes only and may change pending public, regulatory and utility review

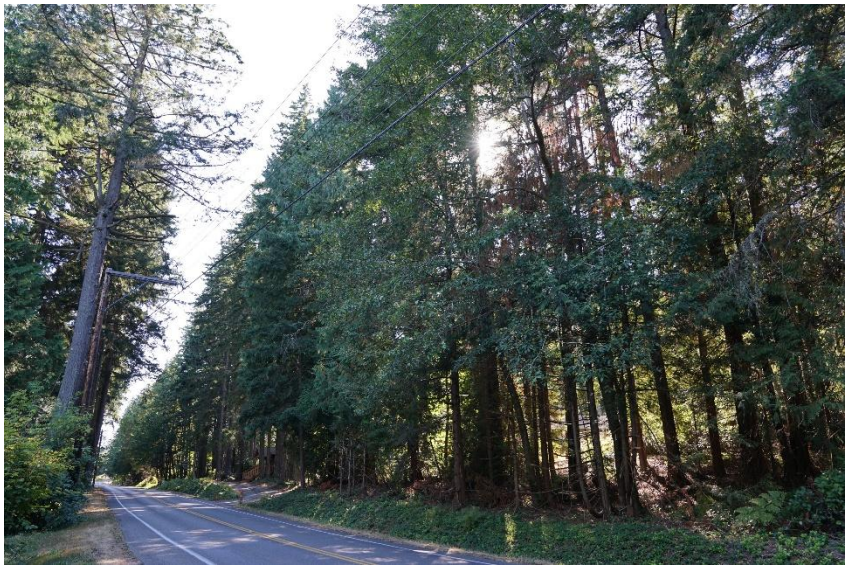
Sportsman Club Road NE looking south from the north entrance of Woodward Middle School

Existing

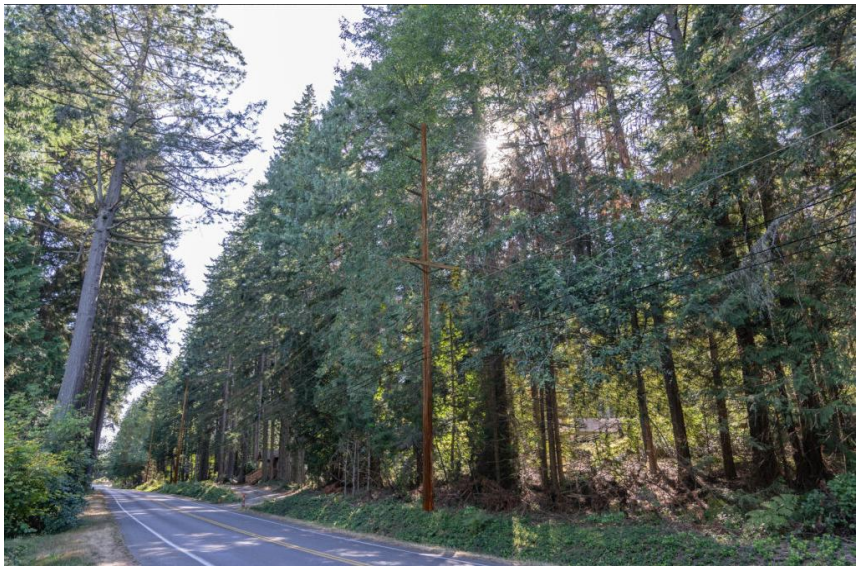
Proposed

Photo renderings are for discussion purposes only and may change pending public, regulatory and utility review

Sportsman Club Road NE looking south towards the Sportsmans Club



Existing



Proposed

Photo renderings are for discussion purposes only and may change pending public, regulatory and utility review

NE High School Road looking east from the intersection of Fletcher Bay Road NE and NE High School Road

Existing

Proposed

Photo renderings are for discussion purposes only and may change pending public, regulatory and utility review

Fletcher Bay Road NE looking north along existing distribution line route

Existing

Proposed

Photo renderings are for discussion purposes only and may change pending public, regulatory and utility review

Fletcher Bay Road NE looking north along existing distribution line route

Existing

Proposed

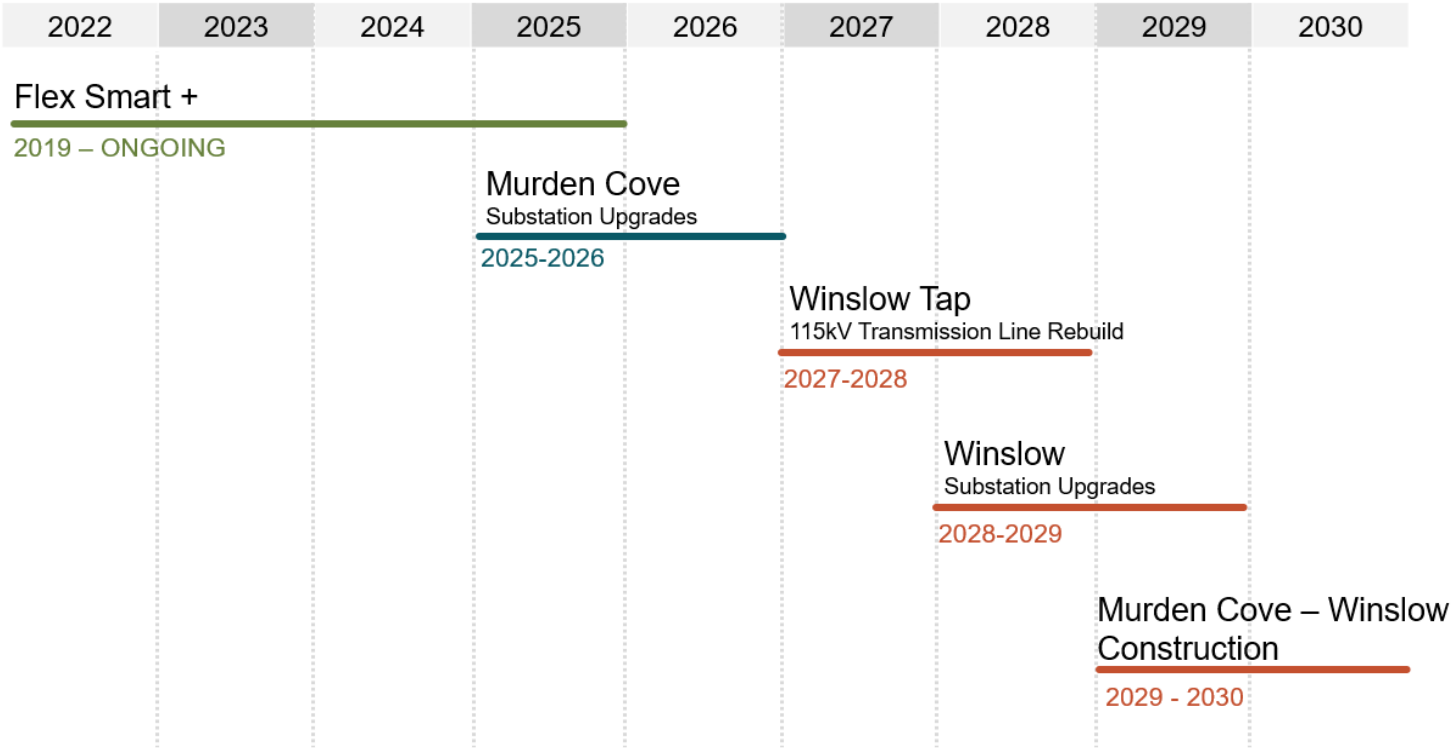
NE High School Road where new transmission line and existing Winslow Tap line cross

Existing

Proposed

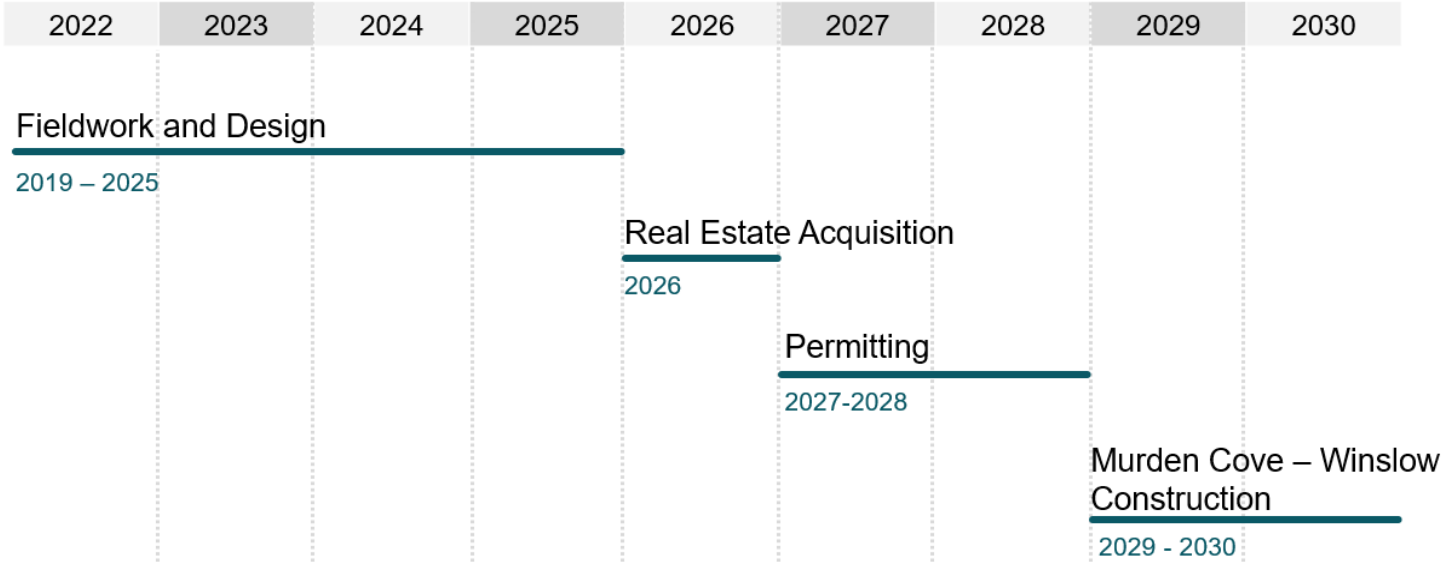
Photo renderings are for discussion purposes only and may change pending public, regulatory and utility review

Hybrid Solution for Bainbridge Island Schedule



This project schedule could change, depending on the progress of permitting.

Murden Cove – Winslow 115kV Schedule



This project schedule could change, depending on the progress of permitting.

Questions

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 13, 2025 **ESTIMATED TIME:** 30 Minutes

AGENDA ITEM: Animal Magnetizm (PLN52940) Public Participation Meeting

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning & Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):
None

PREVIOUS COUNCIL REVIEW DATE(S):
None

RECOMMENDED MOTION:
Presentation and Discussion

SUMMARY:

Animal Magnetizm is proposing to relocate the existing doggy day care, with approximately 30-80 animals, located on 8926 Miller Road NE to 6901 NE West Port Madison Road. The proposed location is 3.27 acres in size and within the Residential 0.4 zoning district. The facility is an outdoor kennel use and a conditional use within residential-0.4 zoning.

Permit File: https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitLandingPagePublic/Index/6e3c6a8b-1208-4cb0-ae8b-b221016cb924?_conv=1

BACKGROUND:

This Public Participation Meeting (PPM) is for the Animal Magnetizm Major Conditional Use Permit and consolidated Major Site Plan Review. A preapplication conference was held on December 17, 2024. The PPM is required as part of the preapplication phase: the proposal requires Planning Commission recommendation to the Planning Director. This proposal requires a public hearing and final decision by the Hearing Examiner.

ATTACHMENTS:
ANIMAL MAGNETIZM PROPOSED SITE PLAN (4).pdf
PLN52940 PRE_magnatizm_1.2.25.pdf

Animal Magnetizm Site Plan Oct 2025 (1).pdf
Animal Magnetizm Project Narrative for Planning Participation Meeting (3).pdf

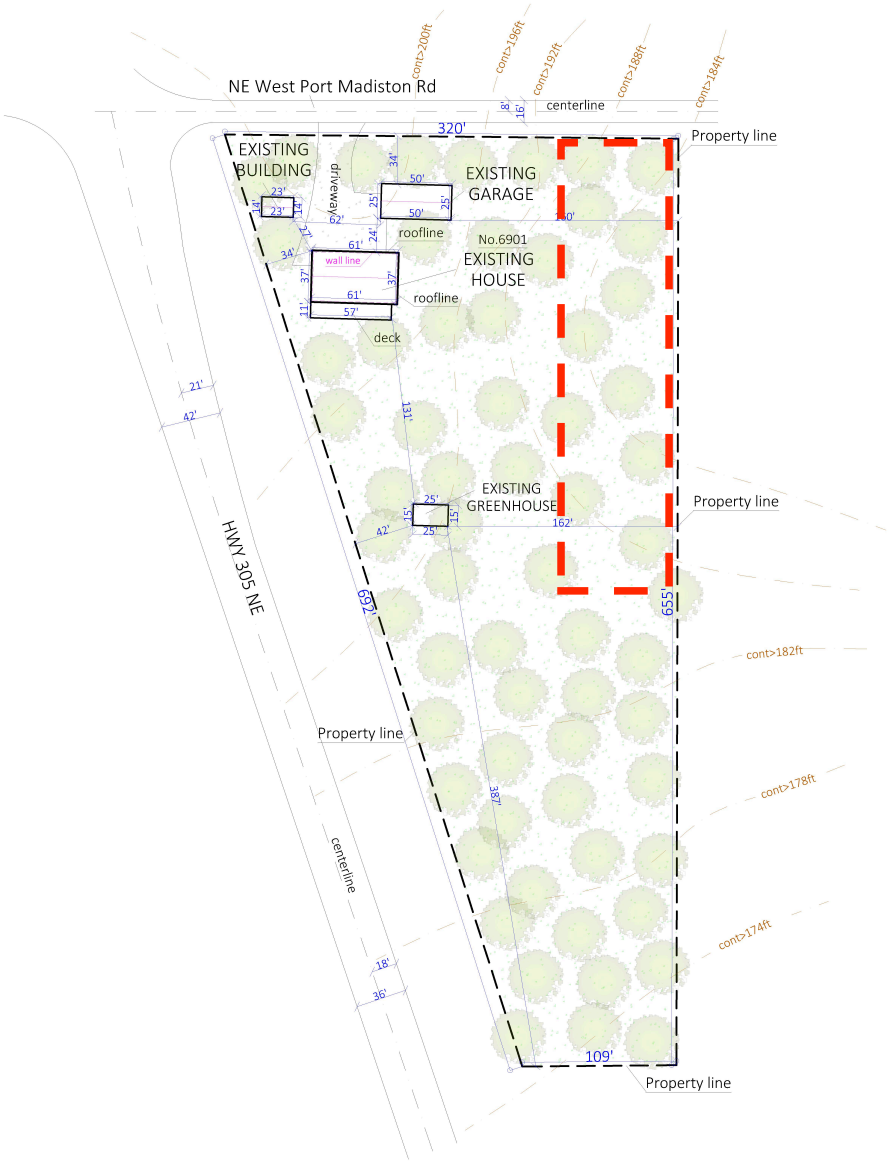
SITE PLAN

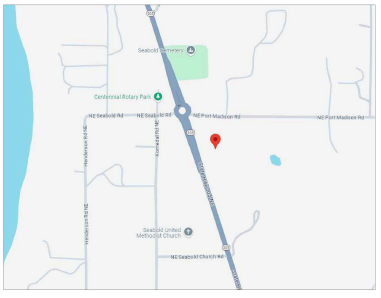
6901 NE West Port Madison Road
Bainbridge Island, WA 98110
Parcel ID: 332602-3-002-2007
Lot area: 3.27 Acres
Paper Size: 11"x17"

N

scale 1"=80'

Graphic scale: 0 50 100 200





VICINITY MAP

= proposed space for doggie daycare site

Calculating Building and Lot Coverage Percentages
Lot area: 142,441 sq.ft.
Total building coverage (gross floor area): 4,788 sq.ft.
Building Coverage Percentage: 4,788 sq.ft / 142,4441 sq.ft = 0.03361 = 3.4%
Total Lot Coverage: 8,232 sq.ft.
Lot Coverage Percentage: 8,232 sq.ft / 142,441 sq.ft = 0.05779 = 5.8%
*Total landscape areas:

CITY OF BAINBRIDGE ISLAND

January 2, 2025

Demetria Silvera
6901 NE West Port Madison Road
Bainbridge Island, WA 98110

Re: Preapplication Conference Summary: PLN52940- Animal Magnetism Relocation: dog & cat daycare facility

Dear Demetria Silvera,

Thank you for meeting with City staff on December 17, 2024, to discuss a proposal to relocate an animal daycare from its current location to 6901 NE West Port Madison Road. This letter provides a summary of the conference discussion, City staff review, outside agency review, and submittal requirements for land use application. The summary reflects the information and level of detail provided for the conference, existing codes and standards, and generally available information about the site and environs.

The current business is located at 8926 Miller Road NE and has been an existing use within a Neighborhood center zone since 2003. The proposed new location for this business is R-0.4, and the current use for the property is residential. The proposed business would be considered a change in use from Residential to Outdoor Kennel.

The applicant clarified the following during the meeting:

- No new structures are proposed, only fencing and plant clearing
- 30-80 animals are associated with this business daily
- Currently there is no overnight boarding, but the applicant would like to consider it as a part of the permit process
- At this time, animal waste is collected and disposed of offsite

The proposed project is directly adjacent to the eastern property line. Landscape screening includes evergreen shrubs/groundcover planting requirements. As this project currently proposes removal of groundcover and shrubs, landscaping screening requirements may necessitate the proposed fencing and location of animals to be a minimum of 20 feet from the eastern property line. More information is outlined below and within BIMC 18.15.010 Landscaping.

This project meets the definition of Kennel in the Bainbridge Island Municipal Code (BIMC): ""Kennel" means a place where five or more adult domestic animals are kept commercially, generally overnight. A commercial kennel is maintained to board, breed or treat the animals and shall exclude pet shops and agriculture. This use includes a boarding kennel/cattery, animal shelter, animal day care or animal foster home. An "outdoor kennel" is a kennel where any part of business activity is out-of-doors at the business location, excluding parking areas." Kennels are a conditional use in R-0.4 zoning.

The project requires a Major Conditional Use land use permit and a Major Site Plan and Design Review. This is a Hearing Examiner Decision with recommendation from the Planning Commission and PCD Director. The project is exempt from the State Environmental Policy Act (SEPA) review per WAC 197-11-800(6)(b).

The next step in this process will be to apply for the Site plan review and conditional use permit. You can do so by applying on the online portal. Feel free to email permittingsubmittal@bainbridgewa.gov with any questions.

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the is initial review. If the City's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

Sincerely,

R. Auburn Lovett, City Planner

General Information
Pre-Application Conference Date: December 17, 2024
Project Name and Number: Animal Magnetizm Relocation PLN52940
Project Description: Move doggie daycare from its current location to this site.
Project Address: 6901 NE West Port Madison Road
Tax Parcel Number: 332602-3-002-2007
Lot Size: 3.27 acres (approx. 142,441 sq. ft.)
Zoning/Comp Plan Designation: R-0.4/Residential-0.4
City Project Manager: Auburn Lovett, Associate Planner alovett@bainbridgewa.gov or 206.780.3773
Land Use Review Process
Applicable Land Use Application / Review

Review / Permit	Process	Recommendation/Decision	Fee $
Preapplication Conference		- / -	2,850.00 (pd)
Public Participation Meeting	BIMC 2.16.040.D	- / -	930.00
Site Plan and Design Review Permit (Major)	BIMC 2.16.040	Planning Commission/ PCD Director	18,335.00
Conditional Use Permit (Major)	BIMC 2.16.110	Planning Commission, PCD Director/ Hearing Examiner	20,940.00

Consolidated review of Conditional Use Permit and Site Plan Review would cost 100% the CUP and 1/3 the cost of the SPR.

Consolidated Project Review (BIMC 2.16.170): A consolidated review process is available at the applicant's option when a proposal requires more than one of the approvals listed in BIMC 2.16.010. A consolidated application shall follow the application and notice procedures that result in the most extensive review and decision process.

To start the application process, upload the application submittals to the online portal center

- Public Participation Meeting: This meeting is scheduled with the Planning Commission; it meets the 2nd and 4th Thursday of each month. Contact the project planner at least three weeks ahead of the requested meeting to schedule. There are no submittal requirements, but Planning Commission expects that the applicant will make a brief presentation and is typically provided the applicant's proposal from the preapplication or conceptual meeting materials.
- Land use application: Follow the instructions of the City's website Submitting a Permit Application. If you have any questions about submittal, please contact a permit specialist through pcd@bainbridgewa.gov or telephone 206.780.3770. Please submittal all information identified in the Administrative Manual for Land Use Permits, in addition to submittals listed below.

Additional required plans, studies, reports, and other requirements for complete application:

- Land Use Application
- Site Plan: Label setbacks from all property lines and proposed landscaping buffers
- A complete and detailed written statement of the intended use of the land and the sequence and timing of the proposed development.
- Written statement describing how the application meets all applicable decision criteria (BIMC 2.16.040.F. and BIMC 2.16.110.F)

Per Development Engineering comments:

- Boundary line survey of the northern and eastern lot lines will be required.
- Traffic impact study is required.
- No further Site Assessment Review (SAR) needed.
- Drainage plans and report completed by a licensed Civil Engineer are required.
- A waste disposal plan is required.

Per the City Surveyor:

- A boundary and topographic survey of the proposed site will be required.

Bainbridge Island Municipal Code Requirements

Land Use Review Procedures BIMC 2.16

- Major Conditional Use Permit & Major Site Plan Review: Site Plan and Design review: A site plan and design review is required for a change of use, where traffic, parking, noise, or other impacts are greater than the impacts for the previously existing use.
    - Must demonstrate that the project meets the requirements of the decision criteria outlined in BIMC 2.16.040.D and BIMC 2.16.110.F.
    - Permit Process:
        - (1) Public Participation meeting (PPM)
        - (2) Application

- (3) Review and Recommendation by Planning Commission
- (4) Review by PCD Director
- (5) Review and Public Hearing with Hearing Examiner

Animals BIMC 6.08

Boarding kennels/catteries commercial kennels, pet shops and animal shelters BIMC 6.08.031

- "G. License Issuance. The animal control authority shall issue the license or renewal thereof if the license fee is paid, if the application meets the requirements of subsection F of this section, and if, upon inspection, the operation or contemplated operation meets or will meet the requirements of subsections H and I of this section. The license shall contain its expiration date and shall be prominently displayed at the place of operation."
  - The Kitsap Humane Society acts as the Animal Control and Impounding Authority for the City and implements the Title 6 Animals part of the Municipal Code, including facility requirements as a part of BIMC 6.08.031

Critical Areas BIMC 16.20

- Aquifer Recharge Area BIMC 16.20.100
  - "Any proposed development or activity requiring a site assessment review (SAR) pursuant to Chapters 15.19 and 15.20 BIMC located within the R-0.4, R-1 or R-2 zoning designations requires designation of an ARPA"
    - The ARPA shall be delineated to include:
      - i. A low perimeter-to-area ratio;
      - ii. A minimum width of 12 feet; and
      - iii. The critical root zone of all significant trees
    - The ARPA shall be documented on a site plan included with a notice to title in accordance with BIMC 16.20.070.G.

Use Regulations BIMC 18.09

Permitted use table BIMC 18.09.020

- Outdoor Kennels ---conditional use within R-0.4 zoning district
- BIMC 18.36 "Kennel" means a place where five or more adult domestic animals are kept commercially, generally overnight. A commercial kennel is maintained to board, breed or treat the animals and shall exclude pet shops and agriculture. This use includes a boarding kennel/cattery, animal shelter, animal day care or animal foster home. An "outdoor kennel" is a kennel where any part of business activity is out-of-doors at the business location, excluding parking areas.
- "Commercial use" means the providing of goods or services for compensation.

Dimensional Standards BIMC 18.12

- Table 18.12.020-3

  Floor Area: No maximum

  Lot Area: 100,000 square feet

  Lot Coverage - 10% of the Lot Area

Setbacks	
Front	25'

Side	15' each side
Rear	25'

Building and Structure Height: Maximum 30'

- Modifications to required setbacks and height BIMC 18.12.040
- Rules of Measurement BIMC 18.12.050

Development Standards and Guidelines BIMC 18.15

18.15.010 Landscaping, screening, and tree retention, protection and replacement.

- For nonresidential uses outside the Winslow Mixed Use Town Center, High School Road I and II, NC, B/I, and WD-I districts, the intent is to retain the natural landscape qualities of the island by retaining existing vegetated buffers to screen views of structures and parking areas and to buffer between areas of high and low intensity uses.
- Nonindustrial uses: partial screen- 20 feet, 10 foot minimum
- Roadside buffer is required for properties abutting Highway 305: 50-foot full screen/35 foot minimum
  - All roadside buffers must be planted if not already existing
- Projects subject to the conditional use permit process may be required to exceed the requirements of this chapter.
- Minimum of 50 percent evergreen shrubs at least 21 inches in height at the time of planting, to achieve minimum six feet height at maturity; and the number of shrubs is determined by calculating the area of the perimeter buffer and dividing by 100 square feet or one shrub for every five feet of buffer length, whichever is greater
- Table 18.15.020 Parking and loading

"For special cases not covered by this table, parking requirements shall be established by the director. For determination by the director, the applicant shall supply (a) documentation regarding actual parking demand for the proposed use; or (b) technical studies prepared by a qualified professional relating to the parking need for the proposed use; or (c) required parking for the proposed use as determined by other comparable jurisdictions."

Department/Agency Comments

Public Works Department:

Development Engineer Kenton provided comment during the conference along with the attached comment and can be reached at 206.780.3779 or kbruno@bainbridgewa.gov

Building Official Blake Holmes provided comment during the conference and can be reached at 206.780.3715 or bholmes@bainbridgewa.gov.

Survey Program Manager Rob Grant provided comment during the conference and can be reached at 206.780.3742 or rgrant@bainbridgewa.gov

Outside Agencies:

Kitsap Public Health District (KPHD) provided the attached comments and can be reached at 360.728.2235 or https://www.kitsappublichealth.org/dwos/home

critical aquifer recharge areas

A new requirement to designate a Aquifer Recharge Protection Area (ARPA) of up to 65% of a site is included.

The entirety of Bainbridge Island is designated as a critical aquifer recharge area. The CAO requires designation of an aquifer recharge protection area (ARPA) in the R-0.4, R-1 and R-2 zoning districts. This designation supports the Island-wide Land Use Concept developed for the 2016 Comprehensive Plan:

> Outside of Winslow and the Designated Centers, the Island has a rural appearance with forested areas, meadows, farms and winding, narrow, heavily vegetated roadways. These characteristics represent an important part of the Island's special character that is so highly valued by its residents.
>
> As important as preserving Island character is to its residents, of equal importance is the protection of the Island's environmentally sensitive areas. These outlying areas contain much of the Island's sensitive areas – **the major recharge areas for the Island's aquifers,** wetlands and streams that serve a variety of important functions. Much of the area serves as fish and wildlife habitat. There is strong public support to encourage a pattern of development that preserves and protects this portion of the Island. [See Comprehensive Plan Land Use Element, Policy LU 1.2.]

The City's development regulations, including the critical areas ordinance, are required to support and implement the Comprehensive Plan. The purpose and intent of the critical areas ordinance states, in part **(emphasis added)**, "The beneficial functions and values provided by critical areas include, but are not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation of flood waters, groundwater recharge and discharge, erosion control, wave attenuation, and protection from hazards and the impacts of climate change. **Groundwater recharge is of particular concern for the city because the Island's drinking water is supplied solely by groundwater."**

Where did the idea come from?

The ARPA requirement grew out of a review and assessment of the City's adoption of new state stormwater regulations that emphasize the use of Low Impact Development (LID) Best Management Practices (BMPs). A new requirement to designate a Aquifer Recharge Protection Area of up to 65 percent of a site is included in the critical areas ordinance because the City's stormwater regulations allow for "engineered solutions" which may not include any native vegetation retention.

The hydrologic system of our region, and Bainbridge Island, evolved from, and is dependent on, the characteristics of undisturbed Pacific Northwest watersheds – including mature forest canopy and uncompacted soils – and cannot be expected to have the same hydrologic regime when significant portions of a site are disturbed.

Retaining mature native vegetation and soil protection areas is a primary objective for LID in order to maintain the natural hydrological function of the site and watershed and is the most efficient and cost-effective tool for managing stormwater quantity and quality. The LID technical manual for Puget Sound, developed based on empirical data and hydrologic modeling analysis, provides that **a minimum 65 percent on-site native vegetation retention is the best means to maintain or more closely mimic the natural hydrologic function of the site and watershed.** Retaining existing native vegetation will increase the amount of precipitation available for groundwater recharge over the full range of rainfall intensities and durations by increasing stormwater storage, infiltration and dispersion.

What is it and where does it apply?

The requirement to designate an ARPA is triggered only when development or redevelopment results in greater than 800 square feet of hard surfaces or greater than 7,000 square feet of land disturbing activity. ARPAs are also required for subdivisions and forest practice conversions. These thresholds are tied to the City's stormwater regulations, which require a site assessment review (SAR) at these same levels.

Existing properties do not have an ARPA unless development is proposed. If you are not proposing something meeting the thresholds above, your property does not have a ARPA.

The ARPA includes all existing native vegetation on a site, up to a maximum of 65 percent of the total site area. **A lower percentage may be allowed if needed to achieve a development area of at least 12,500 square feet on a parcel.**

All properties will retain their existing allowable density as determined by the size of the property.

If a site has less than 65 percent native vegetation, then only the existing native vegetation is required to be designated in a ARPA.

The location and configuration of the ARPA is determined through completion of a Site Assessment Review (SAR) **already required by the City's stormwater regulations for projects meeting these thresholds.**

The maximum area of the required ARPA may be **reduced to 50 percent for public schools and public parks** allowed in the underlying zoning district.

The total area required must be retained once established, but **the location and configuration of the ARPA may change over time.**

Maintenance pruning of trees within the ARPA is allowed without the restrictions in the tree and vegetation section of the critical areas regulations.

Submittal of a ARPA stewardship plan may allow for more extensive use of the ARPA than specified in the regulations.

The ARPA is not a "no-touch" area. A number of uses and activities are allowed in the ARPA, including:

- Tree and vegetation activities specified in BIMC 16.20.090.
- Installation of native plants.
- Removal of invasive plant species.
- Passive recreation, including pervious trails.
- Potable water wells and well houses.
- Low impact fencing or signs marking the ARPA boundary.
- On-site sewage drainfield facilities, if construction of the system will not require the use of heavy equipment or removal of significant trees.
- Storm drainage facilities if the applicant can demonstrate that (i) the system meets the low impact design (LID) standards of Chapter 15.20 BIMC, and (ii) construction of the system will not require the use of heavy equipment or removal of significant trees.
- Accessory solar panels, small wind energy generators, composting bins, rainwater harvesting barrels, and cisterns, as defined in Chapter 18.36 BIMC.
- Other structures or hard surfaces with a total footprint of no greater than 200 square feet.
- Driveways may be allowed to pass through the ARPA.
- Removal of any significant tree, other than hazard tree removal, with city review and preapproval of an aquifer recharge protection area stewardship plan.

Any structure or activity is allowed in the ARPA as long as the structure or activity maintains 100 percent of the annual average groundwater recharge volume that existed on the site prior to the structure or activity as demonstrated by the 2012 Western Washington Hydrology Model (WWHM2012) recharge module.

CITY OF BAINBRIDGE ISLAND

DEPARTMENT OF PUBLIC WORKS - ENGINEERING

MEMORANDUM

Date: December 17, 2024

To: Auburn Lovett, Planner, Planning and Community Development

From: Kenton Bruno, P.E., Development Engineer, Public Works

Subject: PLN52767 PRE Animal Magnetism Relocation DE/PW Comments

Background:
Following the pre-application conference held on December 17th, 2024 Public Works Development Engineering (PW-DE) has completed a review of the subject project materials and submits the following comments to be included with and/or attached to the pre-application summary letter generated by Planning and Community Development. As noted below, a Site Assessment Review was completed as part of this review and these comments serve in lieu of a stand-alone SAR letter of recommendation from COBI Development Engineering for any future permit application submittal requirements for a project substantively conforming to this proposal.

Brief Project Description:
The project proposes to relocate an existing doggie day care from an existing leased property located at 8926 Miller Road NE to the business owner's personal address located at 6901 NE West Port Madison Road. Scope of work include created a fenced outdoor play area for the dog's removing existing shrubs brush (no trees). Current location services 30-80 dogs per day and the same is expected at the new location. Site clearing would include approximately 30,000sf of clearing.

Comments:

1. Due to proximity to existing lot lines, a boundary line survey of the northern and eastern lot lines will be required. Site survey shall be prepared by a licensed land surveyor and shall be submitted as part of subsequent land use permitting.
2. Trip generation calculations in accordance with the Institute of Traffic Engineers (ITE) Trip Generation Manual, 11th Edition (or later) shall be provided for review with the subsequent land use applications. If calculations indicate net trip generation will be beyond the threshold of 50 average daily trips (ADT) or five or more AM or PM peak-hour trips added as a result of this project, a Traffic Impact Analysis (TIA) sufficient for the City Engineer to perform a concurrency test will be required per BIMC 15.40 unless specifically waived by COBI Development Engineering during the land use permit review process. If required, the TIA shall be submitted for review prior to issuance of any land use permitting.

3. Project is subject to evaluation for Transportation Impact Fees (TIFs) based on the net trip generation calculations. Fees are generally due at the time of subsequent building permit issuance. A preliminary TIF worksheet/application will be required with subsequent land use applications.

4. Section 6-06 of the Standards standardizes the number of access points for a commercial or industrial property use to one two-way access point or two one-way access points per 500feet of total property frontage. If desired, additional access points for commercial property uses may be considered provided permit submittals indicate that more than one access point is required to adequately handle specific site conditions. Public Works – Development Engineering will consider a requested deviation from standards and approve/deny the request in conjunction with permit review process. Factors considered will include but not be limited to site geometry, expected traffic density adjacent to project, and minimizing detrimental effects on traffic flow on adjacent roads.

5. Deviations from the Standards may be approved by COBI Public Works – Engineering. Requests shall be formally made in writing during land use permit review process and approved prior to issuance of the associated construction permit. Requests shall comply with Section 1-13 of the Standards and demonstrate that the request is in the public interest and based on sound engineering principles and practices while meeting any requirements for safety, function, appearance, and maintainability.

6. A Site Assessment Review (SAR) is required per BIMC 15.20.060(1) with the goal to mimic the site's natural hydrology, implement low impact development (LID) to the maximum extent feasible, and preserve native vegetation on site. A SAR application was received with the preapplication conference documentation, and a SAR has been completed in conjunction with this preapplication review. Preapplication materials did not fully indicate LID principles proposed for the site. Follow on applications shall ensure that LID principles are incorporated in all phases of development and will be reviewed with that expectation. **No further SAR analysis or review is required**. These comments **serve in lieu of a stand-alone SAR letter of recommendation from COBI Development Engineering** for any future submittal requirements for a project substantively conforming to this proposal.

7. The proposed project creates no new or replaced hard surface area and will be under the thresholds of 800sf of new and replaced hard surfaces however, per the submitted SAR application the project will convert 3/4 acres or more of vegetation to lawn or landscaped areas which requires compliance with Minimum Requirements #1-9 of the SWMMWW. This requires drainage plans and report be completed by a licensed Civil Engineer.

8. The site is not located within the COBI water or sewer service areas and is currently served by an existing well and septic system onsite. Wells and septic drain fields are regulated by Kitsap Public Health District, who may impose additional requirements based on the proposed change of use on site and has provided comments to the COBI PCD project manager elsewhere in this letter. Any water/sewer utility expansion, reconnection or other improvements shall conform with the agency having jurisdiction over the proposed water service.

9. Due to proximity to adjacent site, pet waste should be picked up and disposed of through proper channels to prevent potential impacts. A waste disposal plan shall be submitted with subsequent land use permitting.

Please note that the information provided in this letter reflects existing codes and standards, currently available information about the site, and the nature of the immediate environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While covering as many of the Planning, Engineering, Building, and Fire related aspects of the proposal as possible during this preliminary review, please be advised that subsequent review of any land use permit application may reveal issues not identified during this initial review.

Damarys Guzman

From: Richard Bazzell <Richard.Bazzell@kitsappublichealth.org>
Sent: Tuesday, November 12, 2024 8:35 AM
To: Damarys Guzman
Subject: Re: Proposal: Relocation of Dog Day Care to Private Property on Septic and Well

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: PLEASE Look this email over CAREFULLY - It came from outside the CITY OF BAINBRIDGE ISLAND email system. Take caution NOT to open attachments or links unless you KNOW the sender AND you were EXPECTING the attachment or the link.

Good morning,
It will require at the very least a holding tank for commercial activities and a connection to public water or design approval for a Group B water system.

Richard

From: Damarys Guzman <dguzman@bainbridgewa.gov>
Sent: Tuesday, November 12, 2024 7:48 AM
To: Richard Bazzell <Richard.Bazzell@kitsappublichealth.org>
Subject: Proposal: Relocation of Dog Day Care to Private Property on Septic and Well

|WARNING|: Were you expecting this email? It originated from outside the Health District and contains a link or attachment. **Do not click links or open attachments** unless you have been waiting to receive this email. If you are unsure please contact IT.

Good morning, Richard,

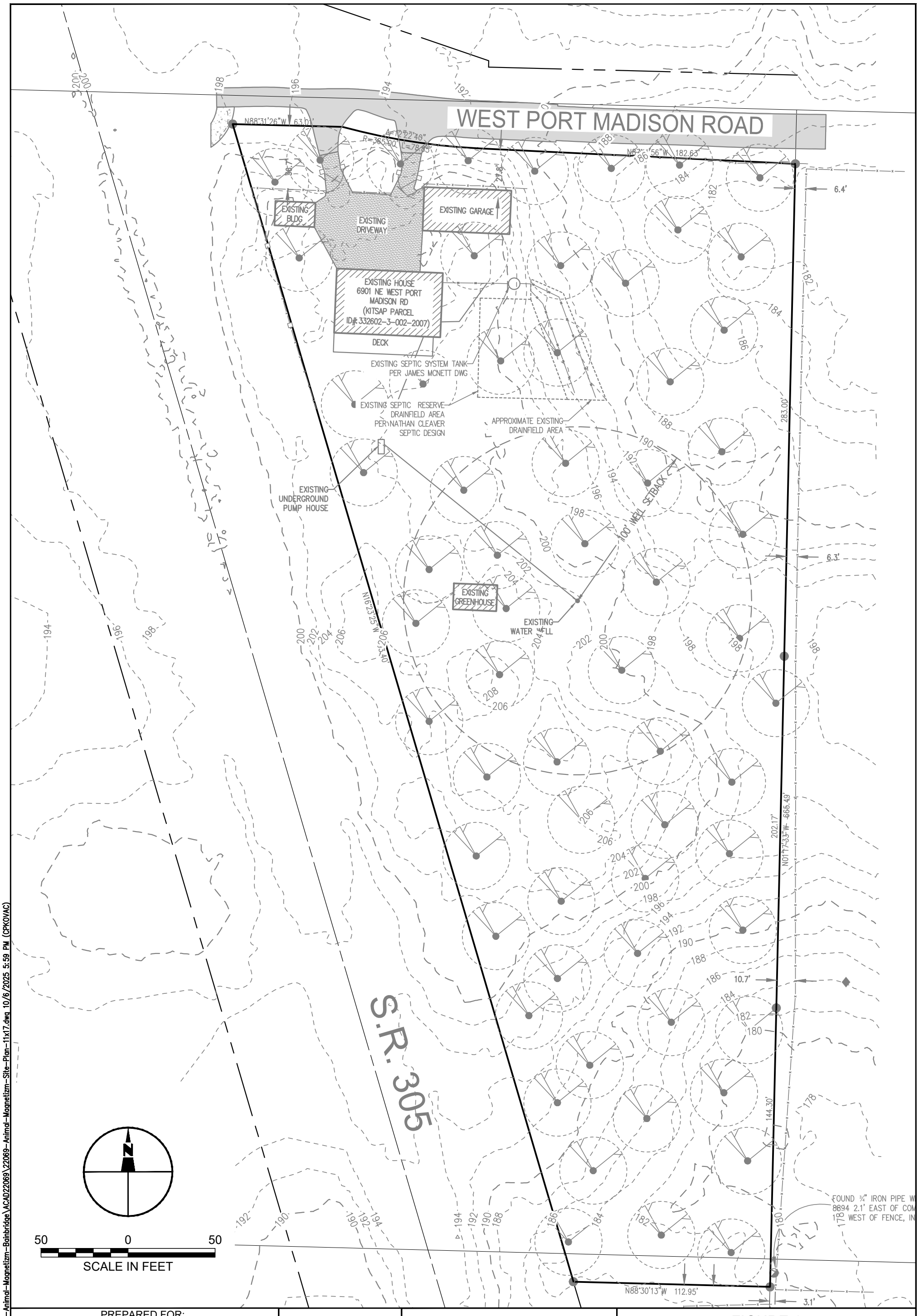
I received an application for a Pre-Application Conference to move an existing doggy day care to the applicant's 3+ acre property located at 6901 NE West Port Madison Rd (33260230022007). It looks like this property is on septic and may have an individual well according to the Health District's GIS.

I have attached a copy of the site plan that was provided to us for their pre-app and also attached the only site plan they had on file with the Health District.

I would greatly appreciate any input and/or suggestions?

Thank you,

Damarys "Dee" Guzmán (she/her/hers)
Permit Specialist
Planning & Community Development



PREPARED FOR:

Animal Magnetizm
DOG DAYCARE
Bainbridge Island, WA (206) 780-3960

DEMETRIA SILVERA-OWNER
6901 NE WEST PORT MADISON ROAD
BAINBRIDGE ISLAND, WASHINGTON 98110
KITSAP CO. PARCEL #: 332602-3-002-2007
T: (917) 561-0260
E: SILVERA.DEMETRIA@GMAIL.COM

CHRISTOPHER P. KOVAC
STATE OF WASHINGTON
37218
REGISTERED
PROFESSIONAL ENGINEER
October 6, 2025

CEKO

Civil Engineering and Consulting
2255 Squak Mountain Loop SW
Issaquah, Washington 98027
(425) 864-8246

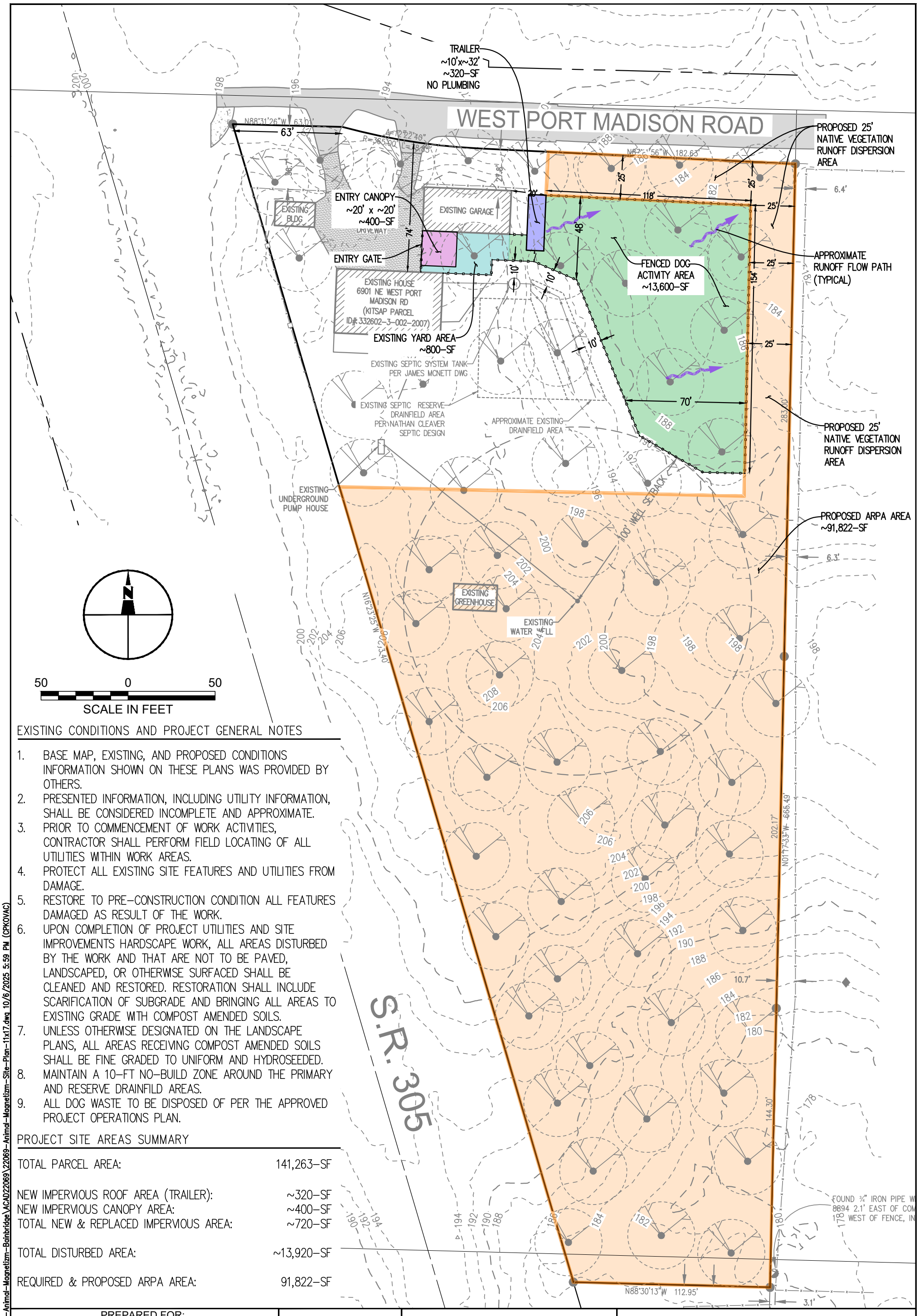
FIGURE 1

EXISTING CONDITIONS
ANIMAL MAGNETIZM

6901 NE WEST PORT MADISON ROAD
BAINBRIDGE ISLAND, WA 98110

CEKO PN:22069.01 DATE: 10.06.2025

C:\CEKO\Projects\Active\22069.01-Animal-Magnetizm-Bainbridge\ACAD22069\22069-Animal-Magnetizm-Site-Plan-11x17.dwg 10/6/2025 5:59 PM (CPKOVAC)



EXISTING CONDITIONS AND PROJECT GENERAL NOTES

1. BASE MAP, EXISTING, AND PROPOSED CONDITIONS INFORMATION SHOWN ON THESE PLANS WAS PROVIDED BY OTHERS.
2. PRESENTED INFORMATION, INCLUDING UTILITY INFORMATION, SHALL BE CONSIDERED INCOMPLETE AND APPROXIMATE.
3. PRIOR TO COMMENCEMENT OF WORK ACTIVITIES, CONTRACTOR SHALL PERFORM FIELD LOCATING OF ALL UTILITIES WITHIN WORK AREAS.
4. PROTECT ALL EXISTING SITE FEATURES AND UTILITIES FROM DAMAGE.
5. RESTORE TO PRE-CONSTRUCTION CONDITION ALL FEATURES DAMAGED AS RESULT OF THE WORK.
6. UPON COMPLETION OF PROJECT UTILITIES AND SITE IMPROVEMENTS HARDSCAPE WORK, ALL AREAS DISTURBED BY THE WORK AND THAT ARE NOT TO BE PAVED, LANDSCAPED, OR OTHERWISE SURFACED SHALL BE CLEANED AND RESTORED. RESTORATION SHALL INCLUDE SCARIFICATION OF SUBGRADE AND BRINGING ALL AREAS TO EXISTING GRADE WITH COMPOST AMENDED SOILS.
7. UNLESS OTHERWISE DESIGNATED ON THE LANDSCAPE PLANS, ALL AREAS RECEIVING COMPOST AMENDED SOILS SHALL BE FINE GRADED TO UNIFORM AND HYDROSEEDED.
8. MAINTAIN A 10-FT NO-BUILD ZONE AROUND THE PRIMARY AND RESERVE DRAINFILD AREAS.
9. ALL DOG WASTE TO BE DISPOSED OF PER THE APPROVED PROJECT OPERATIONS PLAN.

PROJECT SITE AREAS SUMMARY

TOTAL PARCEL AREA:	141,263-SF
NEW IMPERVIOUS ROOF AREA (TRAILER):	~320-SF
NEW IMPERVIOUS CANOPY AREA:	~400-SF
TOTAL NEW & REPLACED IMPERVIOUS AREA:	~720-SF
TOTAL DISTURBED AREA:	~13,920-SF
REQUIRED & PROPOSED ARPA AREA:	91,822-SF

PREPARED FOR:

Animal Magnetizm DOG DAYCARE
Bainbridge Island, WA (206) 780-3960

DEMETRIA SILVERA-OWNER
6901 NE WEST PORT MADISON ROAD
BAINBRIDGE ISLAND, WASHINGTON 98110
KITSAP CO. PARCEL #: 332602-3-002-2007
T: (917) 561-0260
E: SILVERA.DEMETRIA@GMAIL.COM

CHRISTOPHER P. KOVAC — STATE OF WASHINGTON — 37218 — REGISTERED PROFESSIONAL ENGINEER
October 6, 2025

CEKO
Civil Engineering and Consulting
2255 Squak Mountain Loop SW
Issaquah, Washington 98027
(425) 864-8246

FIGURE 2

SITE PLAN
ANIMAL MAGNETIZM

6901 NE WEST PORT MADISON ROAD
BAINBRIDGE ISLAND, WA 98110

CEKO PN:22069.01 DATE: 10.06.2025

C:\CEKO\Projects\Active\22069.01-Animal-Magnetizm-Bainbridge\ACAD22069\22069-Animal-Magnetizm-Site-Plan-11x17.dwg 10/6/2025 5:59 PM (CPKOVAC)

Animal Magnetizm: Project Narrative

Executive Summary

Animal Magnetizm (Website: www.animalmagnetizm.com, Instagram: @amagnetizm) is a dog daycare currently operating at 8926 Miller Road NE, Bainbridge Island, WA. We propose relocating the facility to 6901 NE West Port Madison Road. The new 13,600 ft site will closely replicate the existing daycare, featuring a tree-filled outdoor play area. Invasive ivy will be removed to promote tree health, and one dead tree will be taken down—no other trees will be disturbed. Waste removal will follow current practices, with weekly trips to the dump and a 10 ft radius around the septic tank, with an appropriate drainage area.

Aerial view of the proposed site location at 6901 NE West Port Madison Road

Detailed Summary

Introductions

Hi Neighbors,

We're Daniel and Demetria

We bought both Animal Magnetizm and our proposed new site, 6901 NE West Port Madison Road, in July 2024 from the previous owners of Animal Magnetizm.

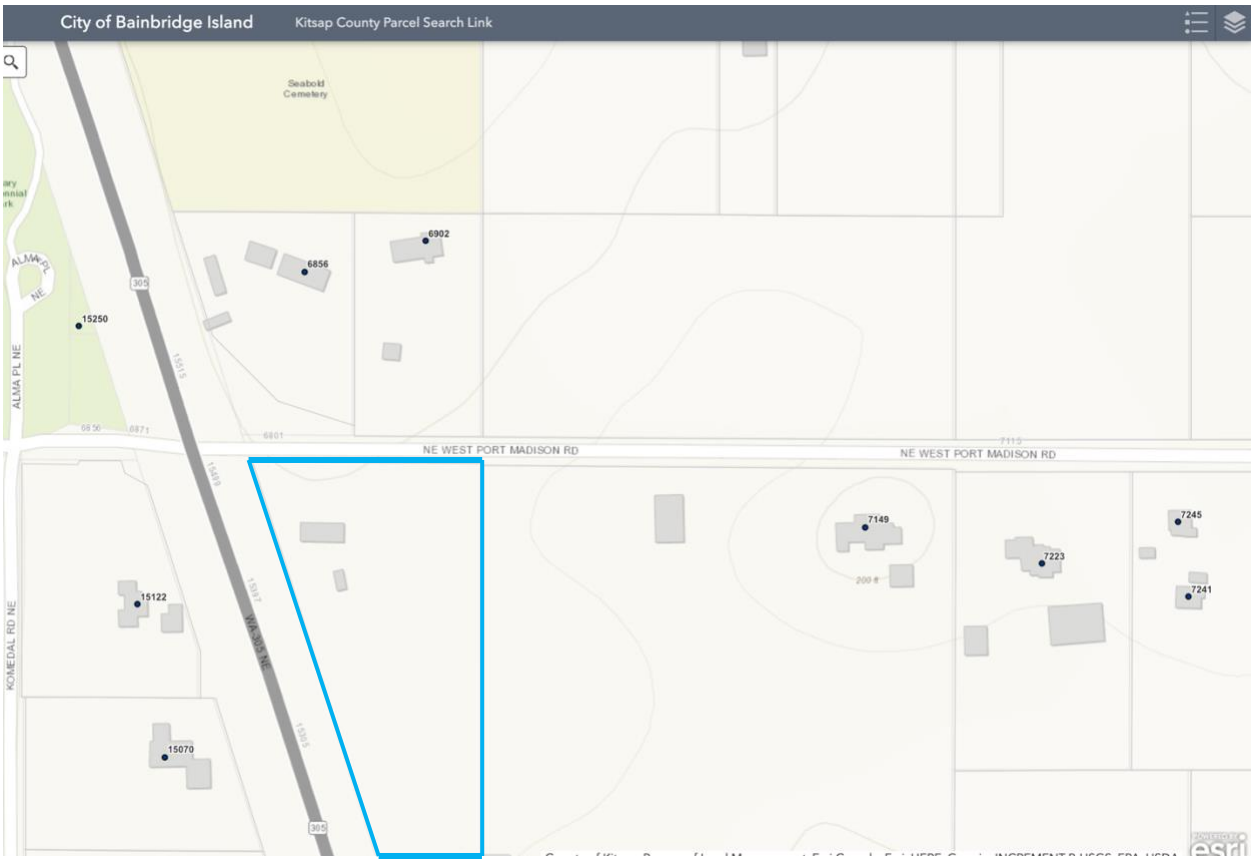
Animal Magnetizm has been the premier doggie daycare on Bainbridge Island for over 20 years. We provide a safe, fun place for dogs to play outdoors.

Thanks for voting us Best of Bainbridge for many years, including 2024!

1) Intended Use of the Land

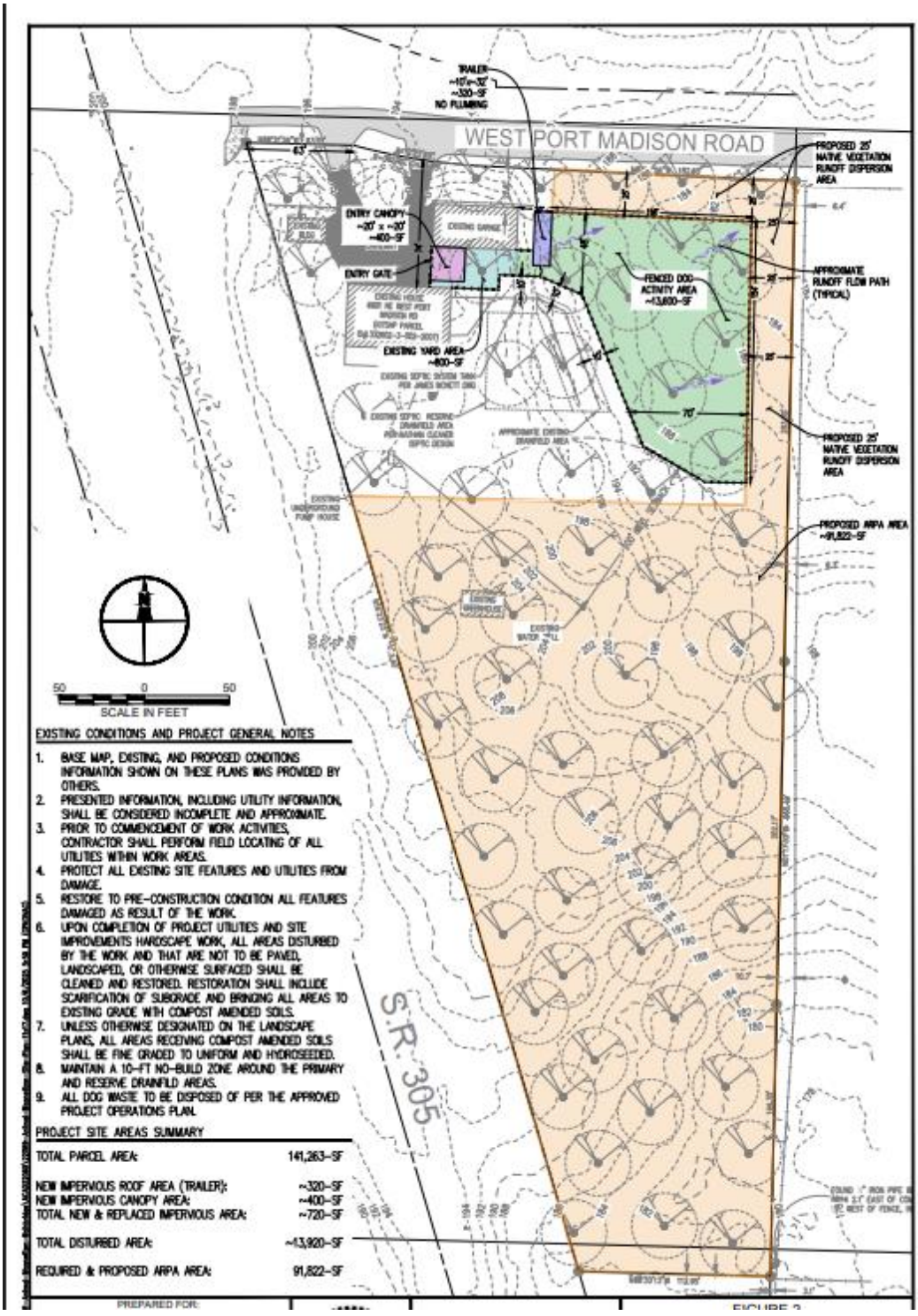
Animal Magnetizm is Bainbridge Island's only outdoor, play-based dog daycare, serving about 40 dogs each day. As we do at our current site, the relocated facility will offer a secure outdoor play environment shaded by existing trees, enclosed with fencing to keep dogs safe. A canopy and trailer (with no plumbing), as currently used, will provide shelter for dogs during inclement weather, though most of the dogs prefer outdoor play. The daycare will operate Monday through Friday, from 7 a.m. to 7 p.m., staffed by one full-time General Manager and one part-time employee, as is currently the case.

Parcel Map: 33260230022007

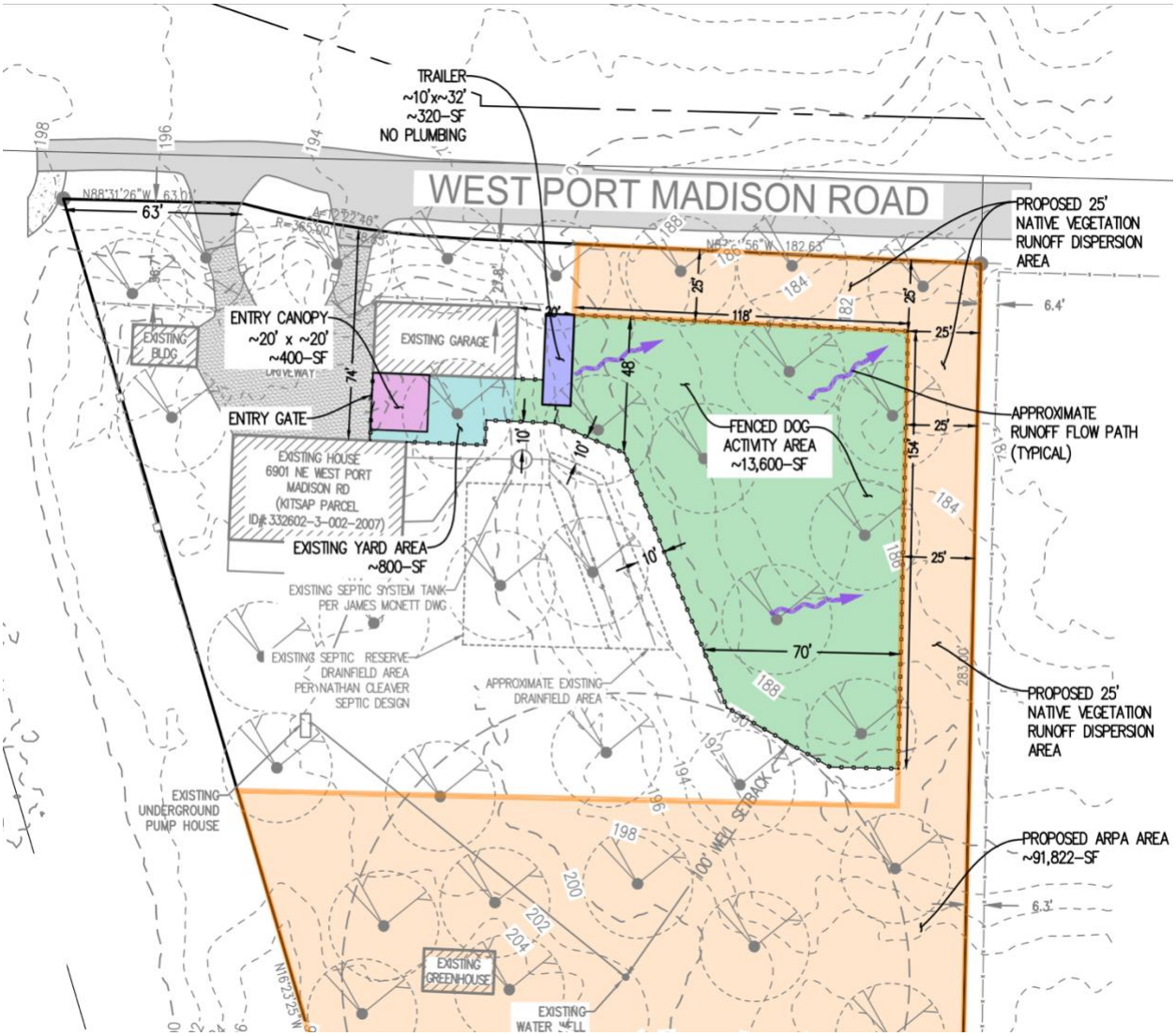


Site Plan (11x17 version submitted as a separate document)

All site plans provided by Chris Kovac of CEKO Civil Engineering and Consulting.



Site Plan magnified



A. Septic and Water

The property has a two-bed drainage system, installed in 1973, capable of handling up to 240 gallons of water. An on-site septic tank and well service the property. The site plan maintains a 100-foot buffer from the well. A 2,300-square-foot area is reserved for drainage. Employee water use is estimated at 13 gallons per day, with dog water usage at about 35 gallons daily.

B. Waste Management

Animal waste will be collected 8-10 times daily with pooper scoopers, placed in covered garbage bins, and transported to the Bainbridge Transfer Station weekly. This process mirrors current operations at both the existing and proposed sites.

Kitsap Public Health District reviewed the site plan, onsite sewage disposal, and water supply plan and approved a building clearance exemption. *(see Kitsap Public Health Exemption 10-25 pdf)*.

C. Lighting

All exterior lighting fixtures will be energy-efficient LED, shielded to direct light downward and prevent spillover onto neighboring properties and natural habitats.

Timers and motion sensors will be used to ensure lights are only on when needed, reducing energy consumption and unnecessary illumination during off-hours.

Current Location: Below are pictures of lighting / setup for reference.

Future location: Below are images of the proposed doggie daycare area. Invasive ivy will be removed, with fencing and lighting added to the pictured areas.

2) Traffic Impact Analysis

PH Consulting Balanced Transportation Solutions conducted a two-day analysis of our current location traffic and reviewed the proposed future location. The review included trip distribution, local area conditions, traffic volume forecast, traffic operations analysis, and sight distance. The review concluded:
"Project trips are not forecast to adversely impact the SR 305 roundabout at NE W Port Madison Road, which operates at LOS B with the project. Vehicle queues on NE W Port Madison Road are less than 50 feet with the project and do not extend to the project's driveways.

The project's site accesses have adequate sight distance to/from the SR 305 roundabout and to/from east of the site on NE W Port Madison Road.

The project's driveways operate at LOS A and project is not forecast to significantly impact traffic operations on NE W Port Madison Road.

It is recommended that the Applicant highlight the proposed traffic circulation plan for inbound and outbound vehicles to/from the doggie day care."

– PH Consulting, Animal Magnetizm Traffic Impact Analysis Spring 2025

(Detailed summary provided separately. Experts included below)

Trip Generation Study: Existing Business A PM peak hour trip generation study, using ITE methodology, was conducted over a two-day period at the existing Animal Magnetizm site (8926 Miller Road NE). The existing doggie day care is in an active business park, and survey staff collected trip generation by observing people into and out of Animal Magnetizm to and from vehicles arriving and departing the site.

Table 1 summarizes the trip generation study findings. Headways between vehicles arriving and departing the site are frequently under a minute with people pulling up near the business entrance and pick-up their animal and leaving the property.

Table 1: Animal Magnetizm Trip Generation Study

Time-Period	Tue. 03-25-2025 In	Tue. 03-25-2025 Out	Wed. 03-26-2025 In	Wed. 03-26-2025 Out	Average In	Average Out	Total
4:00-4:15	2	1	2	2	2.0	1.5	3.5
4:15-4:30	2	2	1	1	1.5	1.5	3.0
4:30-4:45	3	4	1	1	2.0	2.5	4.5
4:45-5:00	3	3	1	1	2.0	2.0	4.0
5:00-5:15	5	5	3	3	4.0	4.0	8.0
5:15-5:30	4	4	3	3	3.5	3.5	7.0
5:30-5:45	3	3	3	3	3.0	3.0	6.0
5:45-6:00	4	4	5	5	4.5	4.5	9.0

The existing single-family property includes two driveways off on NE W Port Madison Road: an inbound driveway just east of the end of the SR 305 roundabout splitter island and an outbound driveway approximately 150 feet east of the roundabout. The outbound driveway is aligned with an existing single- family driveway on the north side of NE W Port Madison Road.

The average PM peak hour trip generation was 30 vehicle trips, split 15 in between 5:00 and 6:00 PM. The trip generation does not break out pass-by trips, or trips attracted to the site from traffic already passing by the site (on Miller Road NE).

The existing and proposed sites have capacity for 80 dogs. Trip generation for the proposed NE W Port Madison Road site is anticipated to be similar to the trip generation at the existing site.

Trip Generation Study: Future Site

SR 305 is classified as a Primary Arterial. At NE W Port Madison Road, SR 305 is 2 lanes wide and has a posted speed limit of 35 MPH. SR 305 intersects NE W Port Madison Road at single-lane roundabout. The roundabout includes pedestrian and bicycle facilities. Cyclists and occasionally pedestrians will use paved shoulders on SR 305.

NE W Port Madison Road is classified as a Collector from SR 305 to approximately Silverston Road NE. West of SR 305, NE W Port Madison Road changes to NE Seabold Road NE. The section of NE Seabold Road NE between Alma Place SE / Komedal Road NE and SR 305 is classified as Collector. NE W Port Madison Road is two-lanes wide and has a 30 MPH speed limit. There are no marked pedestrian or bicycle facilities on NE W Port Madison Road.

Bainbridge Island staff provided the year 2021 average daily trips and speeds data was compiled on NE W Port Madison Road. The average daily traffic (“ADT”) volume on NE W

Port Madison Road west of SR 305 was 709 vehicles and the 85th-percentile speed was 33 MPH.

A crash history was evaluated from WSDOT crash records between 2020 and 2024 at the SR 305 roundabout intersection with NE W Port Madison Road and on NE W Port Madison Road east of SR 305. The SR 305 roundabouts at NE W Port Madison Road and Ada Will Lane were completed in November 2024 as part of a safety improvement for the SR 305 corridor.

- There were 6 crashes at or related to the SR 305 roundabout intersection with NE W Port Madison Road between 2020 and 2024, 1.2 crashes per year. There were no fatalities or injuries reported.
- There was 1 crash on NE W Port Madison Road over 1,200 feet east of SR 305 between 2020 and 2024, 0.2 crashes per year. There were no fatalities or injuries reported.

The crash history does not appear to show a significant collision pattern that would need to be mitigated prior to or with the project. Additionally, forecasted delays are negligible at the inbound-only driveway.

3) Phasing

- Phase 1 – Remove invasive ivy and the dead tree (March 2026)
- Phase 2 – Install fencing, add trailer/canopy, and lighting (April 2026)
- Phase 3 – Staff training and soft launch (May 2026)
- Phase 4 – Grand opening (June 2026)

4) Sequence and Timing of Development

The project will begin in March with invasive ivy removal and the safe removal of one dead tree, as advised by a landscape designer. In April, fencing will be installed around the yard, and the trailer, canopy, and lighting will be set up, mirroring the current site. May will be dedicated to staff training and soft launch, followed by a full opening in June to align with the business's slower summer season.

5) Proposed Land Ownership

The property is currently owned by the proprietor of Animal Magnetizm LLC. Ownership will transfer to Dog Island Daycare, an LLC wholly controlled by the applicant. Ownership will remain with Dog Island Daycare throughout development and ongoing operations to ensure consistent maintenance and community engagement.

6) Commercial and Residential Components

The commercial aspect is limited to the dog daycare, which functions as a supervised dog park. It is not a boarding, grooming, or kennel facility; dogs will not be housed in structures or kept overnight, nor will they be groomed on-site. The General Manager will live on the property, as is the case currently. Unlike the current location, the new site will provide access to a fully equipped bathroom and kitchen for both the General Manager and the part-time employee, supporting a live-work arrangement that reduces vehicle use, improves security, and fits with Bainbridge Island's tradition of integrating small-scale residential and community-serving businesses.

7) Compliance with Bainbridge Island Decision Criteria (BIMC 2.16.040E)

All necessary business and animal care licenses will transfer to the new location.The project meets city requirements by:

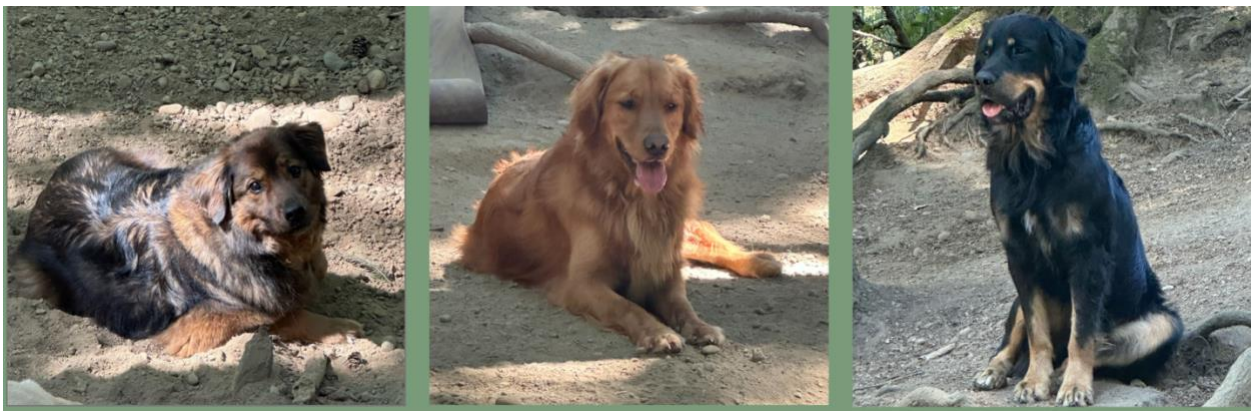
- Preserving existing trees and drainage systems
- Ensuring building scale and materials harmonize with nearby residences
- Providing safe car access from the sidewalk
- Using low-profile fencing, native plant screening, and noise buffers
- Allowing adequate on-site traffic flow and secure vehicle/bicycle storage for staff
- Demonstrating neighborhood compatibility through renderings, shadow studies, and a neighborhood meeting summary

By adhering to these standards, the project supports Bainbridge Island's site planning and design goals.

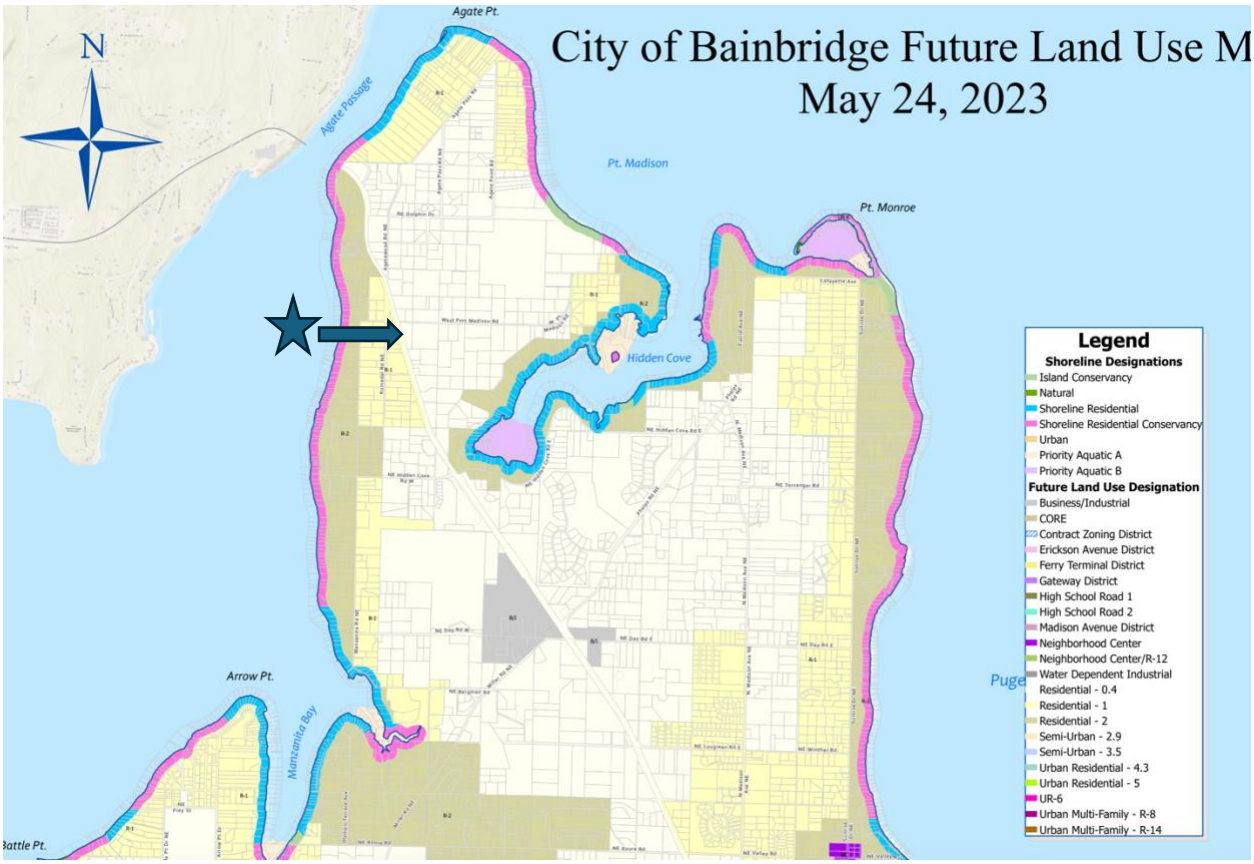
Appendix: Additional Supporting Images

A few of our typical furry friends!

Photos and videos of our current experience can be found on Instagram @amagnetizm



Zoning Map: Property Designated Zone R-0.4



CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 13, 2025 **ESTIMATED TIME:** 30 Minutes

AGENDA ITEM: Bainbridge History Museum Expansion (PLN53111) Public Participation Meeting

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning & Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):
None.

PREVIOUS COUNCIL REVIEW DATE(S):
None.

RECOMMENDED MOTION:
Presentation and Discussion

SUMMARY:
The Bainbridge History Museum Expansion Project is located on 215 Ericksen Ave NE on City Owned property. The proposal consists of three structures connected by covered decks and walkways. The Museum main building proposes a new 3,950 sf addition to the existing historic Schoolhouse and two new 530 and 590 square foot accessory buildings. The lot is 0.60 acres and within the Ericksen Avenue Overlay District. The facility is a cultural facility and is a permitted use within the zoning district.

Permit File: https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitLandingPagePublic/Index/fbb5bd7d-4278-4d78-9d05-b2f20151bb17?_conv=1

BACKGROUND: This Public Participation Meeting (PPM) is for the Bainbridge History Museum Expansion Major Site Plan Review. A preapplication conference was held on October 27, 2025. The PPM is required as part of the preapplication phase: the proposal requires Planning Commission recommendation to the Planning Director for final decision.

ATTACHMENTS:
Basic Site Plan (4).pdf
2025 Planning Commission Presentation_Combined.pdf
Planning Commission - PROJECT DESCRIPTION (1).pdf

VICINITY MAP - AERIAL MAP OF WINSLOW

NORTH

PROPERTY INFORMATION

Owner:	CITY OF BAINBRIDGE ISLAND
Parcel ID:	262502-3-046-2005
Parcel Address:	215 ERICKSEN AVE NE
Parcel Address City:	BAINBRIDGE ISLAND
Parcel Address Zip Code:	98110-1855
Measurements:	0.60 acres (26 126 sqft)
Zoning:	Ericksen Ave Overlay District, Residential & Commercial

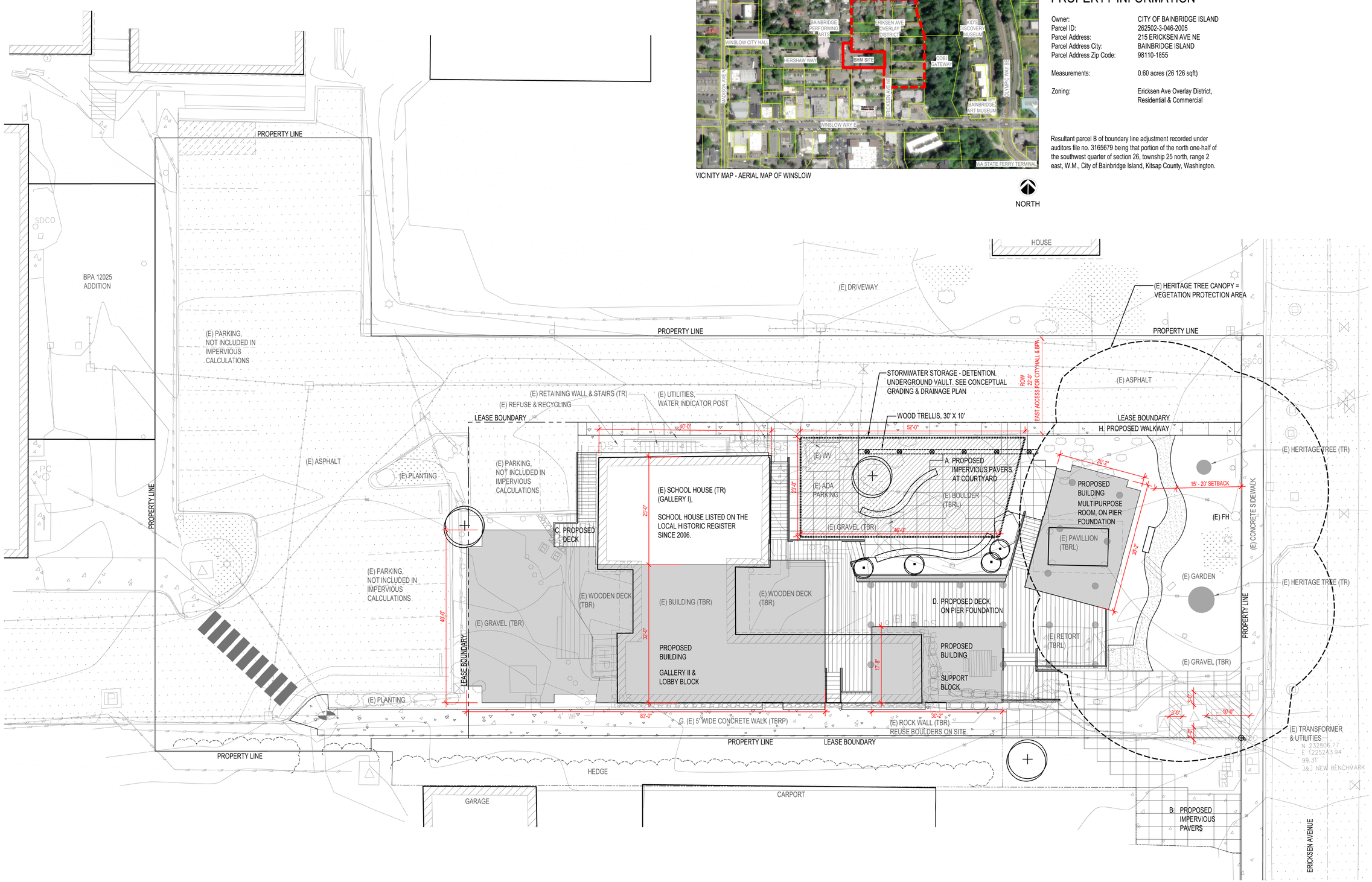
Resultant parcel B of boundary line adjustment recorded under auditors file no. 3165679 being that portion of the north one-half of the southwest quarter of section 26, township 25 north, range 2 east, W.M., City of Bainbridge Island, Kitsap County, Washington.

LEGEND

SYMBOL	AREA
	IMPERVIOUS PAVERS - COURTYARD & ENTRY A. 1207 SF B. 937 SF TOTAL: 2144 SF
	DECKING C. 121 SF D. 1450 SF TOTAL: 1571 SF
	GRAVEL WALK E. 249 SF
	ASPHALT (EXISTING) F. 13748 SF
	CONCRETE WALKS - CIVIC PUBLIC WALKWAY G. 1010 SF (157' L X 6' W) SAFETY PUBLIC WALKWAY H. 462 SF (154' L X 3' W) TOTAL: 1472 SF
	STORMWATER STORAGE - DETENTION CONCEPT A. 1010 SF X 5' DEPTH TOTAL: 5050 CU FT
	EXISTING BUILDING
	PROPOSED BUILDING

ABBREVIATIONS

TR:	TO REMAIN
TBR:	TO BE REMOVED
TBRP:	TO BE REPLACED
TBRL:	TO BE RELOCATED



PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of provisional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT

BAINBRIDGE HISTORY MUSEUM EXPANSION

SCALE
1" = 10'-0"

SHEET
BASIC
SITE PLAN

NORTH

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

PROJECT NO.
22000.100

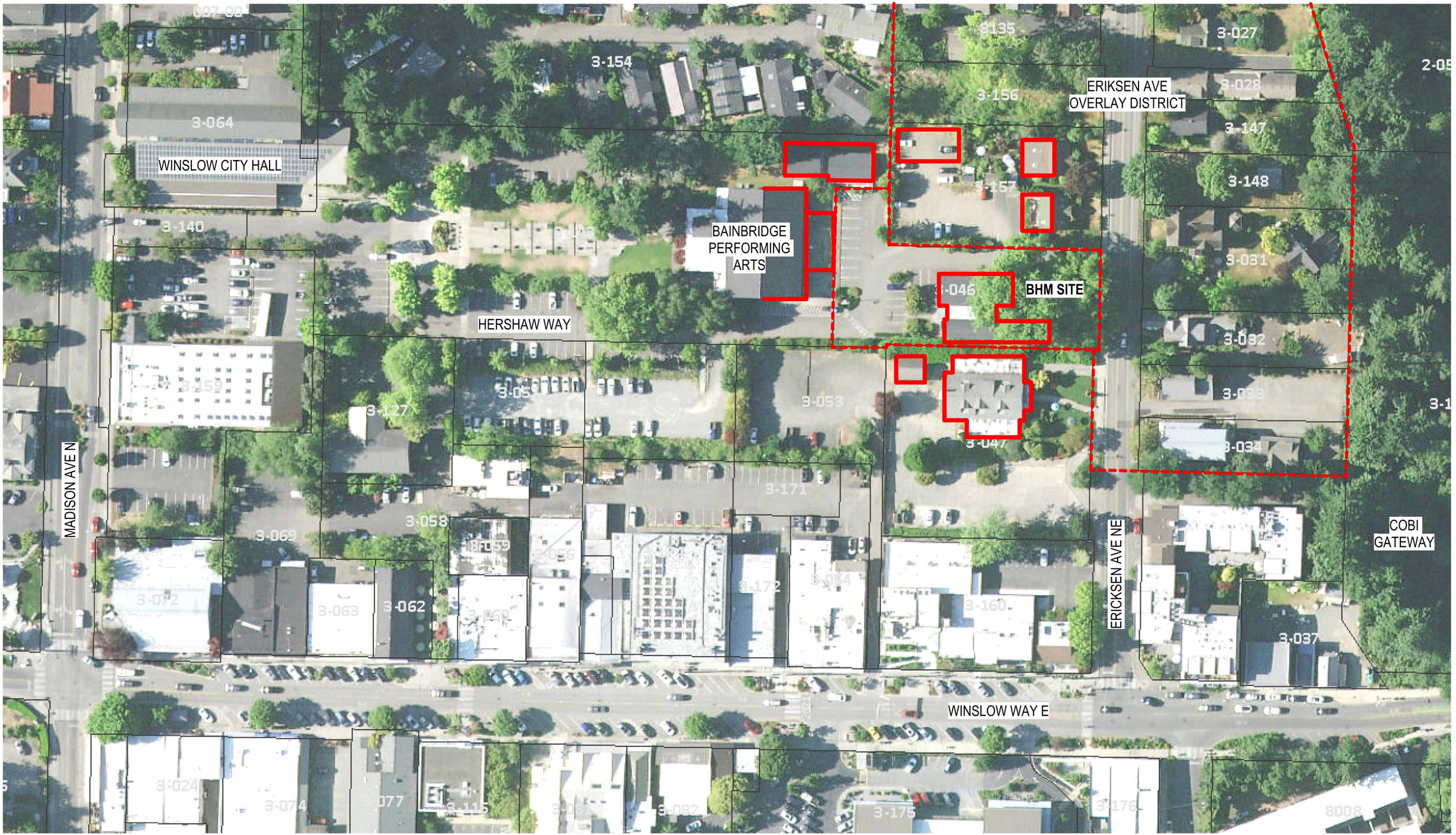
BAINBRIDGE HISTORY MUSEUM EXPANSION

SCHEMATIC DESIGN

PPM PLANNING COMMISSION 11.13.2025

JONES JONES

Bainbridge History Museum



PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT

BAINBRIDGE HISTORY MUSEUM EXPANSION

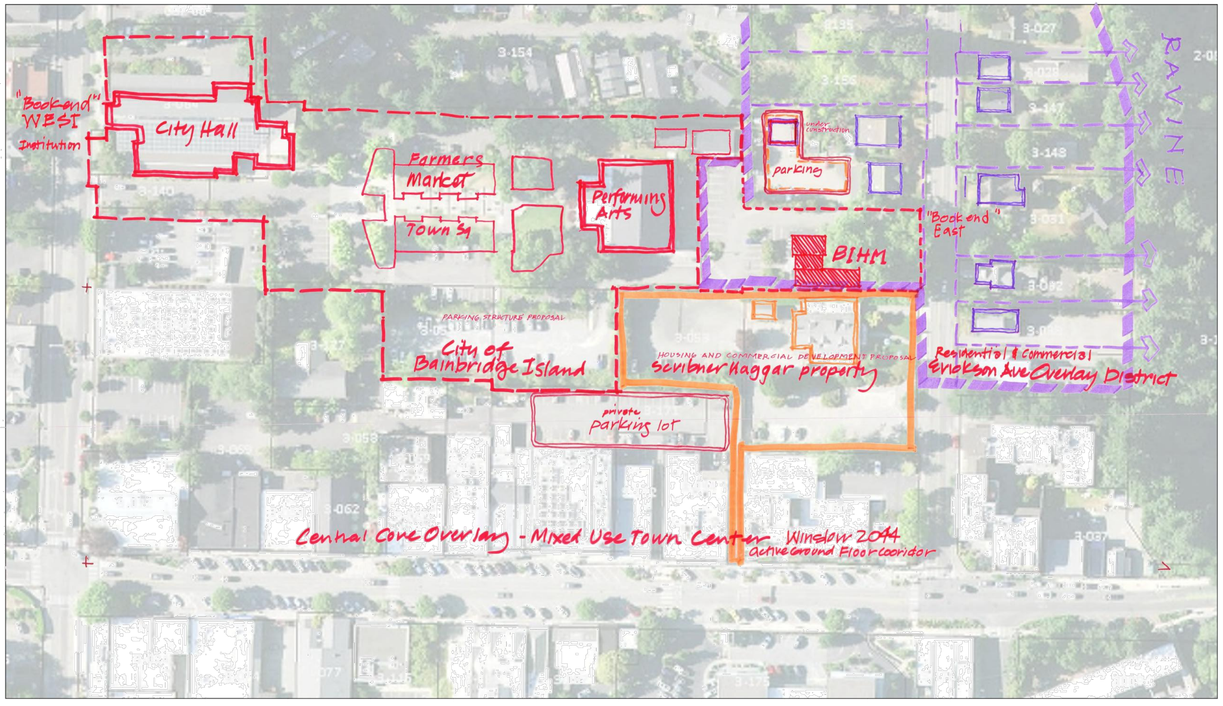
SCALE
1" = 40'

SHEET
SITE
AERIAL

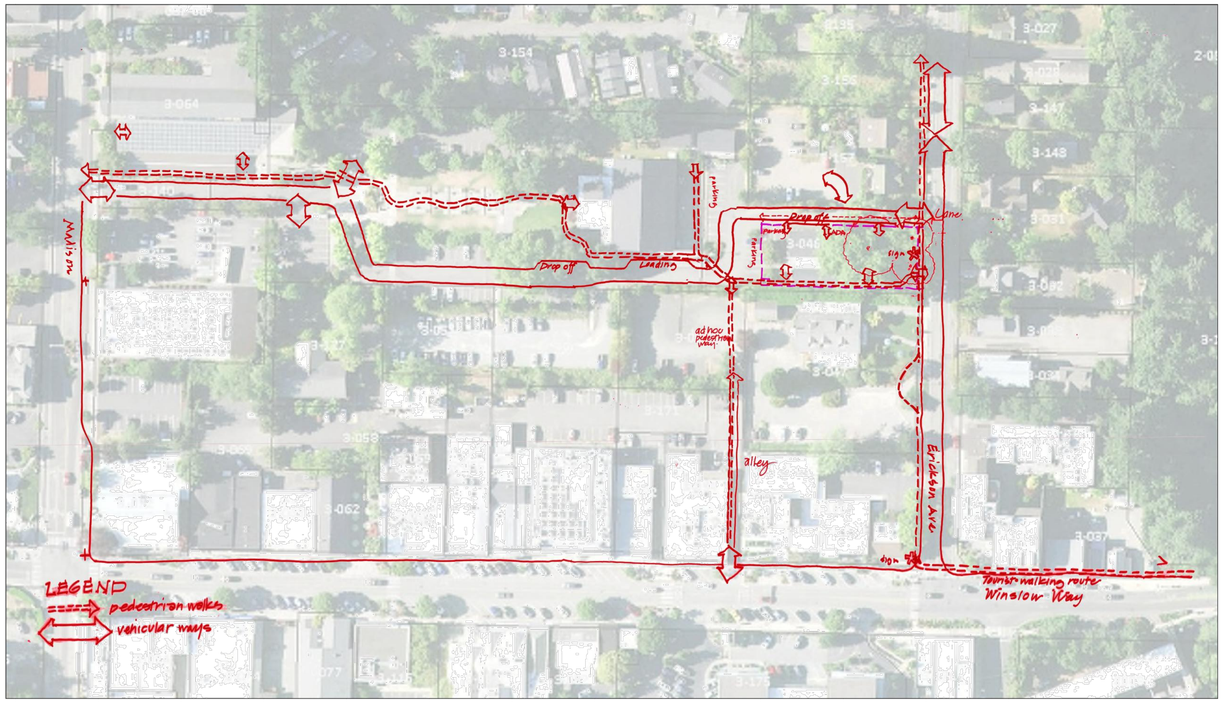
NORTH

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

PROJECT NO.
22000.100



DISTRICTS OVERLAY DIAGRAM
SCALE: 1" = 80'



PEDESTRIAN & VEHICULAR CIRCULATION DIAGRAM
SCALE: 1" = 80'

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS ALL RIGHTS RESERVED OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

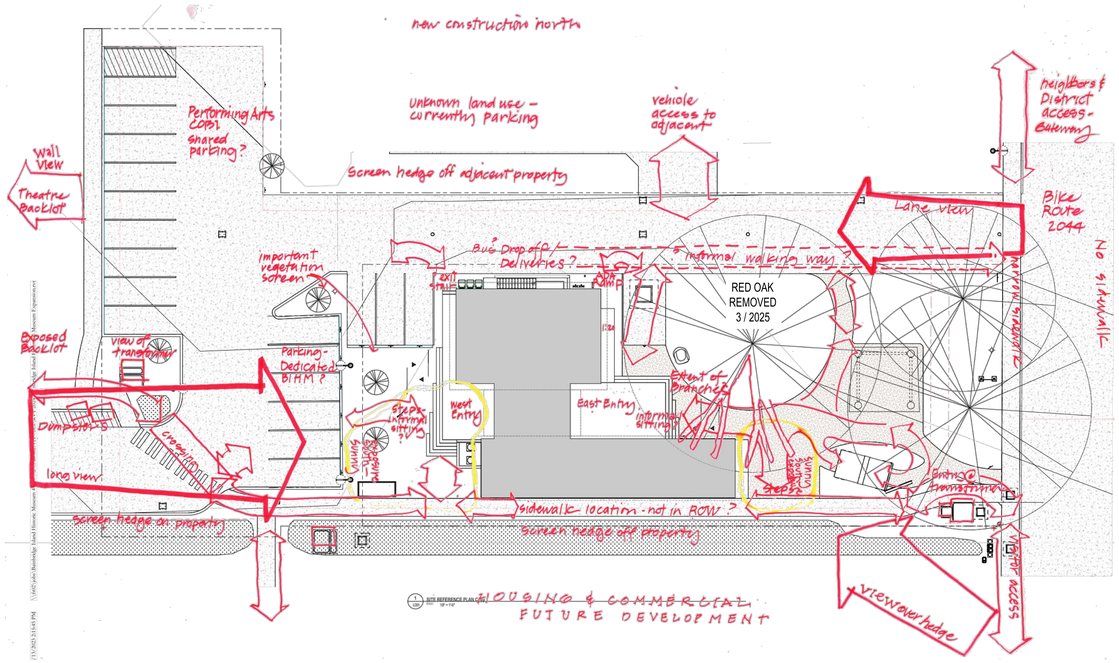
SCALE
AS NOTED

SHEET
SITE CONTEXT
(1 of 2)

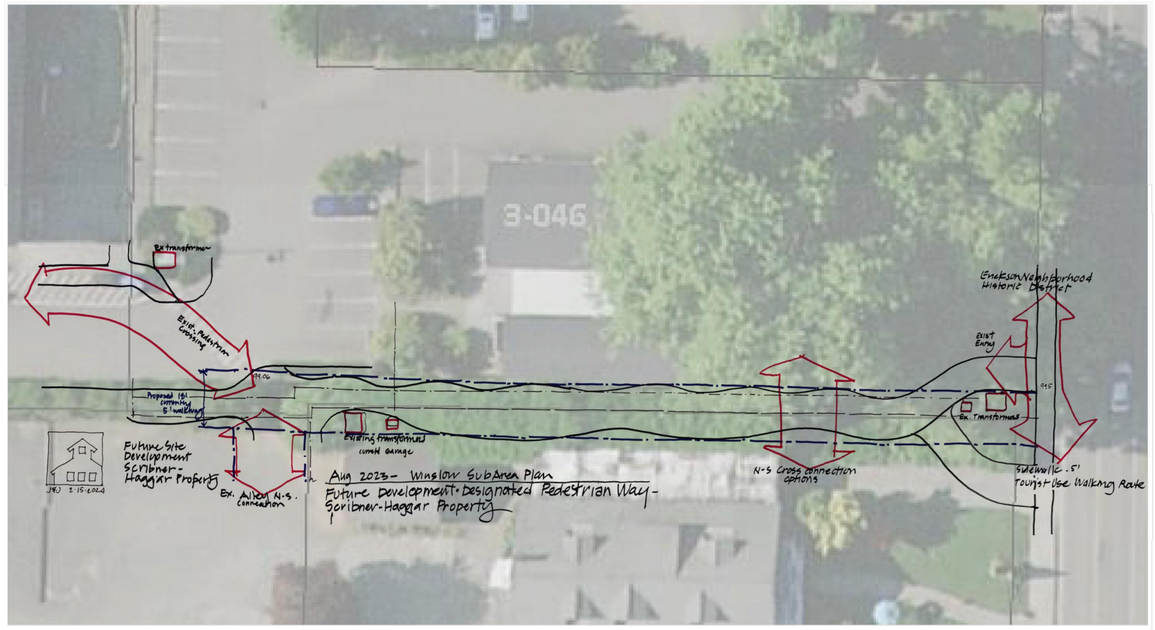
NORTH

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

PROJECT NO.
22000.100



EXISTING SITE CONDITIONS - FEATURE ANALYSIS (BEFORE RED OAK REMOVAL)
SCALE: 1" = 20'



FUTURE DEVELOPMENT - DESIGNATED PEDESTRIAN WAY - SCRIBNER-HAGGAR PROPERTY
AUGUST 2023 WINSLOW SUB AREA PLAN
SCALE: 1" = 20'

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

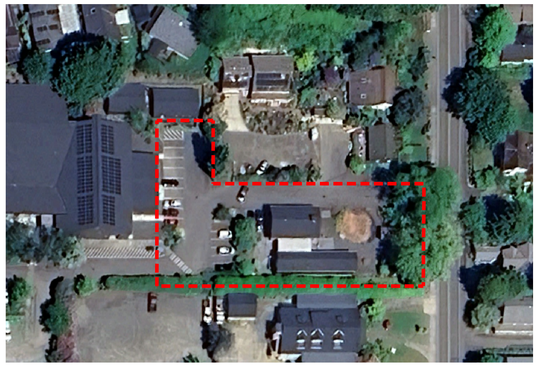
SCALE
AS NOTED

SHEET
SITE CONTEXT
(2 of 2)

NORTH

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

PROJECT NO.
22000.100



SITE AERIAL, MAY 2025 - HERITAGE RED OAK TREE REMOVED

ADA PARKING STALL & VAULT

PROPERTY - FROM ERICKSEN AVENUE - LOOKING NORTHWEST - DRAINAGE

SCHOOL HOUSE

UTILITIES - WATER INDICATOR POST

ALLEY / DRIVE AISLE - NORTH

ALLEY / DRIVE AISLE - LOOKING WEST. RETAINING WALL

ROCKERY WALL & STEPS

COURTYARD - NEIGHBORING HOUSE IN THE NORTH - HERITAGE RED OAK TREE HAS BEEN REMOVED

HERITAGE TREES - AMERICAN ELM AND SYCAMORE

HEDGE ALONG PROPERTY LINE - SOUTH. VIEW TO THE SOUTH

PROPERTY - LOOKING NORTHEAST. HEDGE ALONG SOUTH PROPERTY LINE. HERITAGE RED OAK HAS BEEN REMOVED

SIDEWALK ALONG ERICKSEN AVENUE - LOOKING NORTH

TRANSFORMER AND UTILITIES AT PROPERTY ENTRANCE

SOUTH WALKWAY - LOOKING WEST

WEST PARKING LOT - LOOKING NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT

BAINBRIDGE HISTORY MUSEUM EXPANSION

SCALE
N/A

SHEET
CONTEXT IMAGERY
EXISTING CONDITIONS

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

PROJECT NO.
22000.100

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

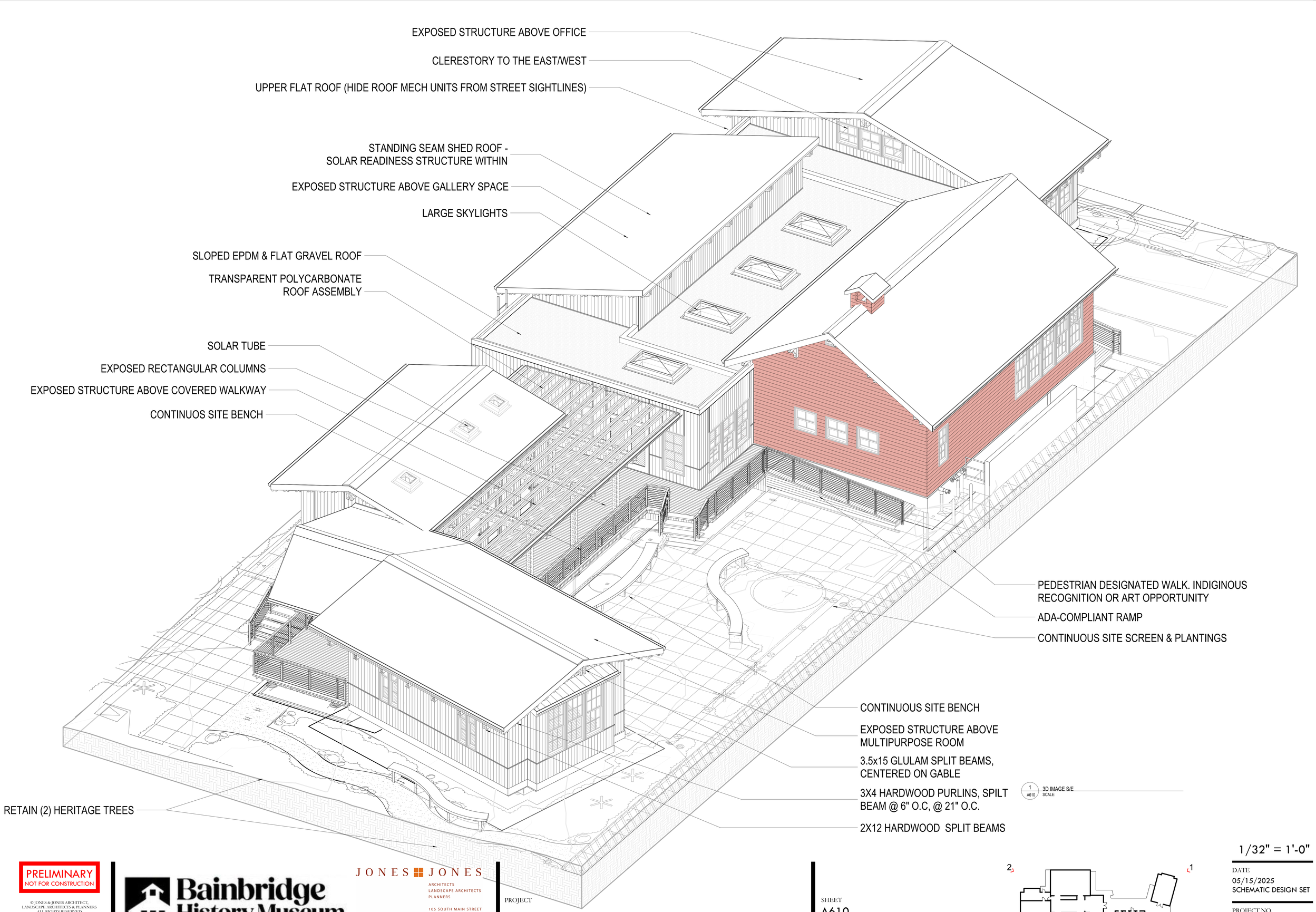
105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

SHEET
A601
RENDERING

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100



1 / A610 3D IMAGE S/E
SCALE:

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

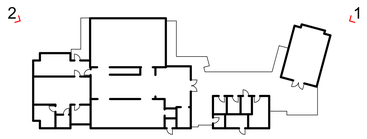
Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

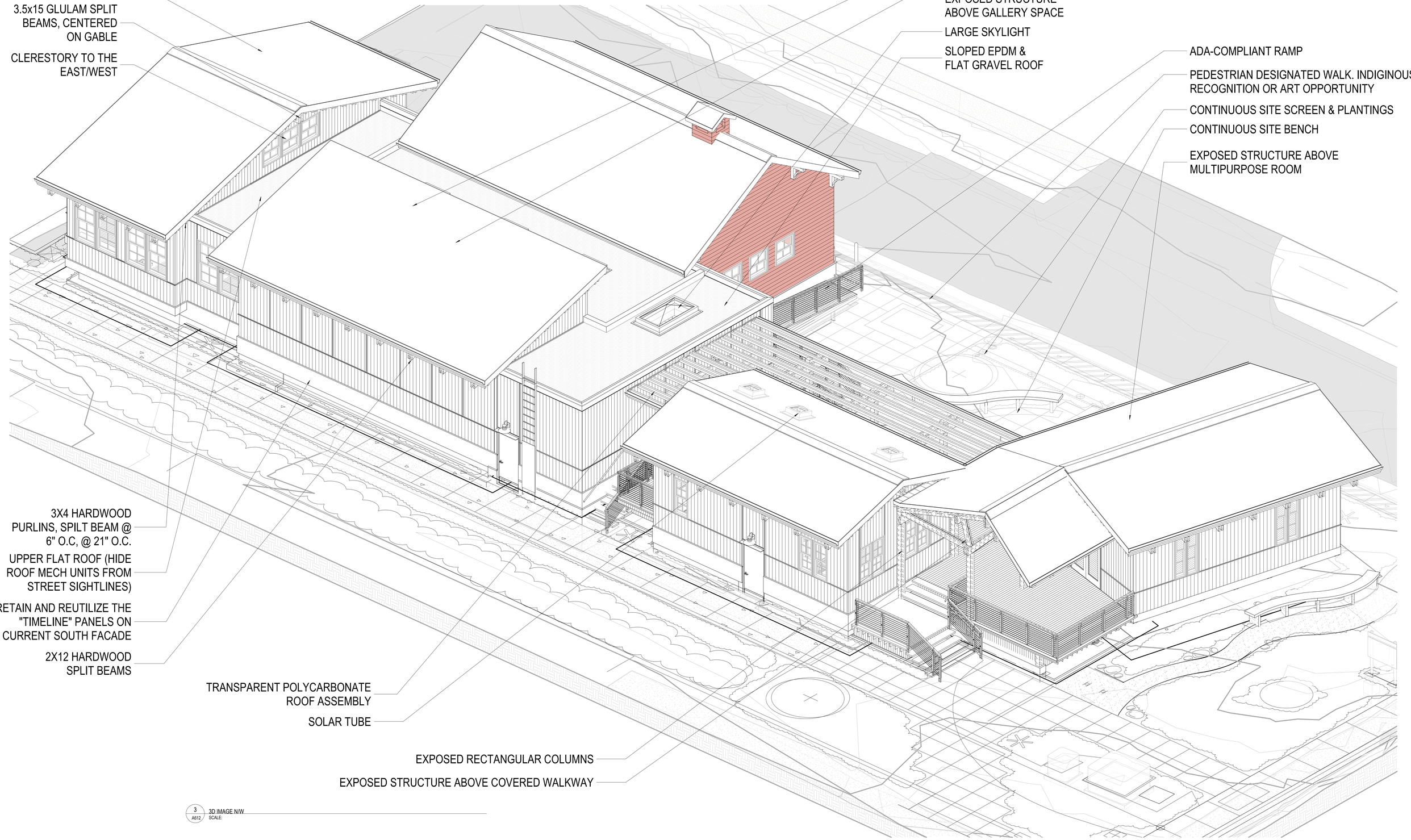
SHEET
A610
3D IMAGE - BHM EXPANSION



1/32" = 1'-0"

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100



3 / A612 3D IMAGE N/W
SCALE:

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

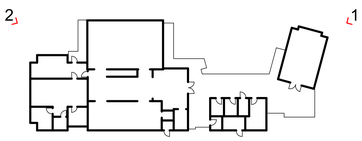
Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

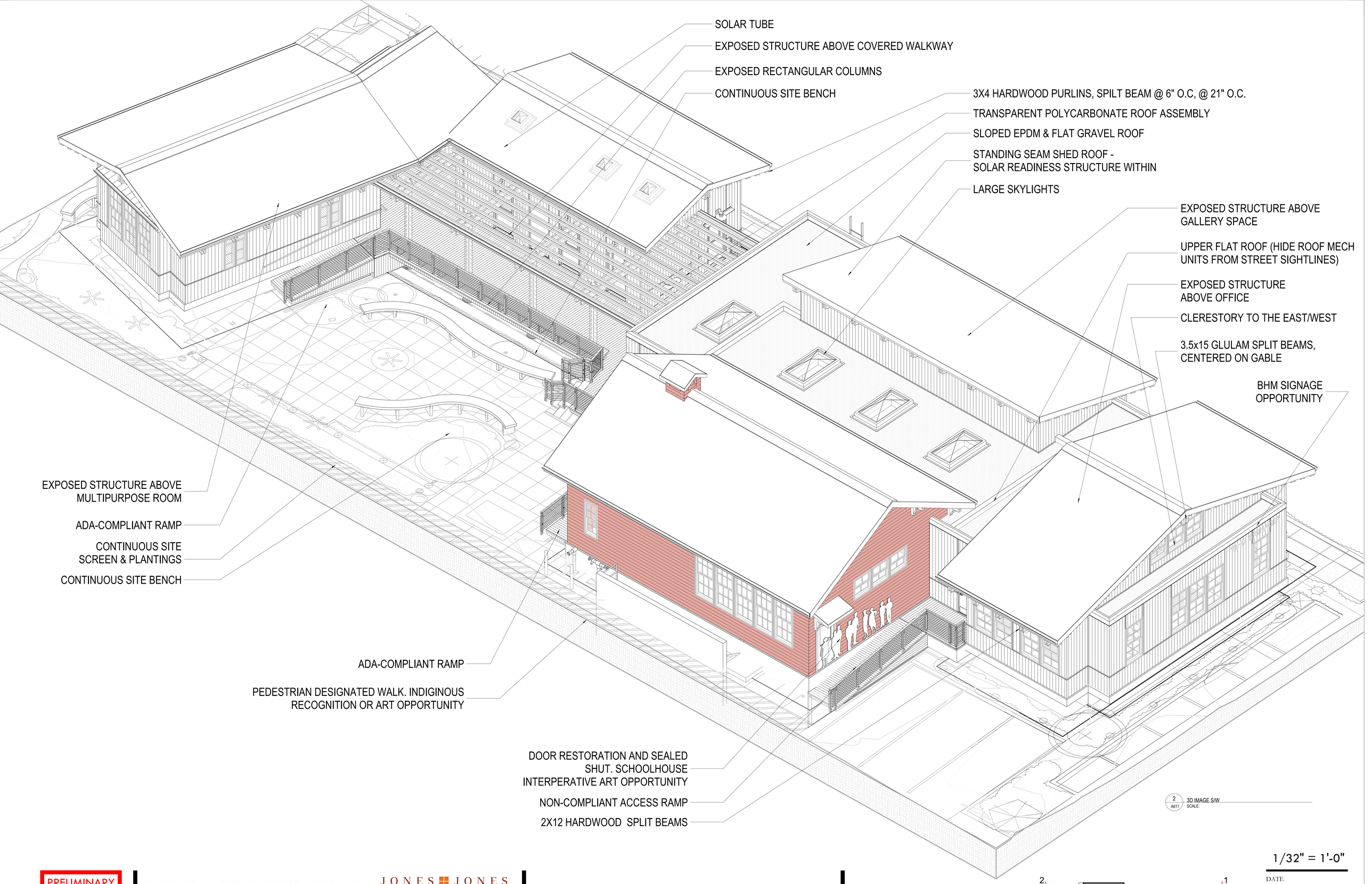
SHEET
A612
3D IMAGE - BHM EXPANSION



1/32" = 1'-0"

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100



2 A611 3D IMAGE S/W
SCALE: 1/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECTS, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

SHEET
A611
3D IMAGE - BHM EXPANSION

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR & CAP
- BENCHMARK
- (M) MEASURED
- (C) CALCULATED
- WATER VALVE
- FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- WATER HOSE BIB
- WATER METER
- WV WATER VAULT
- IRRIGATION CONTROL VALVE
- S SEWER MANHOLE
- SSCO SEWER CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- DS DOWNSPOUT
- SCO STORM DRAIN CLEANOUT
- BIKE RACK
- BOLLARD
- MAILBOX
- P POWER VAULT
- POWER TRANSFORMER
- JUNCTION BOX
- PC POWER CABINENT
- LIGHT POST
- HP HEAT PUMP
- T TELEPHONE RISER
- SIGN POST
- ROCKERY
- ELECTRIC METER
- POST
- CONCRETE PAVER

TREE LEGEND

- COTTONWOOD
- FRUIT
- DECIDUOUS
- CONIFEROUS
- MISC. GROUND COVER
- SHRUB
- HEDGE LINE

CONCRETE
ASPHALT
GRAVEL
PAVERS
DECK
VEGETATION
ROCK PATH

UNDERGROUND POWER LINE
UNDERGROUND COMMUNICATION LINE
WATER LINE
STORM LINE
SEWER LINE
WOOD FENCE (WF)

ECO BLOCK WALL
BUILDING
ADA UNLOAD
ADA PARKING SIGN
NO PARKING BETWEEN SIGNS
GRAVEL
SDCB RIM=103.80 IE=100.90, 4" PVC (E/W) IE=100.60, 12" ADS (S)
SDCB RIM=103.03 IE=99.63, 12" ADS (N) IE=99.53, 12" ADS (W)
THICK EDGE FLOW LINE
BUILDING
FOUND REBAR & CAP L.S. #45168 0.15' S. & 0.35' W.
SDMH RIM=102.93
HEDGE LINE (TYP)
EMPLOYEE PARKING ONLY SIGN
NO THRU TRAFFIC SIGN
SSMH RIM=102.39 IE=92.99, 8" CONC. (N) IE=95.39, 8" PVC (W) IE=94.39, 8" PVC (W) IE=92.89, 8" CONC. (S)
SDCB RIM=100.36 IE=97.61, 12" ADS (E/W) IE=97.51, 12" ADS (S)
STAFF ONLY SIGN
STOP SIGN
ROW 22'-0" EAST ACCESS FOR CITY HALL & BPA
PARKING STRIPING (TYP)
MUSEUM & THEATER PARKING ONLY SIGNS
BOTTOM OF STAIRS EL=94.68
CONC. STAIRS & WALL
FLOW LINE (TYP)
SDCB RIM=103.90 IE=101.10, 4" PVC (N/W)
LEASE LINE
HERITAGE AMERICAN ELM TREE
SDMH RIM=101.96
SDMH RIM=101.74
PARKING BLOCK (TYP)
VAULT REPRESENTS STORMWATER STORAGE SITE REQUIREMENTS
TREE PROTECTION AREA 2 HERITAGE TREES
TREE INFORMATION SIGN ON CONC. PAD
PLAYHOUSE/PERMIT PARKING ONLY SIGN
3 PARKING BPA SHARED
WATER INDICATOR POST
ROOF PEAK EL=125.33
GABLE ROOF EL=129.46
HAND RAIL (TYP)
1 ADA PARKING
LARGE ROCK W/ BROODING LOON SCULPTURE
MULTI-PURPOSE BUILDING TO BE ON PIERS FOR TREE PROTECTION
15' - 20' SETBACK
5'-0"
SDCB LOCKING LID RIM=101.12
6 PARKING BPA SHARED
24'-0"
PRINTING PRESS
ANTIQUE PLOW
NEW BUILDING OUTLINE, TYP
GRAVEL
PAVILION
BENCH
HERITAGE AMERICAN ELM CANOPY
HISTORIC PLOW
ADA PARKING SIGN
EAVE (TYP)
HERITAGE RED OAK TREE
TREE INFORMATION SIGN ON CONC. PAD
BOULDER W/ IRON SCULPTURE
THICK EDGE FLOW LINE
BUILDING
(E) BAINBRIDGE HISTORY MUSEUM
WOODEN DECK (TYP)
WOODEN STAIRS (TYP)
PERIMETER OF CYLINDER CREOSOTE
BAINBRIDGE ISLAND HISTORICAL SOCIETY/BAINBRIDGE PERFORMING ARTS/CITY HALL ENTRANCE SIGN
HERITAGE SYCAMORE TREE
TRAIL SIGN
ASPHALT PATCH
ROOF PEAK EL=122.57
HEAT PUMP x2
FFE=104.5
4" PVC
CONCRETE PADS FOR CREOSOTE
SDCB RIM=99.17
22'-0"
CROSSWALK
2 SEAT HARVESTER
CONCRETE WALK
ROCK STEPS & WALL
10.5'
3'-0"
10'-0"
LEASE LINE
SDMH RIM=99.29
STRAWBERRY GARDEN PATCH W/ SIGN
(E) SOUTH SIDEWALK, EW PEDESTRIAN WAY THRU CIVIC CORE
N 232806.77 E 1225243.94 99.31' J&J NEW BENCHMARK
CREOSOTE INFORMATION SIGN ON CONC. PAD
TREE INFORMATION SIGN ON CONC. PAD
(E) PSE TRANSFORMER & CLEARANCE REQUIREMENTS
BENCHMARK SET MAG & WASH EL=99.55
SDCB RIM=98.81 3.81, 12" ADS (N/W) E=96.31, 4" PVC (E)
BUILDING
BUILDING OVERHANG
RED OAK CANOPY
HERITAGE SYCAMORE CANOPY
ERICKSEN AVE
ERICKSEN AVENUE
SDCB RIM=96.92

EXISTING SITE FEATURES:

DRIVEWAY:	=	*22' WIDE*
TRANSFORMER AREA:	=	*~213 SF*
SOUTH SIDEWALK:	=	*~1557 SF*
TREE ROOT ZONE:	=	*TREE PROTECTION AREA*

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

SCALE
1" = 10'

SHEET
SURVEY & UTILITY PLAN

NORTH

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

PROJECT NO.
22000.100

VICINITY MAP - AERIAL MAP OF WINSLOW

NORTH

PROPERTY INFORMATION

Owner:	CITY OF BAINBRIDGE ISLAND
Parcel ID:	262502-3-046-2005
Parcel Address:	215 ERICKSEN AVE NE
Parcel Address City:	BAINBRIDGE ISLAND
Parcel Address Zip Code:	98110-1855
Measurements:	0.60 acres (26 126 sqft)
Zoning:	Ericksen Ave Overlay District, Residential & Commercial

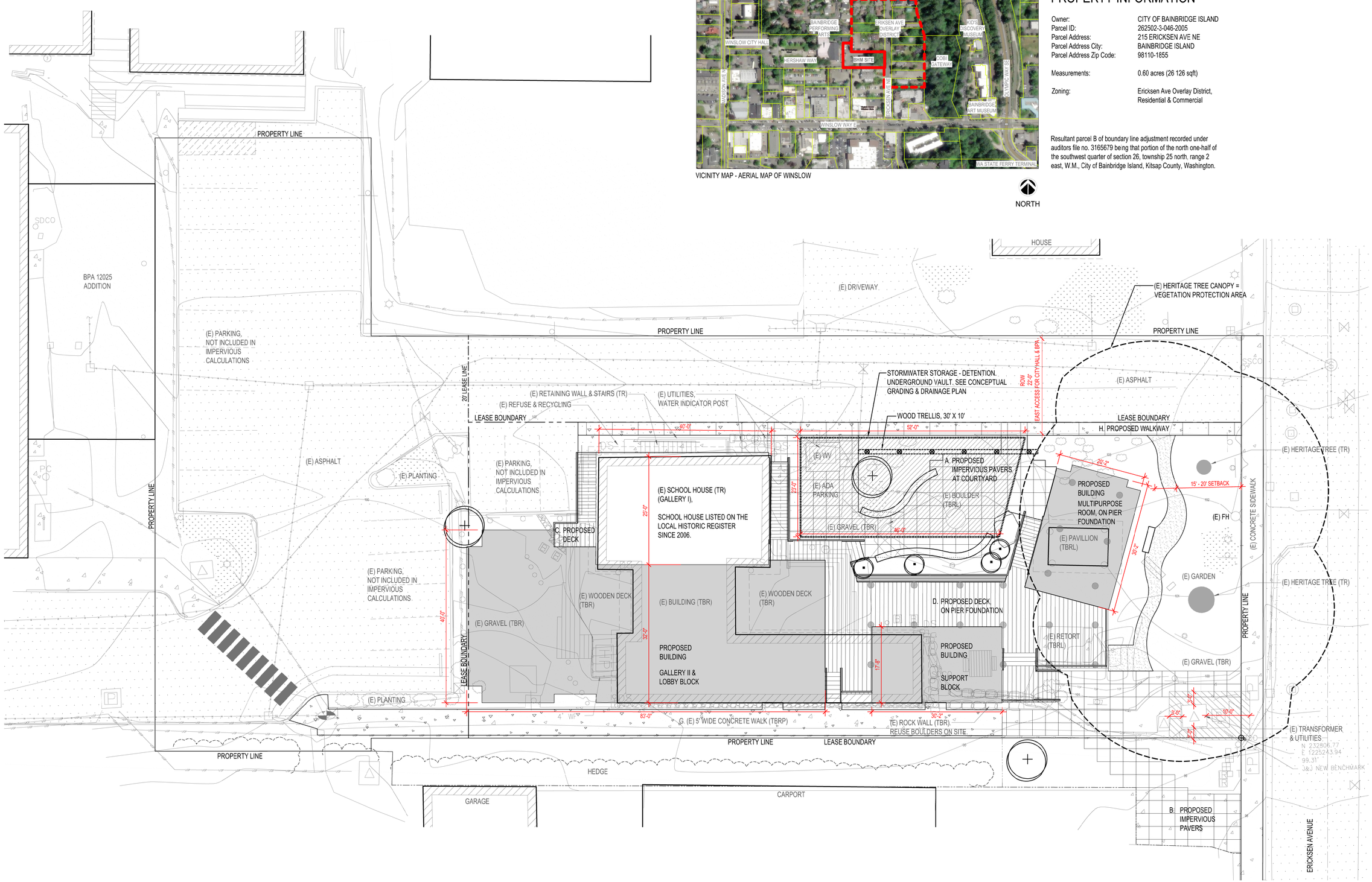
Resultant parcel B of boundary line adjustment recorded under auditors file no. 3165679 being that portion of the north one-half of the southwest quarter of section 26, township 25 north, range 2 east, W.M., City of Bainbridge Island, Kitsap County, Washington.

LEGEND

SYMBOL	AREA
	IMPERVIOUS PAVERS - COURTYARD & ENTRY A. 1207 SF B. 937 SF TOTAL: 2144 SF
	DECKING C. 121 SF D. 1450 SF TOTAL: 1571 SF
	GRAVEL WALK E. 249 SF
	ASPHALT (EXISTING) F. 13748 SF
	CONCRETE WALKS - CIVIC PUBLIC WALKWAY G. 1010 SF (157' L X 6' W) SAFETY PUBLIC WALKWAY H. 462 SF (154' L X 3' W) TOTAL: 1472 SF
	STORMWATER STORAGE - DETENTION CONCEPT A. 1010 SF X 5' DEPTH TOTAL: 5050 CU FT
	EXISTING BUILDING
	PROPOSED BUILDING

ABBREVIATIONS

TR:	TO REMAIN
TBR:	TO BE REMOVED
TBRP:	TO BE REPLACED
TBRL:	TO BE RELOCATED



PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of provisional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT

BAINBRIDGE HISTORY MUSEUM EXPANSION

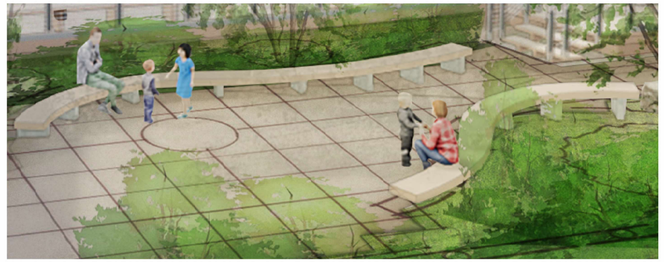
SCALE
1" = 10'-0"

SHEET
BASIC
SITE PLAN

NORTH

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

PROJECT NO.
22000.100

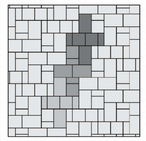


1 COURT YARD BENCH
SCALE:NONE

BELGARDE PERMEABLE PAVERS - URBANA (TBD)

LAYING PATTERNS

3-PIECE PATTERN E

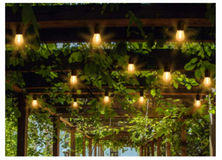


3-PIECE PATTERN F

BELGARDE PERMEABLE PAVERS - PATTERN

2 PERMEABLE PAVERS
SCALE:NONE

EXISTING BOLLAR LIGHT AT THE BUXTON CENTER FOR BAINBRIDGE PERFORMING ARTS



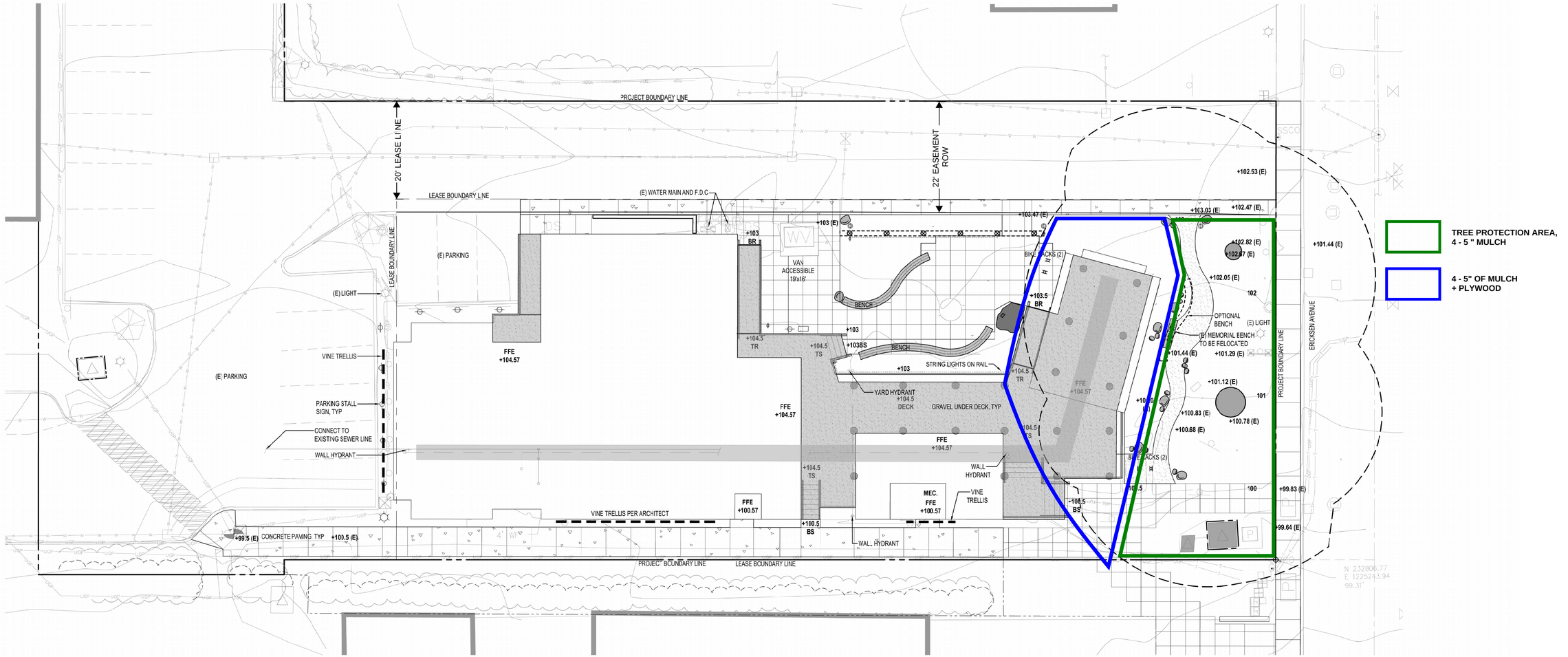
CONCEPT IMAGE: STRING LIGHT ON TRELLIS

EXISTING POST LIGHT ON SITE

3 LIGHTING
SCALE:NONE

KEY

	SYMBOL
BOLLARD LIGHT	
BOULDERS - SEE SCHEDULE, SHEET L115	
UTILIDOR / GROUND LEVEL	
GRAVEL MULCH WITH HEADER	
CONCRETE	
PERMEABLE PAVERS (SHOWN DIAGRAMMATICAL)	



TREE PROTECTION AREA, 4 - 5 " MULCH

4 - 5" OF MULCH + PLYWOOD

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECTS, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects and Landscape Architects and is not to be used in part for any other project or purposes without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

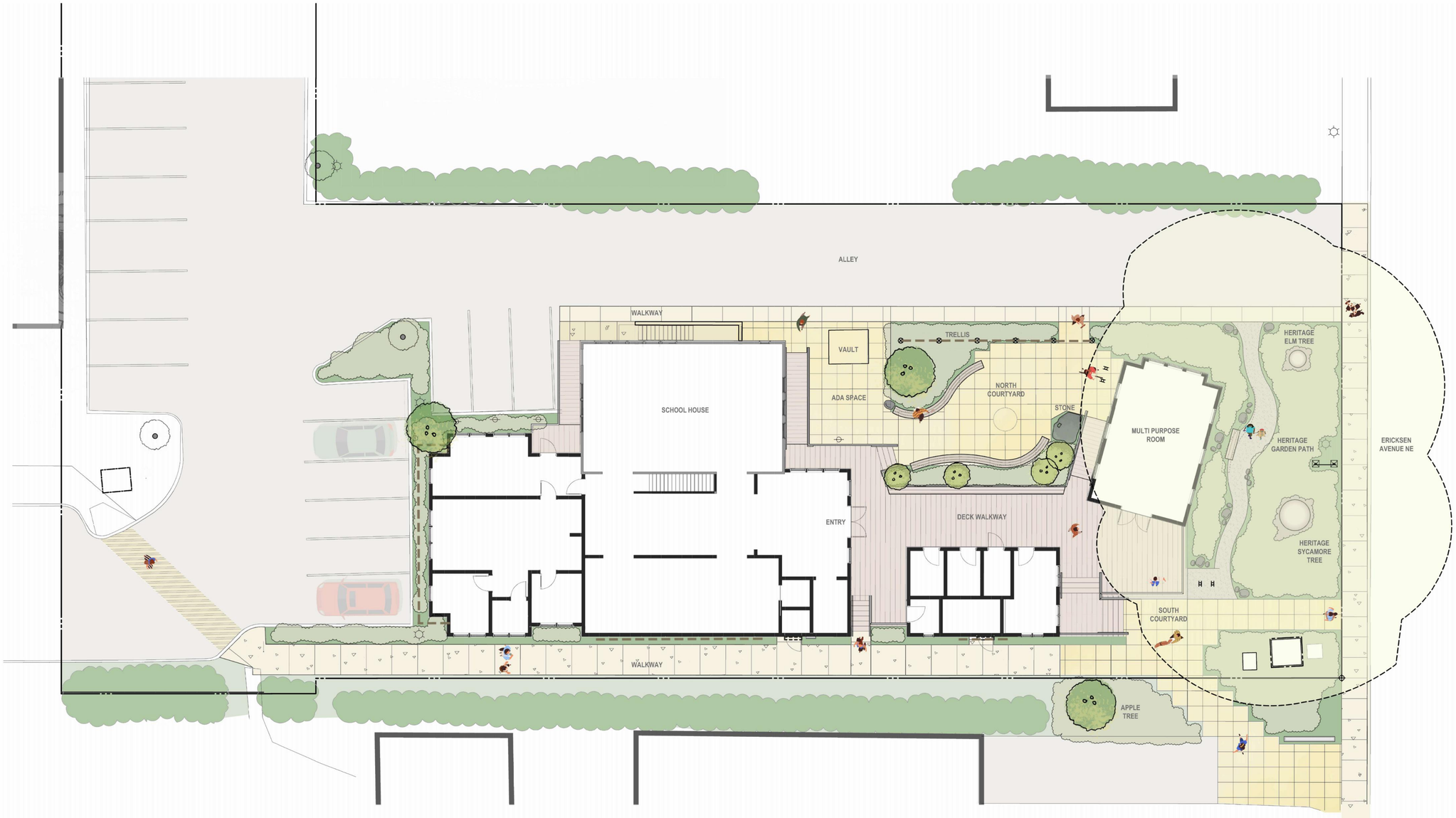
SHEET
L114
MATERIALS PLAN

NOT TO SCALE

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

PROJECT NO.
22000.100

NORTH



PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT

BAINBRIDGE HISTORY MUSEUM EXPANSION

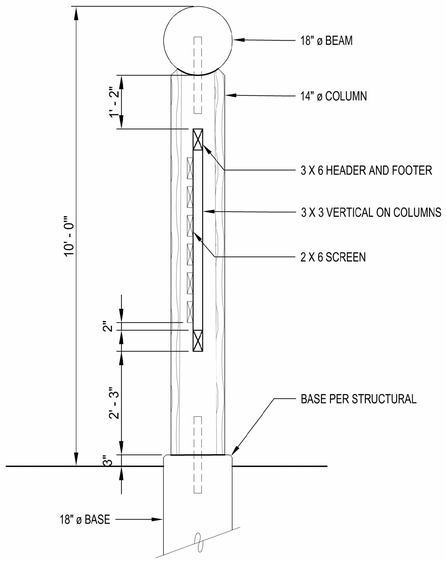
SCALE
1" = 10'

SHEET
LANDSCAPE PLAN
CONCEPT

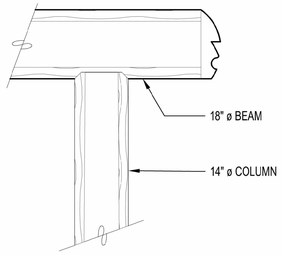
NORTH

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

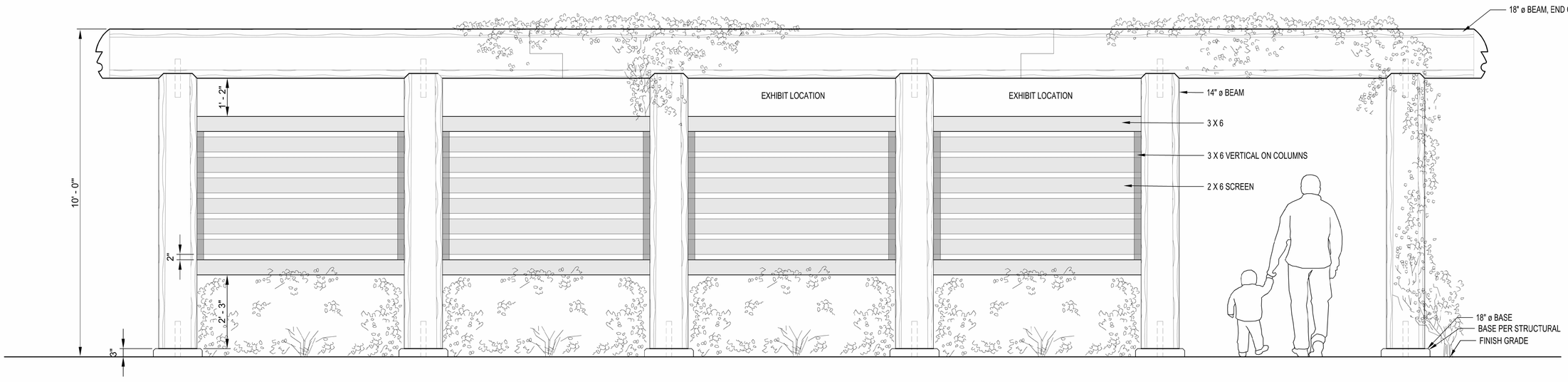
PROJECT NO.
22000.100



1 COURT ARBOR
SCALE:3/4" = 1' - 0"



2 BEAM END CARVED TBD
SCALE:3/4" = 1' - 0"



3 COURT EXHIBIT ARBOR SCREEN - ELEVATION - COURTYARD VIEW
SCALE:3/4" = 1' - 0"

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

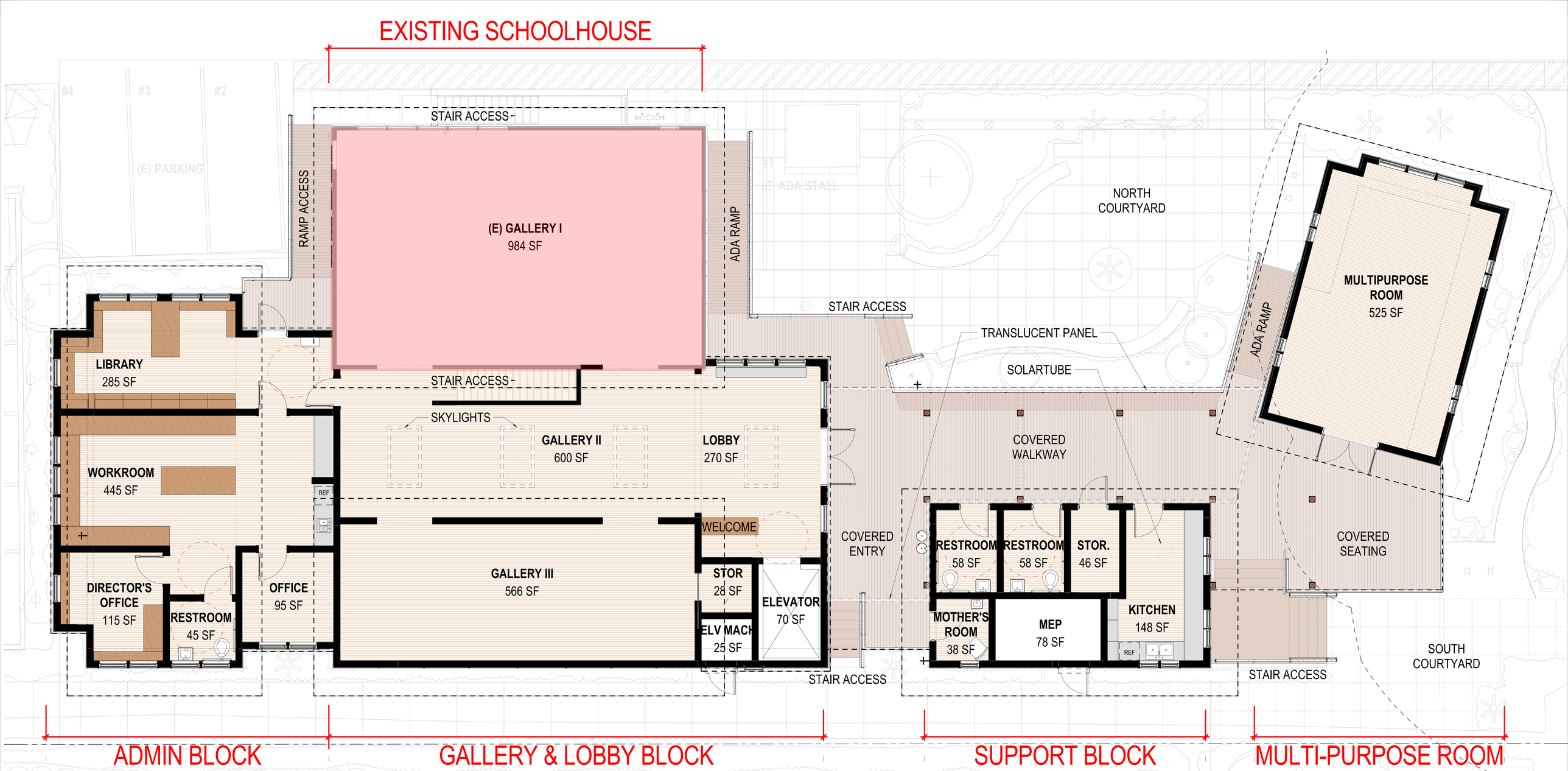
SHEET
L116
LANDSCAPE DETAILS

NORTH

SCALE AS NOTED

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100



BHM EXPANSION ROOM SCHEDULE

Name	Level	Area	Occupant	Occupancy	Comments
(E) GALLERY I	FIRST FLOOR (E)	984 SF	ASSEMBLY (A3) - LESS CONCENTRATED USE (15 NET)	62	(E) INCLUDED IN TOTAL SF
LIBRARY	FIRST FLOOR (E)	285 SF	BUSINESS (B) - COLLABORATION SPACE >450SF (15 NET)	21	
WORKROOM	FIRST FLOOR (E)	445 SF	BUSINESS (B) - COLLABORATION SPACE <450SF (30 NET)	14	
DIRECTOR'S OFFICE	FIRST FLOOR (E)	115 SF	BUSINESS (B) - COLLABORATION SPACE <450SF (30 NET)	5	
RESTROOM	FIRST FLOOR (E)	45 SF		1	
STOR	FIRST FLOOR (E)	28 SF	STORAGE (S)		
ELEVATOR	FIRST FLOOR (E)	70 SF			
GALLERY III	FIRST FLOOR (E)	566 SF	ASSEMBLY (A3) - LESS CONCENTRATED USE (15 NET)	37	
RESTROOM	FIRST FLOOR (E)	58 SF		1	
MOTHER'S ROOM	FIRST FLOOR (E)	38 SF		2	
STOR.	FIRST FLOOR (E)	46 SF	STORAGE (S)		
KITCHEN	FIRST FLOOR (E)	148 SF	ASSEMBLY (A3) - LESS CONCENTRATED USE (15 NET)	15	
MULTIPURPOSE ROOM	FIRST FLOOR (E)	525 SF	NON-FIXED SEATING, BUSINESS ASSEMBLY (B-A3)	52	87 OCCU STANDING (EST. 45 NON-FIXED SEAT ARRAY)
RESTROOM	FIRST FLOOR (E)	58 SF		1	
GALLERY II	FIRST FLOOR (E)	600 SF	ASSEMBLY (A3) - LESS CONCENTRATED USE (15 NET)	31	
OFFICE	FIRST FLOOR (E)	95 SF			
LOBBY	FIRST FLOOR (E)	270 SF	ASSEMBLY (A3) - LESS CONCENTRATED USE (15 NET)	23	
ELV MACH	CRAWL SPACE - NEW	25 SF			
MEP	CRAWL SPACE - NEW	78 SF			
(E) ARCHIVE	BASEMENT (E)	914 SF			(E) INCLUDED IN TOTAL SF
ELEVATOR	BASEMENT (E)	70 SF			
ARCHIVE	BASEMENT (E)	896 SF			
		6,358 SF			

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

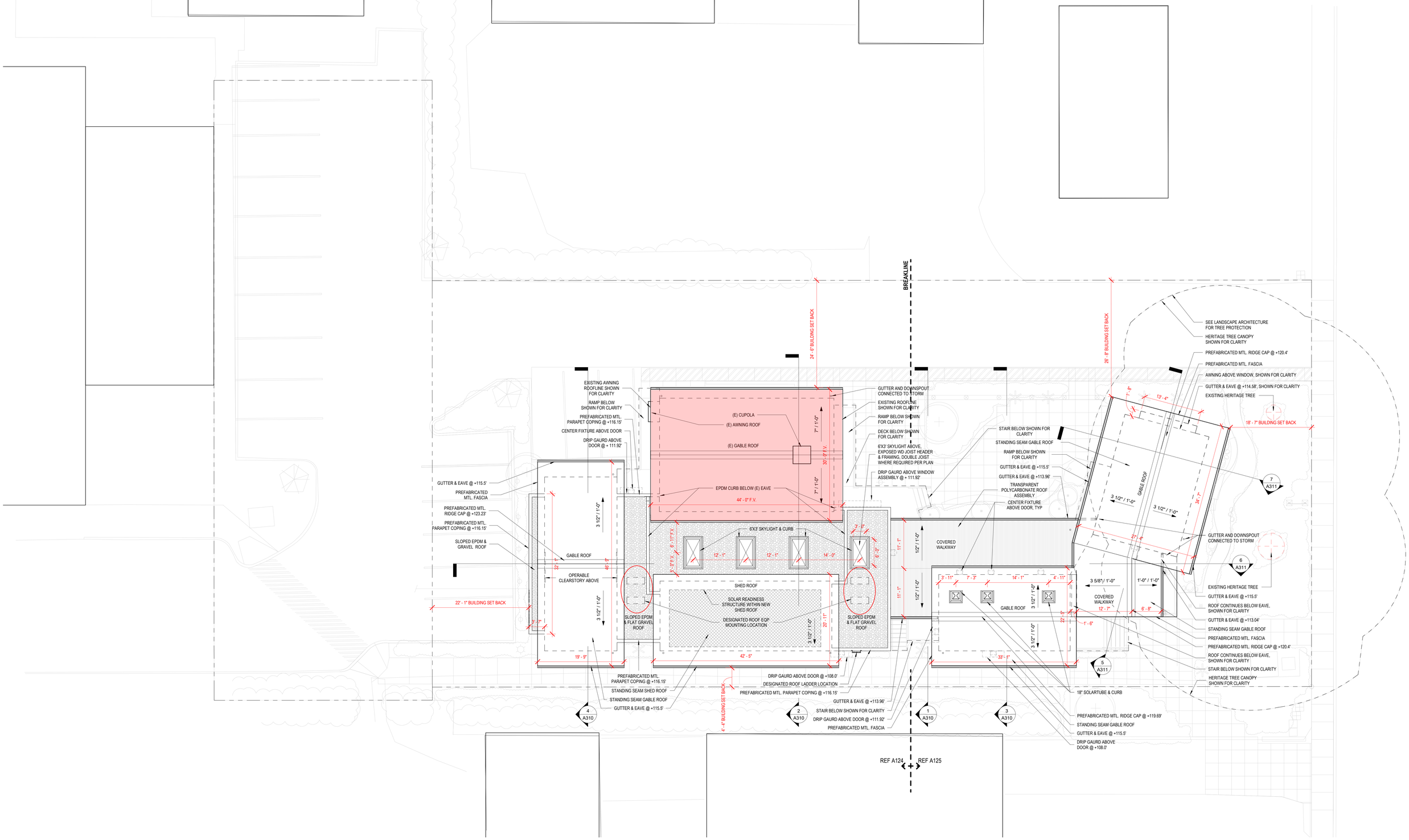
SHEET
A111 (PRESENTATION)
FIRST FLOOR PLAN

1/4" = 1'-0"

NORTH

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100



2 A112 NEW FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

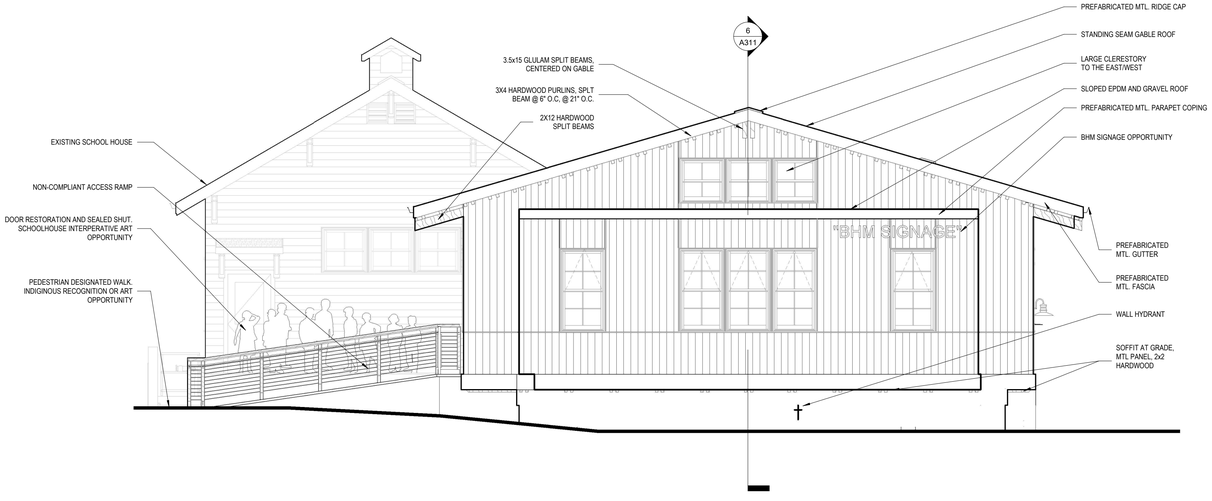
SHEET
A112
ROOF PLAN

NORTH

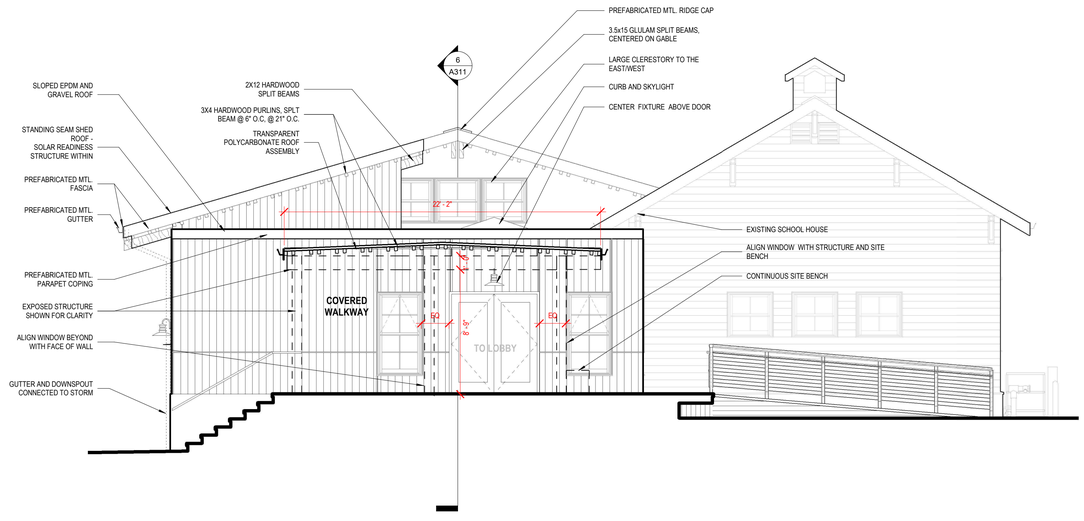
As indicated

DATE
05/15/2025
SCHEMATIC DESIGN SET

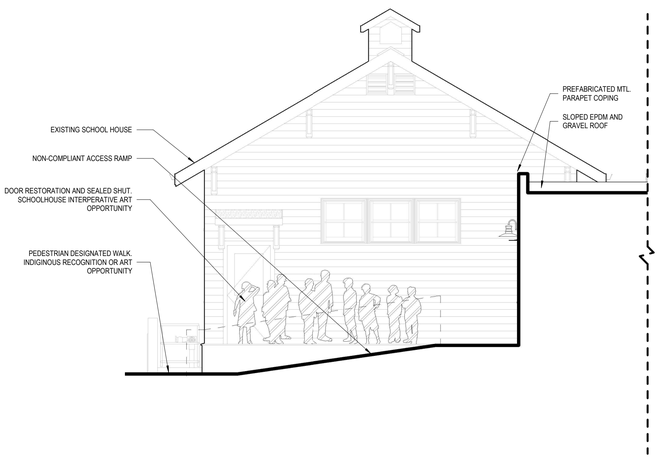
PROJECT NO.
22000.100



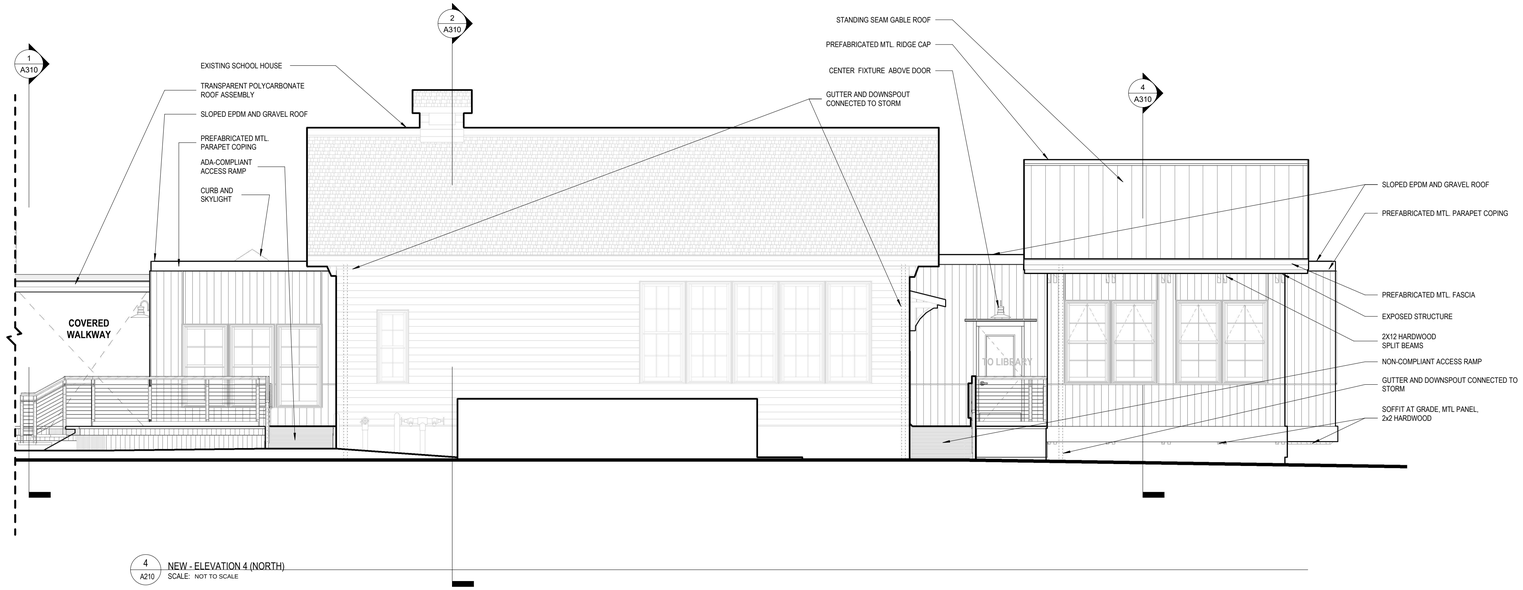
1 A210 NEW - ELEVATION (WEST)
SCALE: NOT TO SCALE



3 A210 NEW - ELEVATION 3 (EAST)
SCALE: NOT TO SCALE



2 A210 NEW - ELEVATION 02 (WEST)
SCALE: NOT TO SCALE



4 A210 NEW - ELEVATION 4 (NORTH)
SCALE: NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

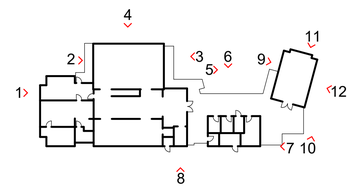
Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

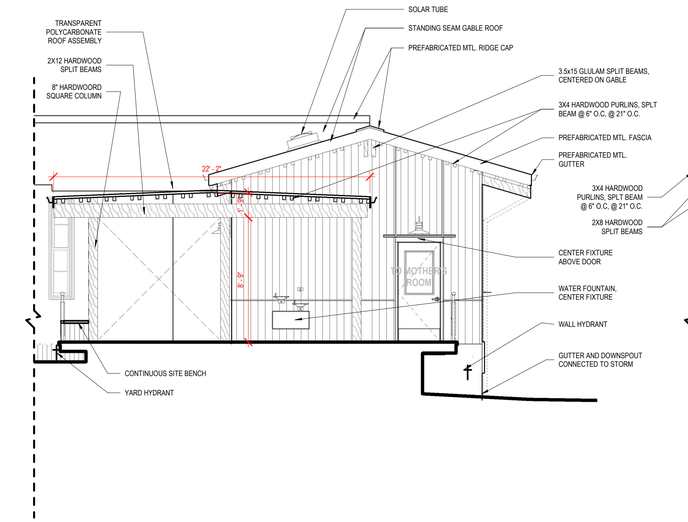
SHEET
A210
BUILDING ELEVATIONS



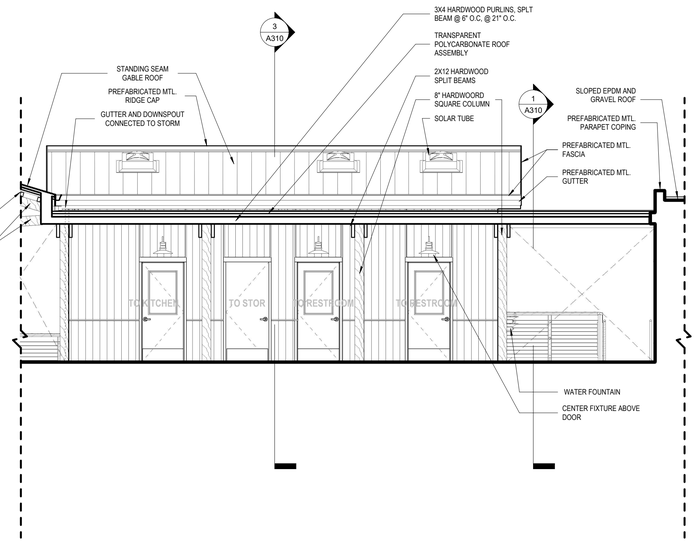
As indicated

DATE
09/18/2025
PRE-APPLICATION
CONFERENCE

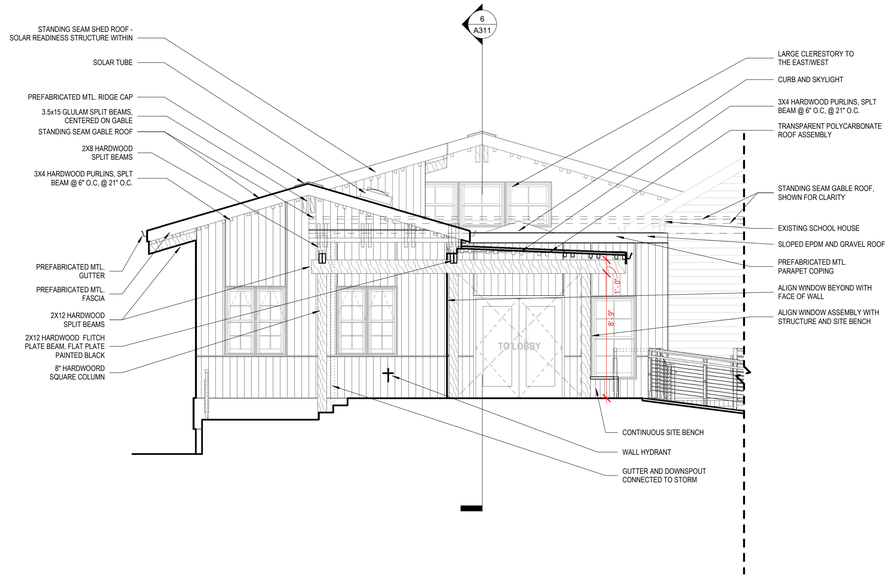
PROJECT NO.
22000.100



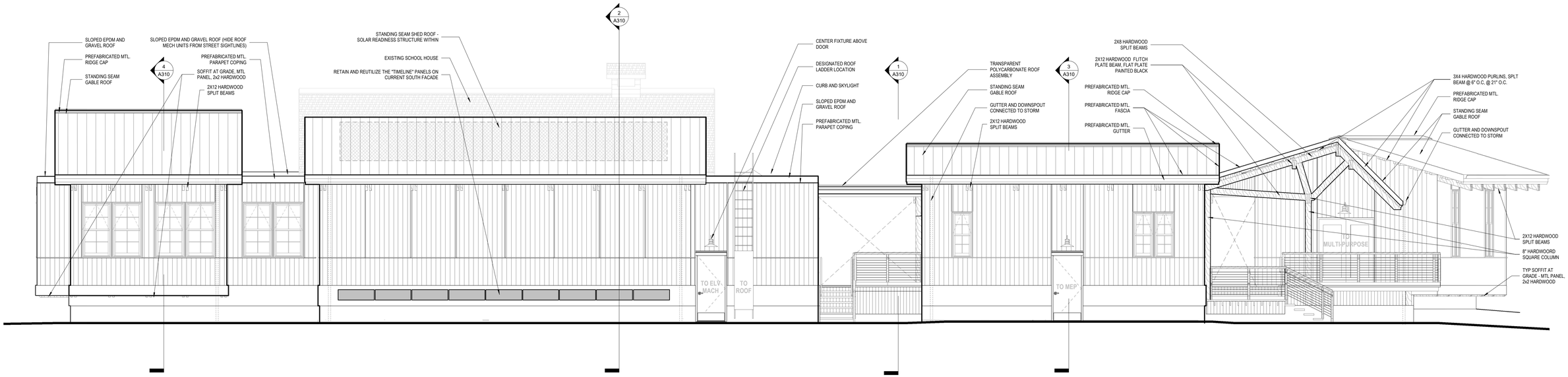
5 A211 NEW - ELEVATION 05 (WEST)
SCALE: NOT TO SCALE



6 A211 NEW - ELEVATION 06 (NORTH)
SCALE: NOT TO SCALE



7 A211 NEW - ELEVATION 07 (EAST)
SCALE: NOT TO SCALE



8 A211 NEW - ELEVATION 08 (SOUTH)
SCALE: NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

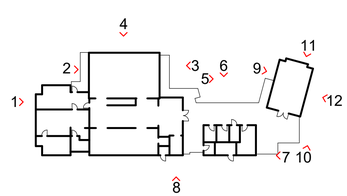
Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

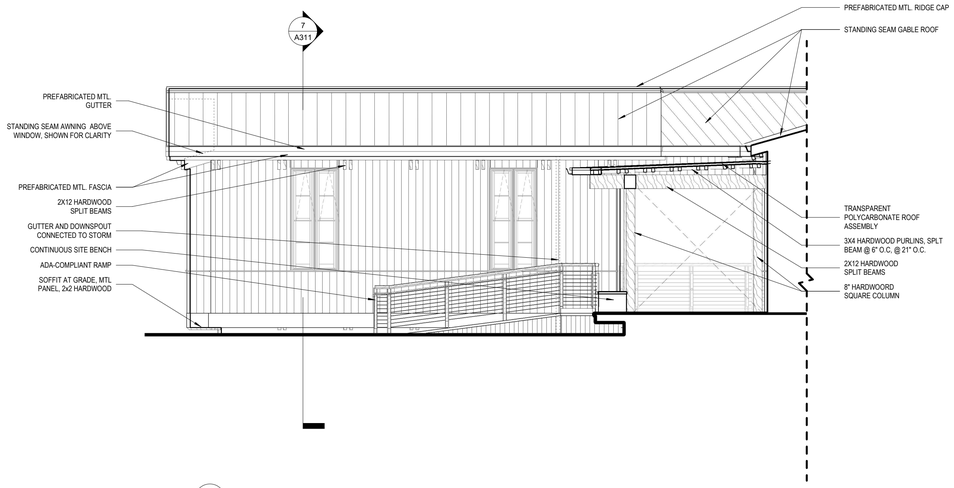
SHEET
A211
BUILDING ELEVATIONS



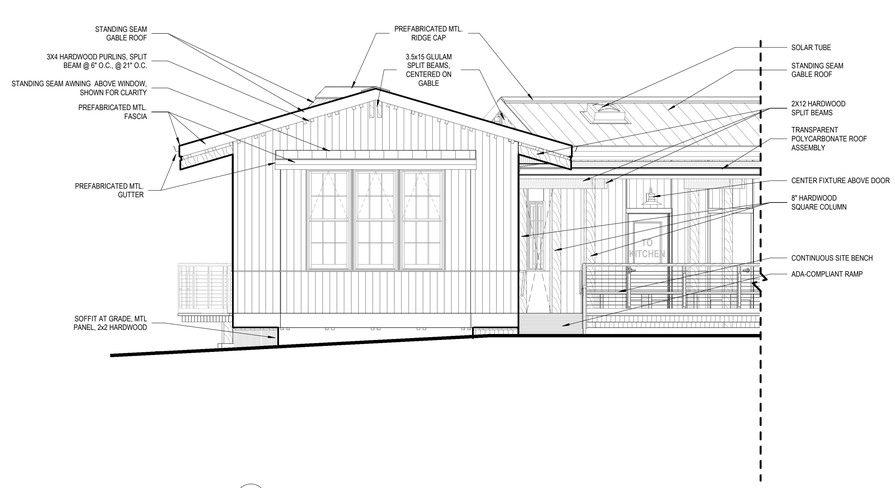
As indicated

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

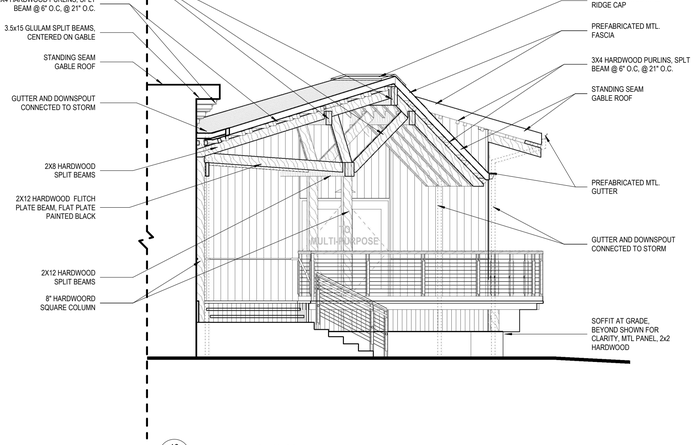
PROJECT NO.
22000.100



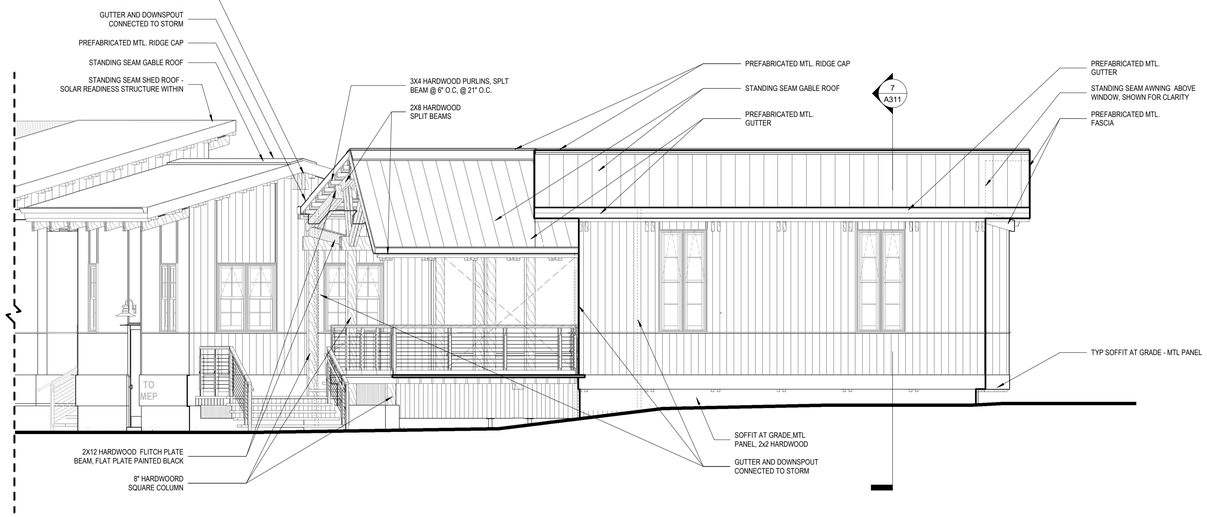
9 A212 NEW - ELEVATION 09 (SOUTH)
SCALE: NOT TO SCALE



11 A212 NEW - ELEVATION 11 (NORTH)
SCALE: NOT TO SCALE



10 A212 NEW - ELEVATION 10 (SOUTH)
SCALE: NOT TO SCALE



12 A212 NEW - ELEVATION 12 (EAST)
SCALE: NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

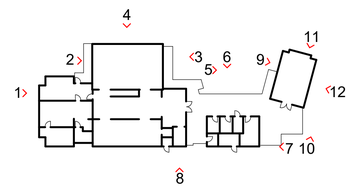
Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

SHEET
A212
BUILDING ELEVATIONS



As indicated

DATE
09/18/2025
PRE-APPLICATION CONFERENCE

PROJECT NO.
22000.100

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

SHEET
A601
RENDERING

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

SHEET
A602
RENDERING

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100

JONES JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET SUITE 300
SEATTLE, WASHINGTON 98104 USA
p 206 624 5702 • f 206 624 5923

LOCATION **215 Ericksen Ave NE, Bainbridge Island, WA 98110** **Project Description**
PROJECT NAME **Bainbridge History Museum Expansion**

STATEMENT OF WORK

The Bainbridge Island Historical Museum Board would like to expand the current facility in a desired way to better fulfill their mission to *"Preserve and share the stories of Bainbridge Island, to promote a greater understanding within our community and the world in which we live"*

The expansion needs to do the following:

1. Respect, and not obscure, the existing School House architectural design.
2. Preserve the existing (3) Heritage Site Trees located on the east part of the existing site.
3. Be responsive to the City of Bainbridge Island, Ericksen Historic overlay district
4. The overall architectural design of the new facility should feel like "Bainbridge Island"
5. Make the Bainbridge Island Historical Museum more visually recognizable from Ericksen South to Winslow Way
6. Show recognition and respect to Suquamish and Coast Salish Culture

DESIRED ENHANCEMENTS

Bainbridge History Museum Expansion Project proposal consists of three structures connected by covered decks and walkways. The Museum main building is a new 3,950 sf addition to the existing historic Schoolhouse (and LL archives) providing new galleries and expanded archival spaces (LL with lift access), library, workroom, and offices. Support spaces are in Building 2 – with two restrooms, mothers rm, storage, kitchen, MEP rm. Building 3) is a 45-seat multi-purpose room on pile foundation.

The specific desired enchantments to the existing facility:

1. More exhibit/ gallery space
2. Privacy for Staff and Board spaces w/ toilets
3. Dedicated research library space and storage
4. Staff meeting space, especially when the facility is open with Visitor's presence
5. Visible and welcoming design for the two-business access frontage from the east and west; especially from the East
6. Kitchen for public events, meeting locations for seminars, visitor and community gathering
7. Expand archival collection space, possible additional basement area
8. Public education center for instruction, seminars etc. on local history, for 40 to 50 occupants with accessible restrooms.
9. All existing and new spaces required to be ADA accessible
10. Public toilets as required

105 SOUTH MAIN STREET SUITE 300
SEATTLE, WASHINGTON 98104 USA
p 206 624 5702 • f 206 624 5923

The site actively integrates and preserves the 2 heritage trees & gardens along Ericksen Avenue. The large American Elm and Sycamore were procured and planted by Winslow Horticulturalist, Robert Cave, supposedly receiving the saplings from Kew London Royal Botanical Gardens. Protection of the 2 heritage trees is priority; this includes their canopy habitat and soil habitat and maintaining existing water movement across the site. The canopies are framed by the multipurpose room on the East and Schoolhouse on the west is the site's courtyard gathering space. Covered deck walkways provide year-round outdoor use area and circulation between museum galleries and support spaces (restroom, kitchen), multi-purpose room and entry Porch. Views extend through the court from entry porch to the Schoolhouse. Native plants, heavy timber trellis and exhibit screens provide separation from the alley drive. ADA parking and access ramps are replaced in the same location, east.

The museum's main entry faces Ericksen Ave (East) and is adjacent to the Schoolhouse. The interior layout maintains the Schoolhouse as the BI History Gallery. This gallery is an integral experience with the new rotating exhibit galleries and connections between both. A new interior opening in the Schoolhouse wall creates an exhibits loop for visitor experience.

The architectural form and materials reflect the historic residential character of the area, Specifically the Erickson Avenue Overlay District. The Schoolhouse siding and finish will be retained and restored as appropriate. A vertical wood plank, brown weathered, rainscreen and light grey metal standing seam roof has been selected to compliment the reddish historic schoolhouse paint. All window fenestrations and trims will be natural wood to emulate the existing historic schoolhouse windows while also complimenting the Erickson Avenue Overlay District aesthetics. Overhead wooden structures at both the new building eaves and covered walkways will be rough sawn timber to reflect Bainbridge Island's intimate history in the Lumber industry, ship building and Japanese American inspired wood joinery. Exterior light fixtures with an industrial looking finish will match the Winslow Municipal aesthetic.

DESCRIPTION OF HISTORIC BUILDING

The current existing Schoolhouse is a simple, one-story wood framed building gabled rectangle, 25' x 40', with Craftsmen details including raised window trim, exposed rafter tails and brackets and large, grouped 6-over-6 double hung windows that introduce abundant natural light into the building interior. A small, shed roof covers the entry on a porch raised 3'-0" above the ground (Which dictates the Finished floor bench march elevation for the proposed project) The Schoolhouse, built for educational purposes, has moved three times in just under one hundred years. The building has always been used for educational purposes, no matter where its location.

In 1908, the citizens of Island Center passed a $1500 bond to build a new one-room schoolhouse; this was meant to replace the first schoolhouse built there in the 1880's. From 1909 to 1923 Island Center youth attended classes at the school. The original location of the schoolhouse was just west of today's Island Center Hall on Fletcher Bay Road.

105 SOUTH MAIN STREET SUITE 300
SEATTLE, WASHINGTON 98104 USA
p 206 624 5702 • f 206 624 5923

In 1930, The schoolhouse was put up on wheels and rolled over the hill east to Bainbridge High School to become the "band Annex." For the next 41 years hundreds of Bainbridge Island's teenagers passed through the doors of the now red "annex" building to practice music.

In 1971, Kitsap County Historical Society saw an opportunity to establish a long-awaited island museum in the historic building and the Museum Board acquired and subsequently moved to the present site at 215 Ericksen Avenue as the newly leased Park Department property at Strawberry Hill. The building was rewired, roofed, painted, Fire protection system, furnace, porch, and a full concrete basement were added following a series of tenant improvements throughout the decades. Original paint colors, red with white trim, were matched on the exterior of the schoolhouse maintaining the historic look from 1908.

The Schoolhouse is on the local register of historic places. The project demolishes the previously built lobby and library building which are not on the local register of historic places. The Historic Schoolhouse is intact and prominent**.** The main level of the existing School House is approximately 1,000SF, plus a basement area used for archival storage, at approximately 800SF. The other existing spaces to be demolished is roughly ≈ 368SF of Lobby; ≈1120SF of Office/Library; and ≈700sf of exterior deck/ramps.

The historic schoolhouse has served for 54 years as the Bainbridge Island Historical Museum.

ANTICIPATED ADVERSE EFFECTS

The new addition connects to the Existing Schoolhouse in the relative same location of the current Lobby (Proposed to be demolished.) This connection location was intentional to reduce and mitigate the need to restore siding or scarring on the schoolhouse from previous construction. A low roof connects the structures which allows the design team to locate and obscure mechanical equipment. The proposed design intent is to hide the mechanical equipment from street view, from any angle. The New exterior walls connect to the schoolhouse at its SW corner of the west façade and the WE corner of the East façade where exterior restoration of the historic siding will take place as required.

Two new interior cased openings are planned for the south façade of the schoolhouse, which takes advantage of openings from previous construction and reduces the need to reframe the schoolhouse walls. Interior wall/floor and ceiling finishes will be retained. Historic interior wainscotting, windows and siding will be retained and restored as required. The intent is that the new proposed buildings window and door trim sizes and finishes emulate that of the historic.

A new complaint ramp will replace the previous on the East façade. A new access ramp will replace the previous non-compliant porch and undersized stairs on the west façade. The design team proposes to seal the previous non-compliant schoolhouse door on the west façade. Updated Life Safety pathways are addressed in the proposed new construction, negating the need to modify the schoolhouse further. The design team proposes obscuring the seal historic door with a custom art piece from a local artist. The design currently shows, but is not limited to, the example of metal cut-outs of silhouettes of children lining up to attend class, taking inspiration from a 1908 historic image.

105 SOUTH MAIN STREET SUITE 300
SEATTLE, WASHINGTON 98104 USA
p 206 624 5702 • f 206 624 5923

ACCESSIBILITY, CODE, PROCEDURES FOR PROTECTIONS AND STANDARDS FOR REHABILITATION

The entire scope of the project must comply with the currently adopted International Building Code, Washington State Energy Code, and Bainbridge Island Municipal Code. All features in the proposed scope will be maintained or modified to be ADA Accessible per federal, state and local regulations.

The proposed project must meet BIMC 18.24.040 Local register of historic places, BIMC 18.24.010 Purpose and relationship to zoning and building codes, and BIMC 18.24.060 Changes or alterations to property located on the local register requiring a building permit. It must specifically address BIMC 18.24.060.B: "3. Reviews shall be based on the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, 48 CFR 44716, as updated and supplemented by the National Park Service, and the Secretary of the Interior's Standards for Rehabilitation, 37 CFR 67, as amended." Further exploration may deem this proposed development can qualify as "rehabilitation."

PROJECT ZONING SUMMARY

Site Address:	215 Erickson Ave NE, Bainbridge Island Wa 98110
	Parcel # 262502-3 046 2005
	PLN 52998
Lot Area:	26, 101 SF (.60 acres) (civil calculation of SF) BHM LEASE AREA: 93.17' x 179' =16,677 SF includes 20' driveway easement.
Land Use Process:	Pre Application Conference for Landuse Permit Design Review for Certificate of Appropriateness
Surrounding Uses:	East: Erickson Ave Overlay District – Ericksen Ave -2 lane road, sidewalk, bike lane North: Erickson Ave Overlay District – neighborhood houses West: Central Core Overlay District – Bainbridge Performing Arts bldg., drive/alley South: Central Core Overlay District-Retail –Mixed Use – Antique retail/ lawn garden/parking lots (Haggar Scribner properties)
Zoning:	Office/non residential
	Winslow Mixed Use Town Center Zone-Central Core Overlay District and **Erickson Avenue Overlay District**
EAO District Setbacks:	Front yard 15 ft min, 20 ft max Side yard 0 ft 5 ft min. Rear yard 0 ft, 5 ft min when property abuts Central Core Overlay or Madison Ave)

105 SOUTH MAIN STREET SUITE 300
SEATTLE, WASHINGTON 98104 USA
p 206 624 5702 • f 206 624 5923

EAO District Ht Limit/
Average height: 25 Ft

EAO District
Roof pitch: 8: 1 – 12: 1 (BHM project is 3.5 – 4: 1 roof pitch)

EAO District
Allowable FAR: .03 (.3 x = 26,101 = 7,630. SF)
Schoolhouse (1000 SF historic structure exempt-not included in FAR; Basement is included in area calc.)
Max built area allowed 8, 630 SF

EAO District
Lot Coverage: 35% max (26,101 SF x.35)= 9,135 SF

EAO District Max Bldg
Foot Print: 2,500 SF south of Wyatt (BHM project is 3,950 SF vs 2,500 SF max. = + 1,450 SF)

Existing Site Uses:
Ex. Parking: 10 spaces ttl (1 ADA) shared w/ BPA (and 9 spaces @ BPA east shared with BHM)
(non BHM Lease Area parking – 15 spaces; Lease Area parking – 4)

Ex. sidewalk: 5' walkway connecting Erickson Ave to Madison Ave
Ex. driveway: 22' ROW driveway connecting Erickson Ave to BPA and 24' driveway BPA to City Hall Madison Ave

Ex. 2 Heritage Trees
Root protection zone: Approx. 3,430 SF (47x73) Setback included

Ex transformer: 187 SF includes required clearances

Proposed Bldg
Program SF: 7,080 SF ttl
1,000 SF Schoolhouse (and exist. 1,000 SF LL archives basement)
3,950 SF - Museum -New (and new 1,130 SF LL archives basement)
= 4,950 SF
530 SF bldg. restrooms/mothers rm/storage/kitchen/MEP
590 SF bldg. multipurpose rm
1,600 SF covered walkways and decks (985 SF covered, = 615 SF decks)
3,120 SF new roof

Proposed
Site Program: Stormwater Detention required 4,966 SF; storage vault requires pump to SD
Heritage Trees Root Protection 3,430 SF

105 SOUTH MAIN STREET SUITE 300
SEATTLE, WASHINGTON 98104 USA
p 206 624 5702 • f 206 624 5923

Public sidewalk (6') – City Hall / BPA access – 1,567 SF
Multi – Purpose use courtyard approx.. 1,365 SF
ADA Parking 320 SF
PSE transformer 213 SF

EV chargers: Requirements: non residential/new, expanded bldg. (10 parking spaces) = Req. 2 EV
5% of parking = 1 EV charger, accessible to ADA stall (ADA is not in proximity to parking)
10% of parking for EV ready = 1 EV ready.

CIVIL Site Area for stormwater storage calcs:

1-Ex Schoolhouse roof 1320 SF
2-Proposed Bldgs roofs 5652 SF(structures connected by roof or concealed by roof
3-Proposes sidewalk/courtyard 4011 SF
4- Proposed Landscape 2350 SF TTL 13,333 SF
(TTL 1-3 10,983 SF)

DEPARTURES

1- Stormwater storage partially on LEASE Area, partially on LOT Area (OR basin calcs allow for distribution therefore storage on site not required)
2- Roof Pitch allowed to be reduced to 3.5-4 : 1 (Ericksen Ave Overlay is 8: 1 – 12: 1)
3- Footprint maximum increased: additional 1,450SF (Schoolhouse SF is exempt)
(Ericksen Ave Overlay District lot coverage is 2,500 SF south of Wyatt (BHM project is 3,950 SF vs 2,500 SF max. = + 1,450 SF)
4- Allow 3' concrete walking surface flush with driveway edge for pedestrian use zone along north alley/driveway at BHM . Concrete walking surface would provide ADA compliant grades at north side of BHM to multi-use court; would remain drivable surface ROW @ 22'.

FUTURE COBI Winslow Sub Area Plan - PLANNING FOR SITE:

-**August 2023 Winslow Sub Area Plan** – BHM Project acknowledges the COBI future planning for an expanded pedestrian use walkway on south side of BHM lease area to separate vehicles from pedestrians at the Civic zone; and future planning for an Ericksen Avenue proposed Bike Lane for commuters.

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 13, 2025 **ESTIMATED TIME:** 15 Minutes

AGENDA ITEM: Bainbridge History Museum Expansion- Historic Preservation Program review of exterior renovations

AGENDA CATEGORY: Review and Recommendation

PROPOSED BY: Planning & Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):
Public Participation Meeting - November 13, 2025.

PREVIOUS COUNCIL REVIEW DATE(S):
None.

RECOMMENDED MOTION:
I move to issue a Certificate of Appropriateness for the proposed exterior renovations for Bainbridge History Museum.

SUMMARY:
The Bainbridge History Museum Board would like to expand the current facility in a desired enhancement way to better fulfill their mission. The main level of the proposed project is approximately a total of 6,358SF. The existing School House and basement archive are retained and included in the estimated square footage total. The proposal consists of three structures connected by covered decks and walkways.

The Museum main building is a new 3,950 sf addition to the existing historic Schoolhouse (and LL archives) providing new galleries and expanded archival spaces (LL with lift access), library, workroom, and offices. Support spaces are in building 2 - restrooms (2), mothers rm, storage, kitchen, MEP rm. Building 3) is a 45 seat multi purpose room on pile foundation. The project demolishes the existing lobby/ gallery and library. The specific desired enchantments to the existing facility:

1. More exhibit/ gallery space
2. Privacy for Staff and Board spaces w/ toilets
3. Dedicated research library space and storage
4. Staff meeting space, especially when the facility is open with Visitor's presence
5. Visible and welcoming design for the two business access frontage from the east and west; especially from the East
6. Large kitchen for public events and meeting locations for seminars, community gathering, visitor discussion
7. Expand archival collection space; possible additional basement area
8. Public education center for instruction, seminars etc. on local history, for 40 to 50 occupants with accessible restrooms.

9. All existing and new space required to be ADA accessible
10. Public toilets as required

Historic Preservation Program Reviews are based on the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation and include:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- New additions and related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BACKGROUND: This Historic Preservation Program review is for the Bainbridge History Museum Expansion Major Site Plan Review. A preapplication conference was held on October 27, 2025.

City Council has assigned the historic review of proposals to alter, reconstruct, remodel or restore the exterior of, move or demolish local register properties and/or structures to the Planning Commission. Historic Preservation review and recommendation is required for alterations to the exterior of a building on the Historic Register.

The application is before the Planning Commission so that it can carrying out its responsibilities under BIMC 18.24.060.E.7 related to Historic Preservation.

Permit File: https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitLandingPagePublic/Index/fbb5bd7d-4278-4d78-9d05-b2f20151bb17?_conv=1

ATTACHMENTS:
PLN53111_City Presentation_HPP.pdf
2025 Historic Preservation Presentation_Combined.pdf

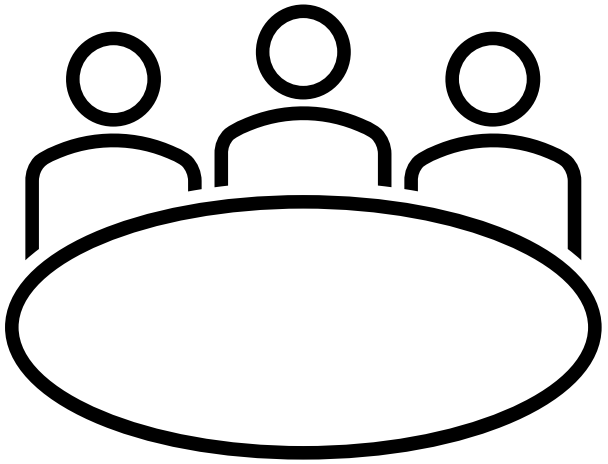
CITY OF BAINBRIDGE ISLAND

City of Bainbridge Island Historic Preservation Program (HPP)

PLN53111 Bainbridge Island History Museum Expansion

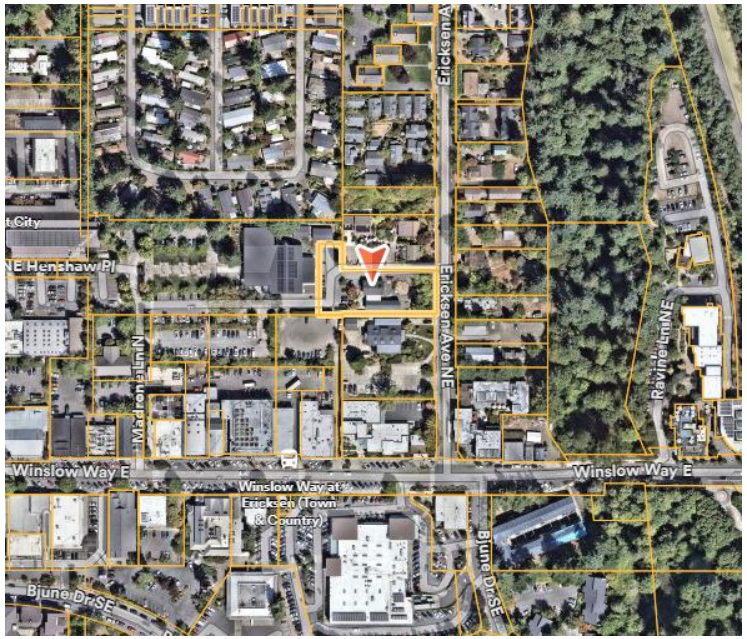
BIMC 18.24

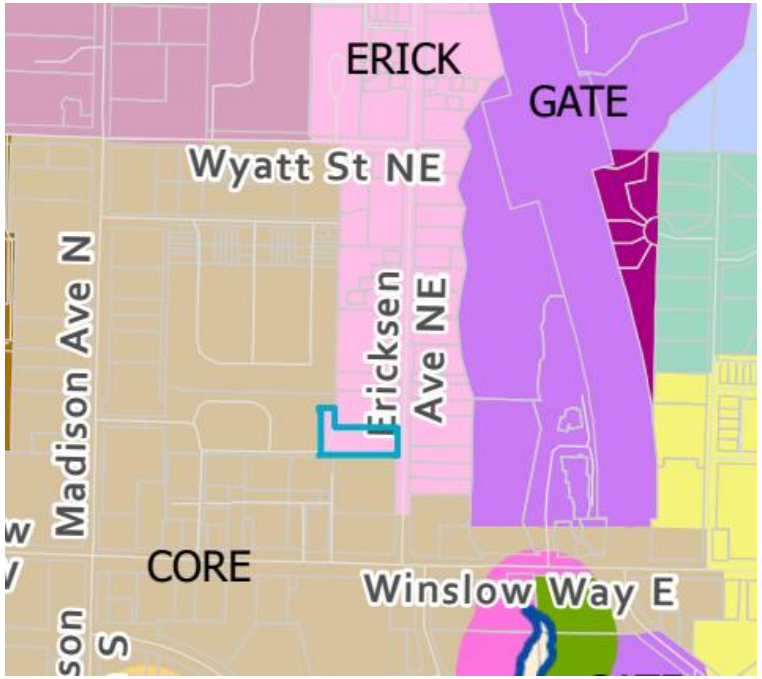
- City Council has assigned the historic review of proposals to alter, reconstruct, remodel or restore the exterior of, move or demolish local register properties and/or structures to the Planning Commission.
- Historic Preservation review and recommendation is required for alterations to the exterior of a building on the Historic Register.
- The application is before the Planning Commission so that it can carrying out its responsibilities under BIMC 18.24.020.E.7 and BIMC 18.24.020.E.10 related to Historic Preservation.



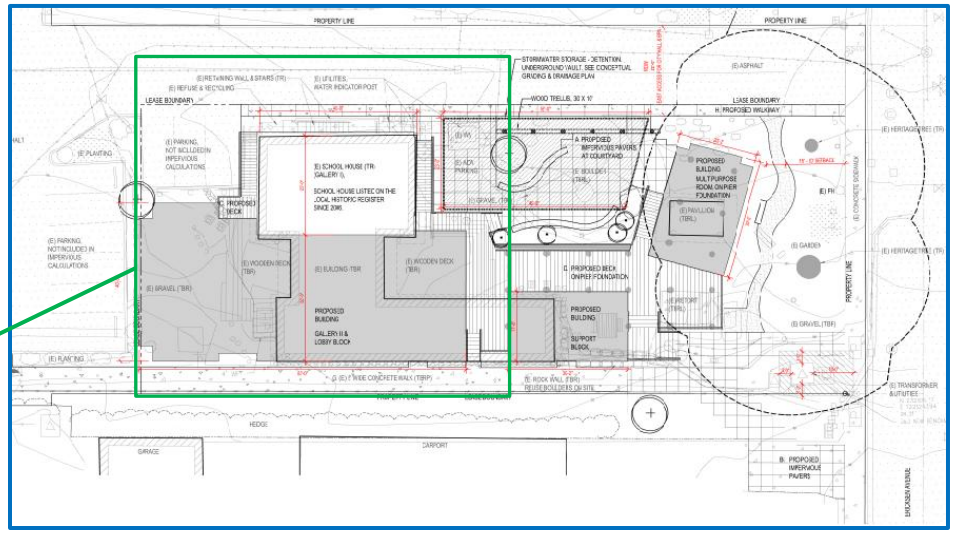
Project Location

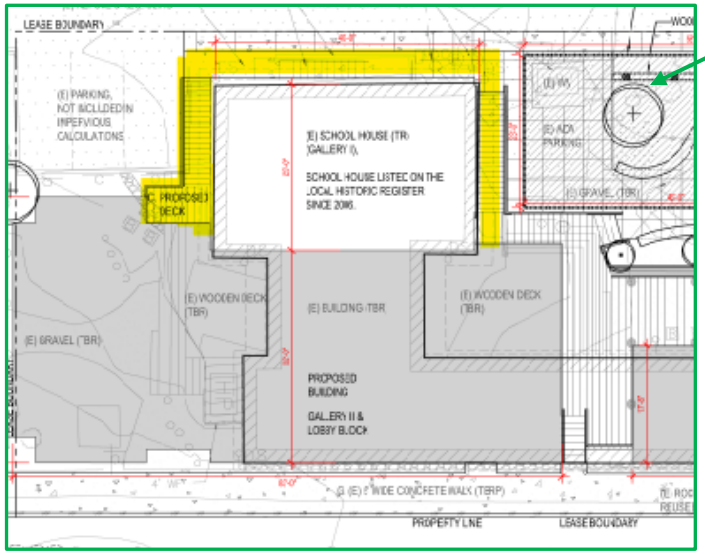
- Project Zoning: Mixed Use Town Center - Ericksen Overlay District (MUTC-EAO).
- Surrounding Zoning: Mixed Use Town Center- Ericksen Overlay District (MUTC-EAO); MUTC- Core

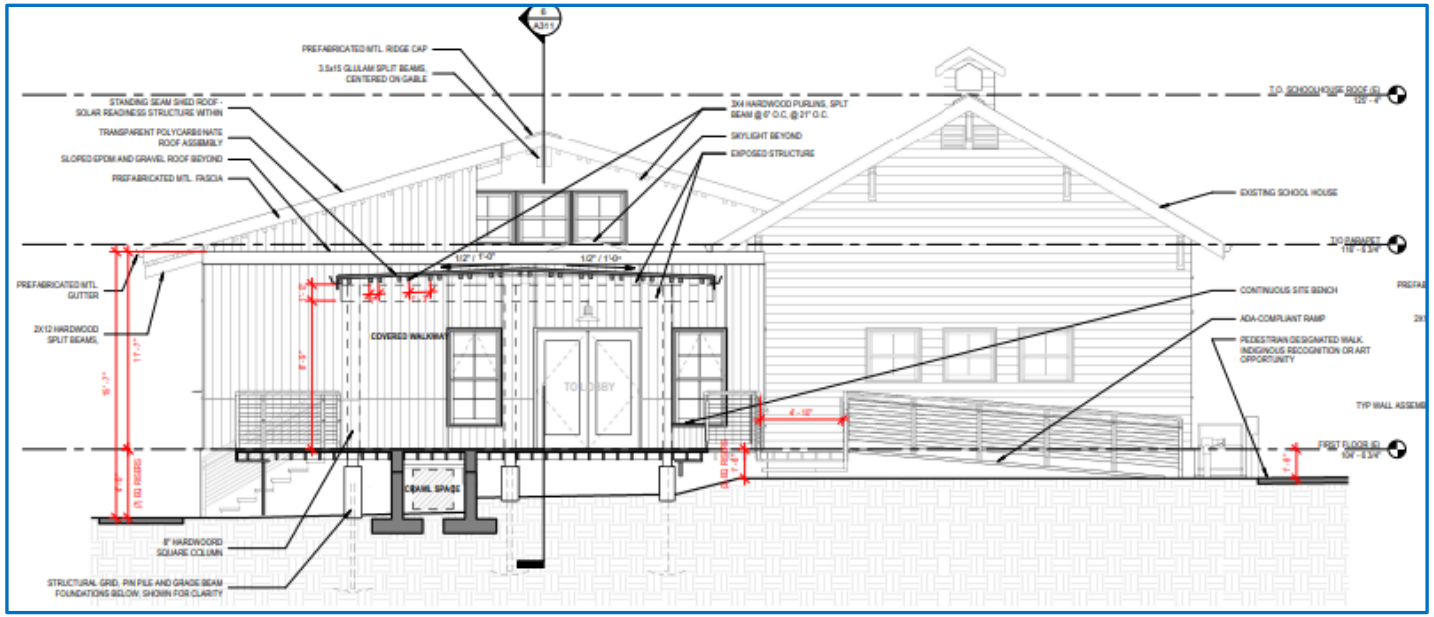




SITE PLAN


PROPERTY LINE
LEASE BOUNDARY
(E) SCHOOL HOUSE (TR GALERY I),
SCHOOL HOUSE LISTEC ON THE LOCAL HISTORIC REGISTER SINCE 2016.
PROPOSED BUILDING GALERY II & LOBBY BLOCK
PROPOSED BUILDING SUPPORT BLOCK
(E) BUILDING -TBR
(E) WOODEN DECK (TBR)
(E) GRAVEL (TBR)
(E) PLANTING
(E) ASPHALT
HEDGE
GARAGE
CARPORT


LEASE BOUNDARY
(E) PARKING, NOT INCLUDED IN IMPERVIOUS CALCULATIONS
(E) SCHOOL HOUSE (TR GALERY I),
SCHOOL HOUSE LISTEC ON THE LOCAL HISTORIC REGISTER SINCE 2016.
PROPOSED DECK
(E) WOODEN DECK (TBR)
(E) BUILDING -TBR
(E) WOODEN DECK (TBR)
(E) GRAVEL (TBR)
PROPOSED BUILDING GALERY II & LOBBY BLOCK
(E) 5' WIDE CONCRETE WALK (TBR)
PROPERTY LINE
LEASE BOUNDARY


PREFABRICATED MTL. RIDGE CAP
3.5x15 GLULAM SPLIT BEAMS, CENTERED ON GABLE
STANDING SEAM SHED ROOF - SOLAR READINESS STRUCTURE WITHIN
TRANSPARENT POLYCARBONATE ROOF ASSEMBLY
SLOPED EPDM AND GRAVEL ROOF BEYOND
PREFABRICATED MTL. FASCIA
3X4 HARDWOOD PURLINS, SPLT BEAM @ 6' O.C. @ 21' O.C.
SKYLIGHT BEYOND
EXPOSED STRUCTURE
EXISTING SCHOOL HOUSE
T.O. PARAPET
PREFABRICATED MTL. GUTTER
2X12 HARDWOOD SPLIT BEAMS
COVERED WALKWAY
CONTINUOUS SITE BENCH
ADA-COMPLIANT RAMP
PEDESTRIAN DESIGNATED WALK INDIGINOUS RECOGNITION OR ART OPPORTUNITY
TYP WALL ASSEMB
FIRST FLOOR (E)
CRAWL SPACE
8" HARDWOOD SQUARE COLUMN
STRUCTURAL GRID. PIN PILE AND GRADE BEAM FOUNDATIONS BELOW. SHOWN FOR CLARITY

Applicable Standards

The historic character of a property shall be retained and preserved.

Changes that create a false sense of historical development shall not be undertaken.

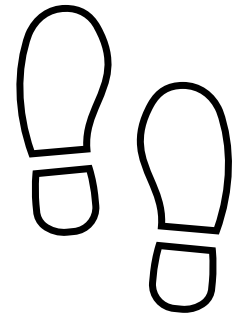
New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property.

New additions and related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CITY OF BAINBRIDGE ISLAND

Next Steps

Bainbridge Island History Museum Expansion



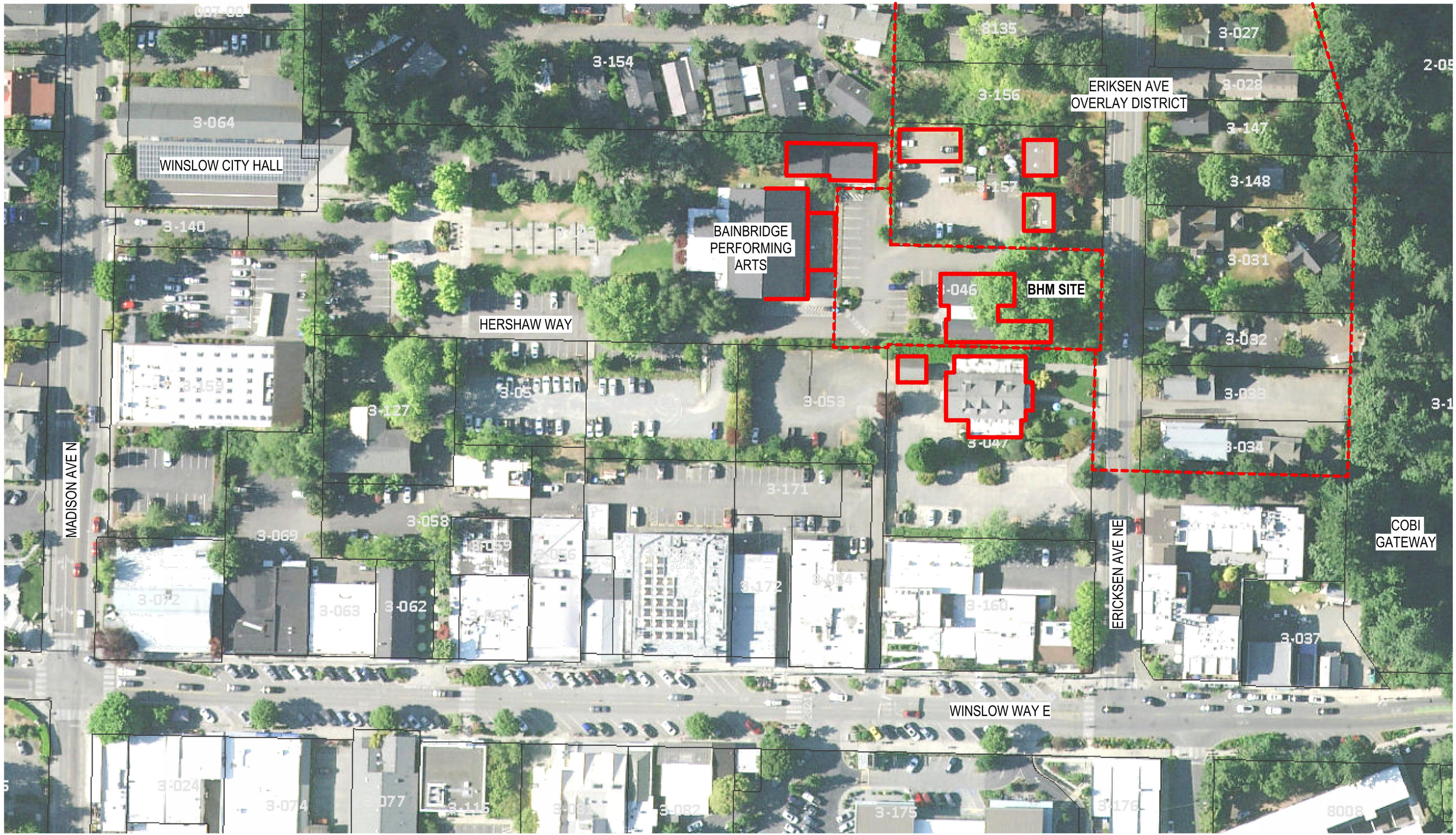
BAINBRIDGE HISTORY MUSEUM EXPANSION

HISTORIC PRESERVATION

PLANNING COMMISSION 11.13.2025

JONES JONES

Bainbridge History Museum



PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT

BAINBRIDGE HISTORY MUSEUM EXPANSION

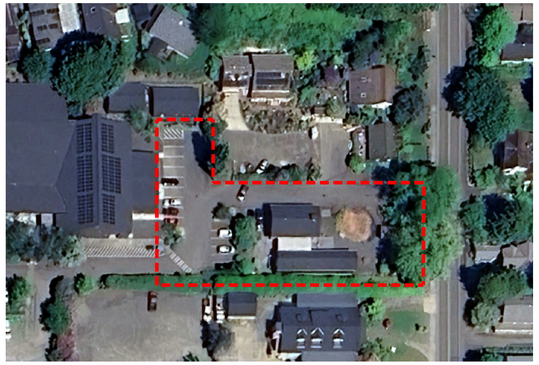
SCALE
1" = 40'

SHEET
SITE
AERIAL

NORTH

DATE
09/18/2025
PRE-APPLICATION
CONFERENCE

PROJECT NO.
22000.100



SITE AERIAL, MAY 2025 - HERITAGE RED OAK TREE REMOVED

ADA PARKING STALL & VAULT

PROPERTY - FROM ERICKSEN AVENUE - LOOKING NORTHWEST - DRAINAGE

SCHOOL HOUSE

UTILITIES - WATER INDICATOR POST

ALLEY / DRIVE AISLE - NORTH

ALLEY / DRIVE AISLE - LOOKING WEST. RETAINING WALL

ROCKERY WALL & STEPS

COURTYARD - NEIGHBORING HOUSE IN THE NORTH - HERITAGE RED OAK TREE HAS BEEN REMOVED

HERITAGE TREES - AMERICAN ELM AND SYCAMORE

HEDGE ALONG PROPERTY LINE - SOUTH. VIEW TO THE SOUTH

PROPERTY - LOOKING NORTHEAST. HEDGE ALONG SOUTH PROPERTY LINE. HERITAGE RED OAK HAS BEEN REMOVED

SIDEWALK ALONG ERICKSEN AVENUE - LOOKING NORTH

TRANSFORMER AND UTILITIES AT PROPERTY ENTRANCE

SOUTH WALKWAY - LOOKING WEST

WEST PARKING LOT - LOOKING NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT

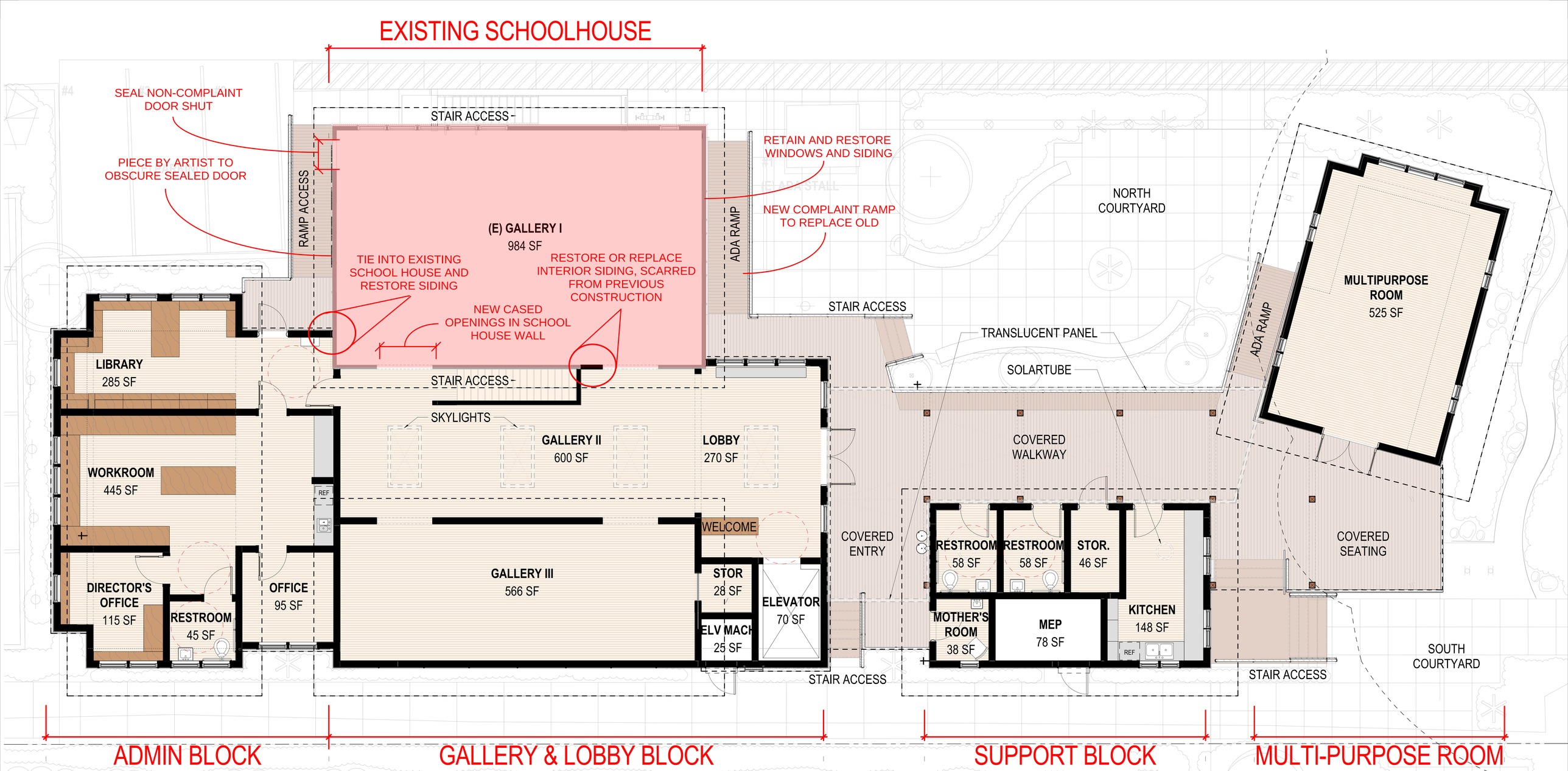
BAINBRIDGE HISTORY MUSEUM EXPANSION

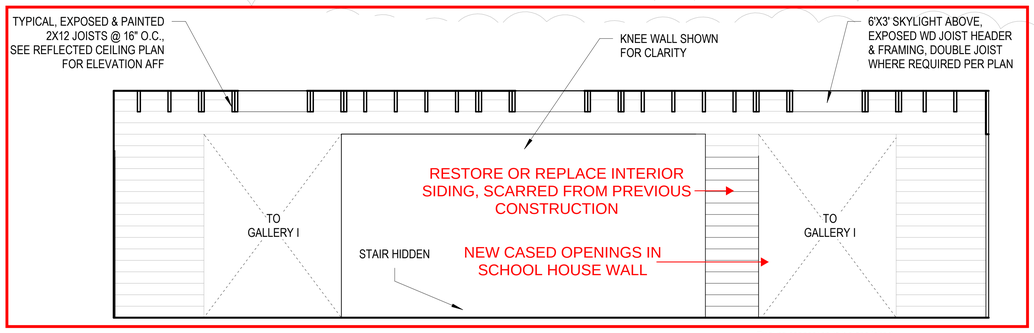
SCALE
N/A

SHEET
CONTEXT IMAGERY
EXISTING CONDITIONS

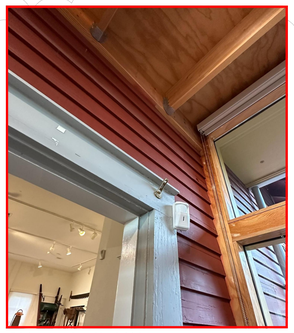
DATE
09/18/2025
PRE-APPLICATION CONFERENCE

PROJECT NO.
22000.100





Existing connection to historic fabric


Existing connection to historic fabric

Existing siding

Weathered board or Shou Suji (or similar effect)
Image from Nakamoto Forestry

Weathered board or Shou Suji (or similar effect)
Image from The Marvin Brand

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

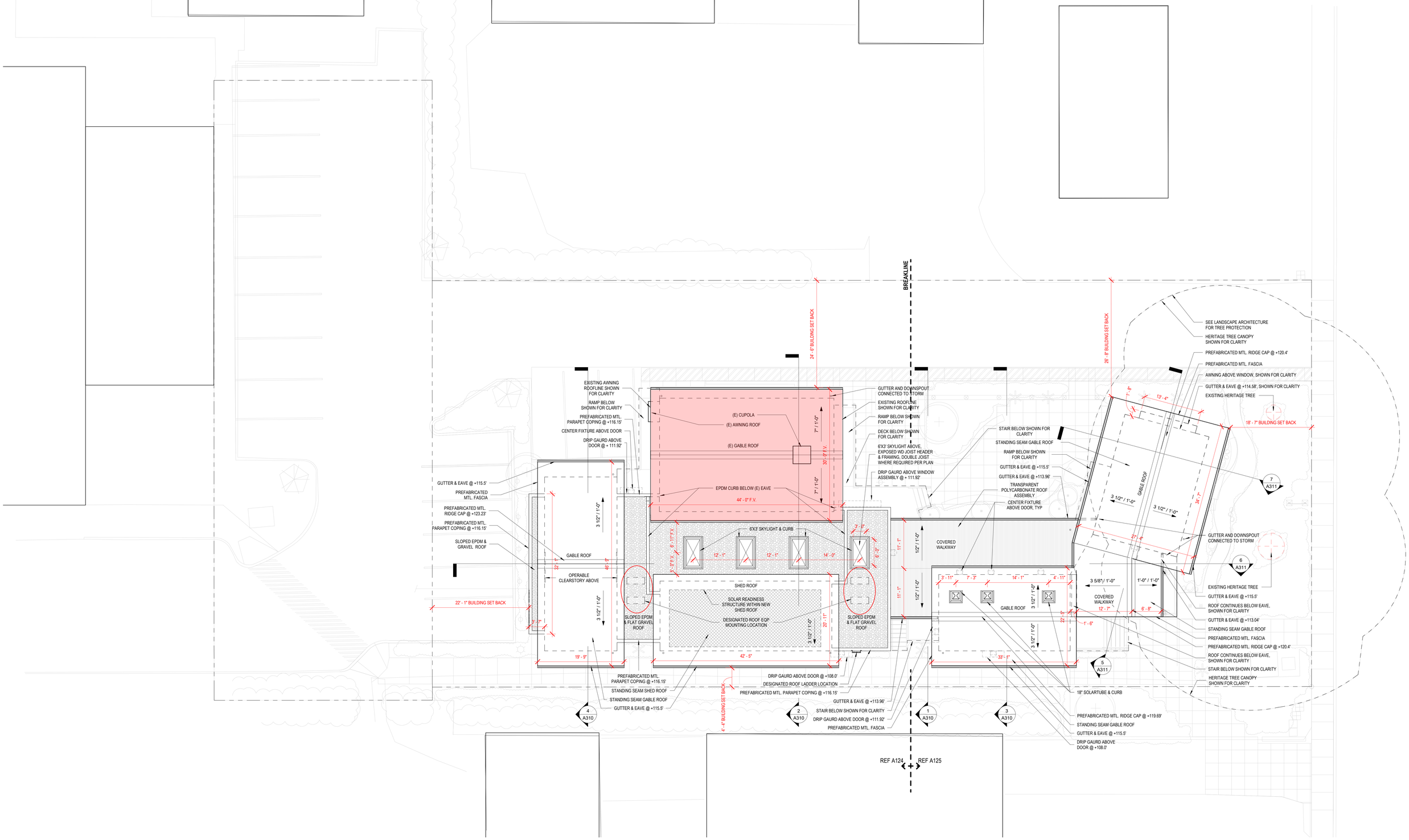
SHEET
A111 (PRESENTATION)
FIRST FLOOR PLAN

NORTH

1/4" = 1'-0"

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100



2 A112 NEW FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

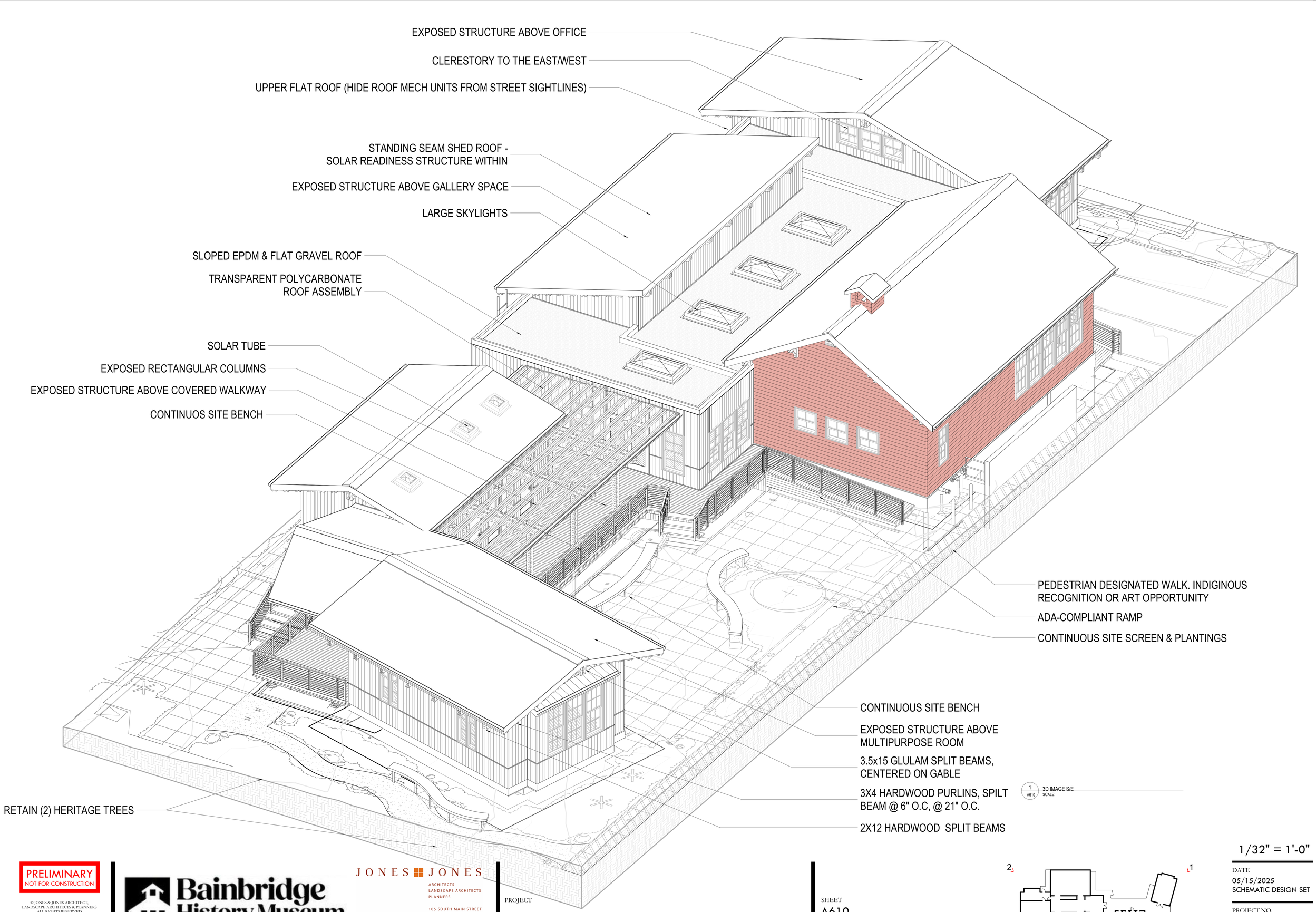
SHEET
A112
ROOF PLAN

NORTH

As indicated

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100



1 / A610 3D IMAGE S/E
SCALE: 1/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

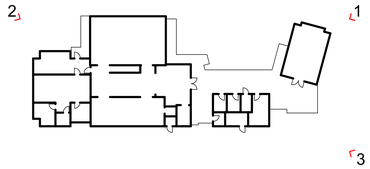
Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

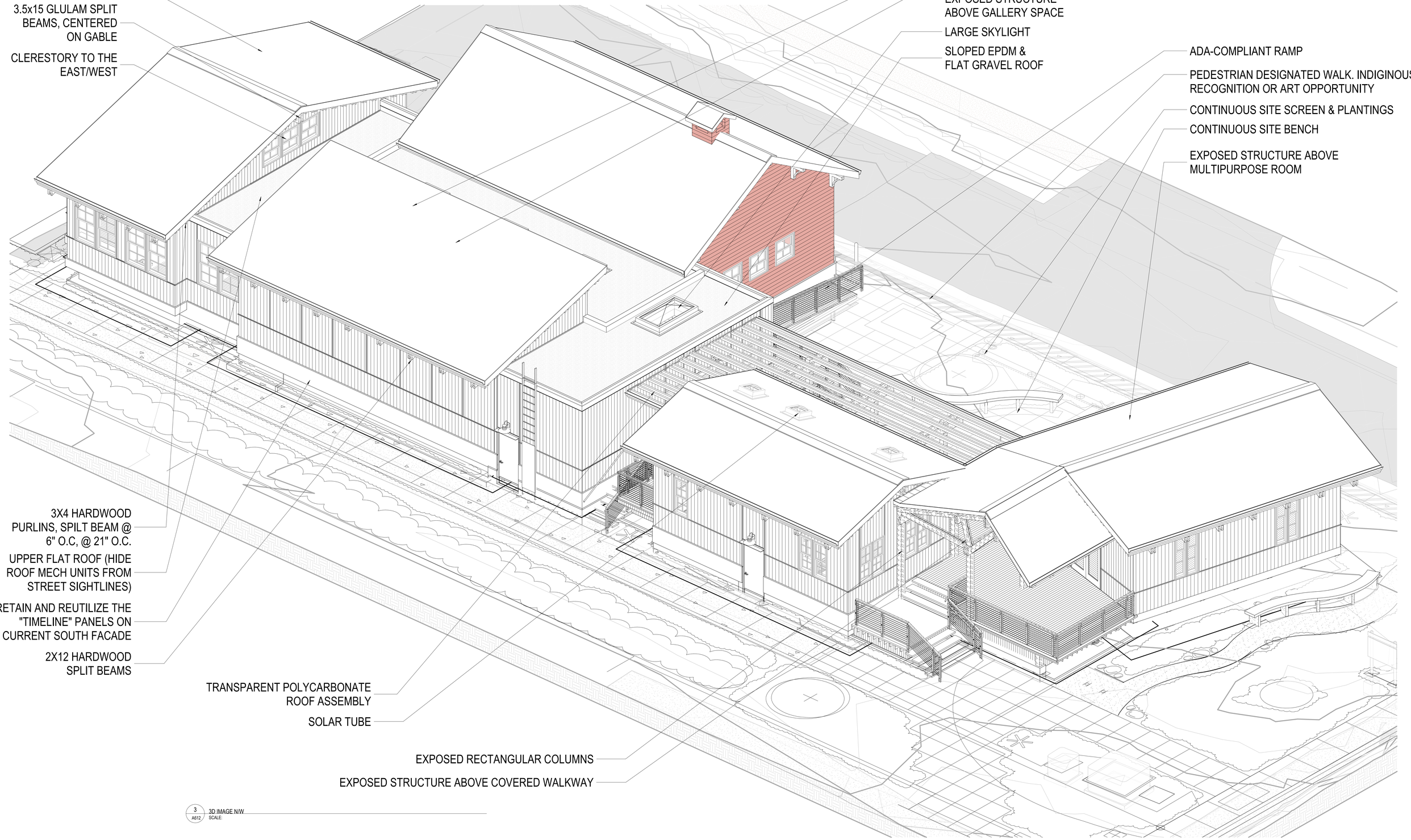
PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

SHEET
A610
3D IMAGE - BHM EXPANSION



DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100



3 / A612 3D IMAGE N/W
SCALE:

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

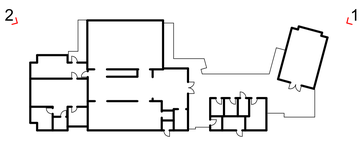
Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

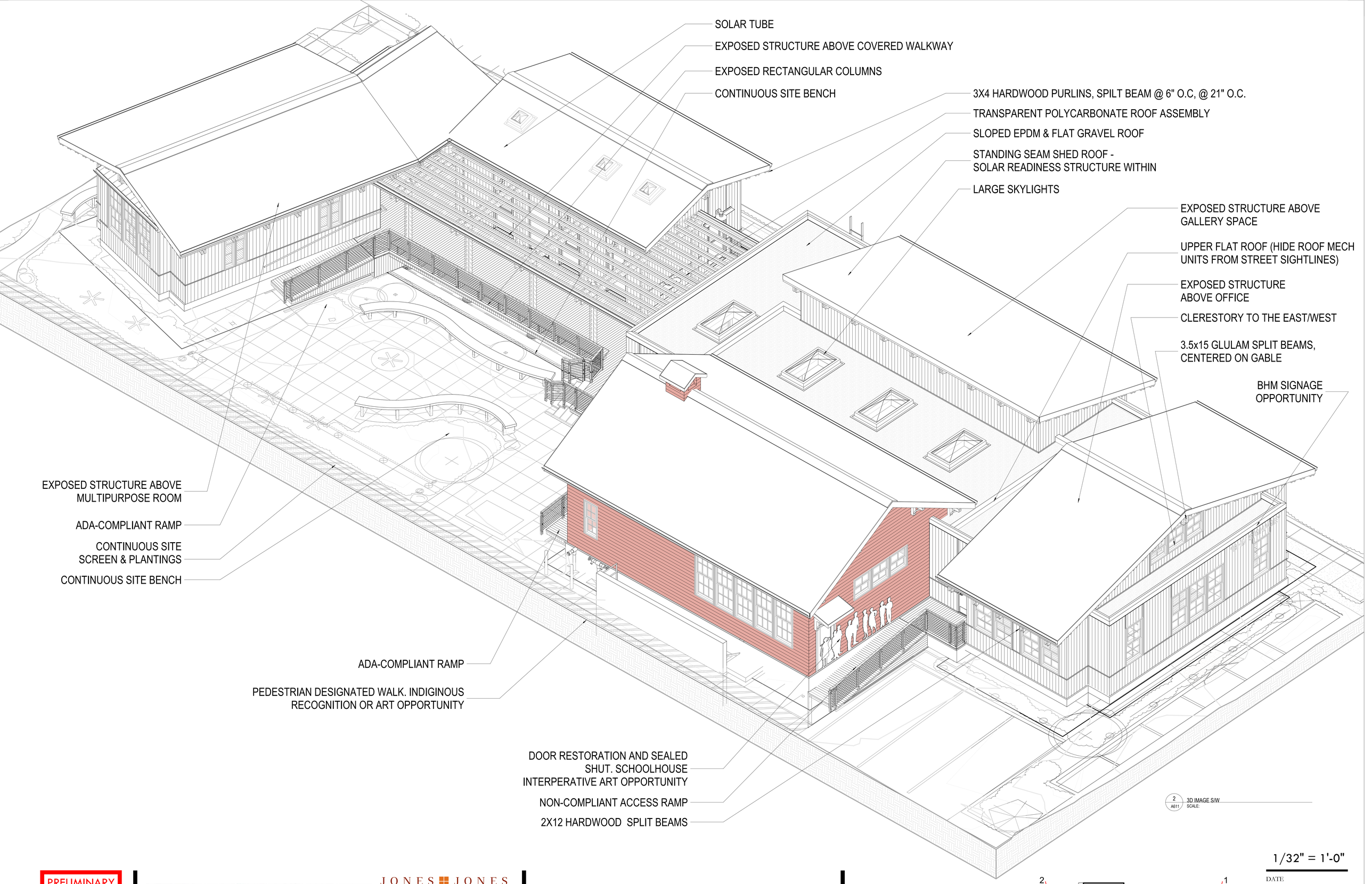
SHEET
A612
3D IMAGE - BHM EXPANSION



1/32" = 1'-0"

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100



2 A611 3D IMAGE S/W
SCALE: 1/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECTS, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

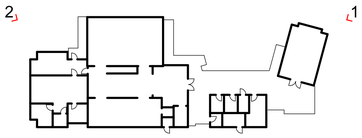
Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

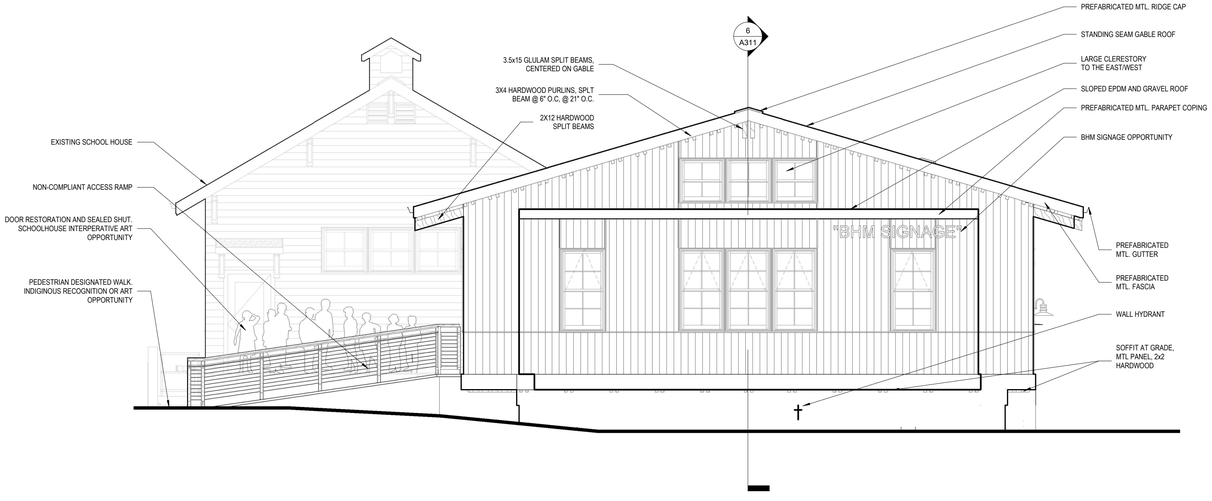
PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

SHEET
A611
3D IMAGE - BHM EXPANSION

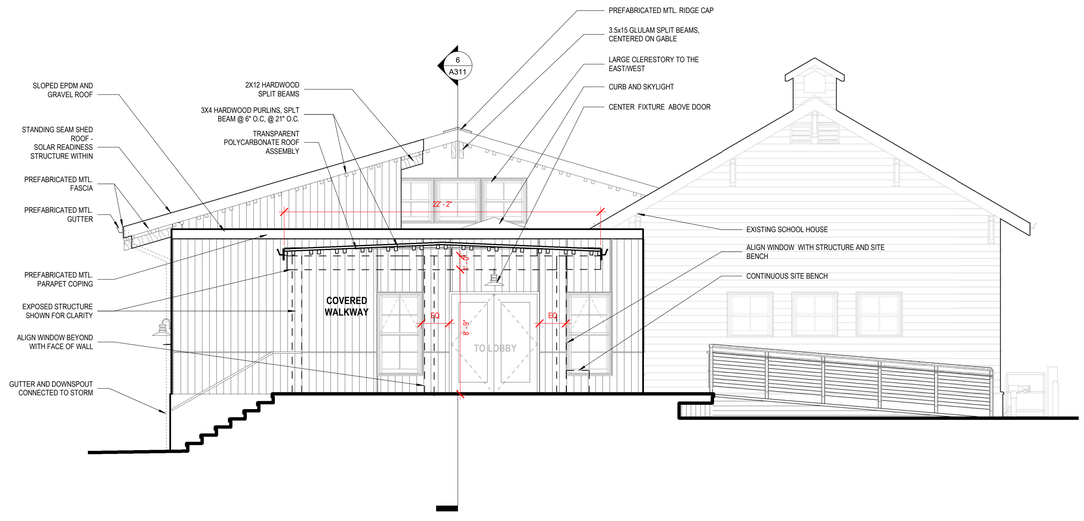


DATE
05/15/2025
SCHEMATIC DESIGN SET

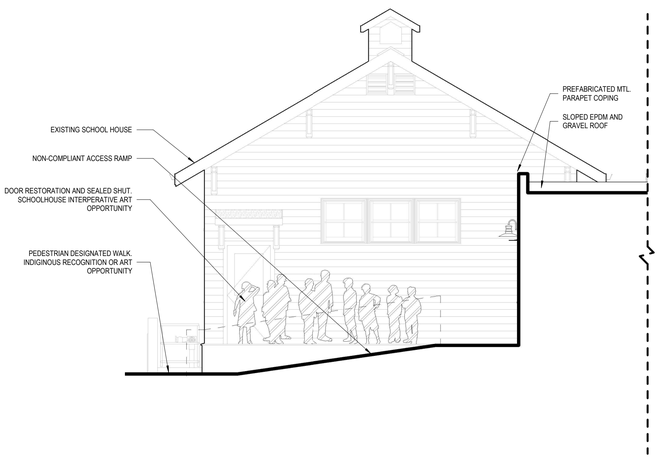
PROJECT NO.
22000.100



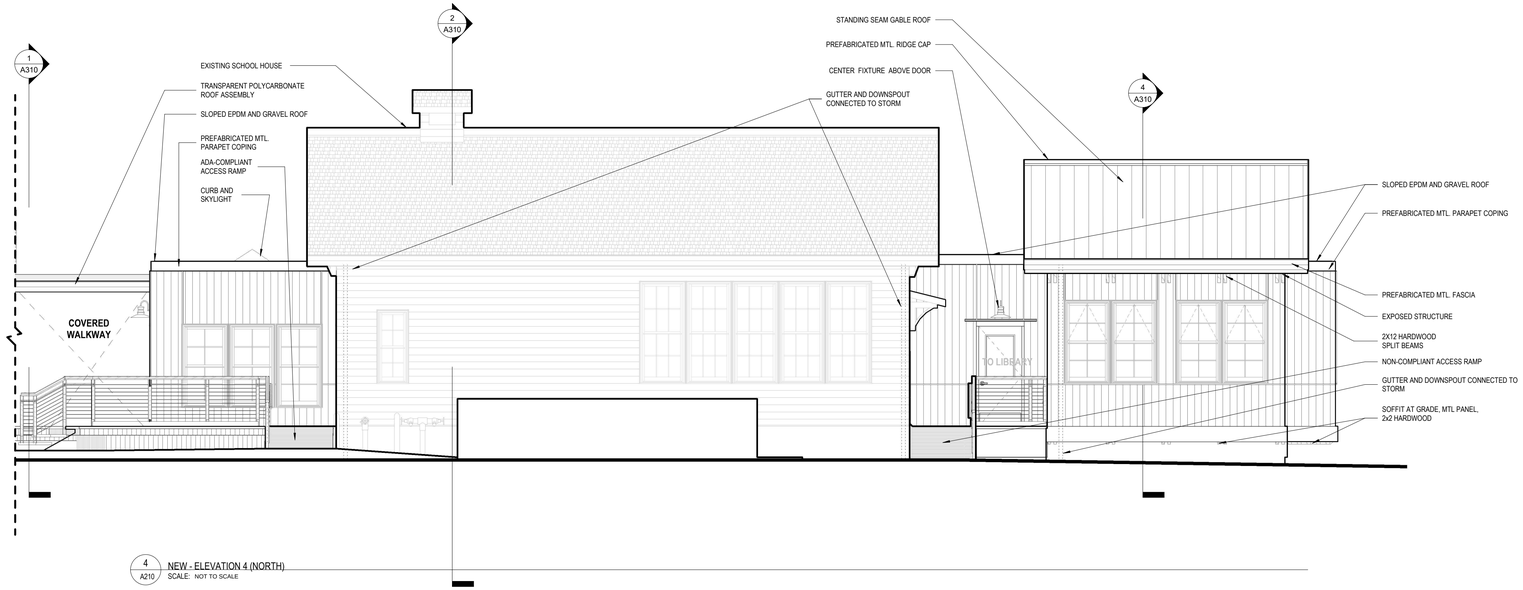
1 A210 NEW - ELEVATION (WEST)
SCALE: NOT TO SCALE



3 A210 NEW - ELEVATION 3 (EAST)
SCALE: NOT TO SCALE



2 A210 NEW - ELEVATION 02 (WEST)
SCALE: NOT TO SCALE



4 A210 NEW - ELEVATION 4 (NORTH)
SCALE: NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

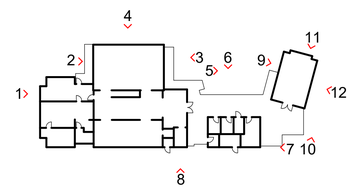
Bainbridge History Museum

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

SHEET
A210
BUILDING ELEVATIONS



As indicated

DATE
09/18/2025
PRE-APPLICATION
CONFERENCE

PROJECT NO.
22000.100

EXTERIOR ASSEMBLY LEGEND

INTERIOR FINISHED/FURRED WALLS SHOWN SEPARATELY

TYP. LOWER ROOF ASSEMBLY
1. 2" POLYCARBONATE TRANSPARENT PANELS (12'-0" LENGTH X 4'-0" MIN)
2. 3X4 HARDWOOD PURLINS, SPLT BEAM @ 6" O.C. @ 21° O.C., SEE STRUCT
3. 2X12 HARDWOOD SPLIT BEAMS , SEE STRUCT

TYP. SLOPED EPDM "FLAT" ROOF ASSEMBLY
1. 4" BALLAST GRAVEL
2. MODIFIED BITUMEN ROOFING O/
3. COVERBOARD O/
4. XPS RIGID INSULATION FORMED SLOPED TO DRAIN (RIGID INSUL. JOINT EDGE BETWEEN LAYERS TO BE STAGGERED PER WSEC C402)
5. WEATHER BARRIER
6. 3/4" PLYWOOD SHEATHING
7. PLYWOOD SHEATHING, SEE STRUCT.
8. EXPOSED 2X11 JOISTS, SEE STRUCT

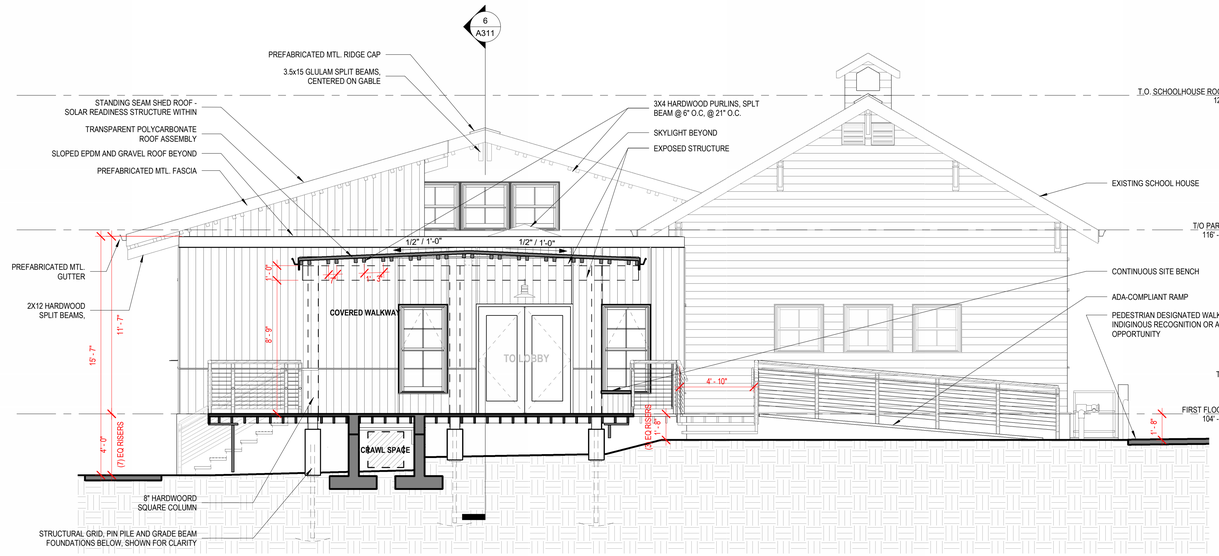
TYP. STANDING SEAM METAL ROOF ASSEMBLY
1. 1" STANDING SEAM METAL ROOFING
2. 1/2" PLYWOOD SHEATHING
3. FELT UNDERLAYMENT
4. 8" METAL Z-GIRTS
5. 7" CAVITY ROCK BATT INSULATION
6. 1/2" PLYWOOD SHEATHING
7. 4" RIGID INSULATION
8. WEATHER BARRIER
9. PLYWOOD SHEATHING, SEE STRUCT
10. 5/8" GYP BOARD, PAINTED
11. 3X4 HARDWOOD PURLINS, SPLT BEAM @ 6" O.C. @ 21° O.C., SEE STRUCT
12. 2X12 HARDWOOD JOIST, SPLIT BEAMS@ 6" O.C. SPACING VARIES , SEE STRUCT

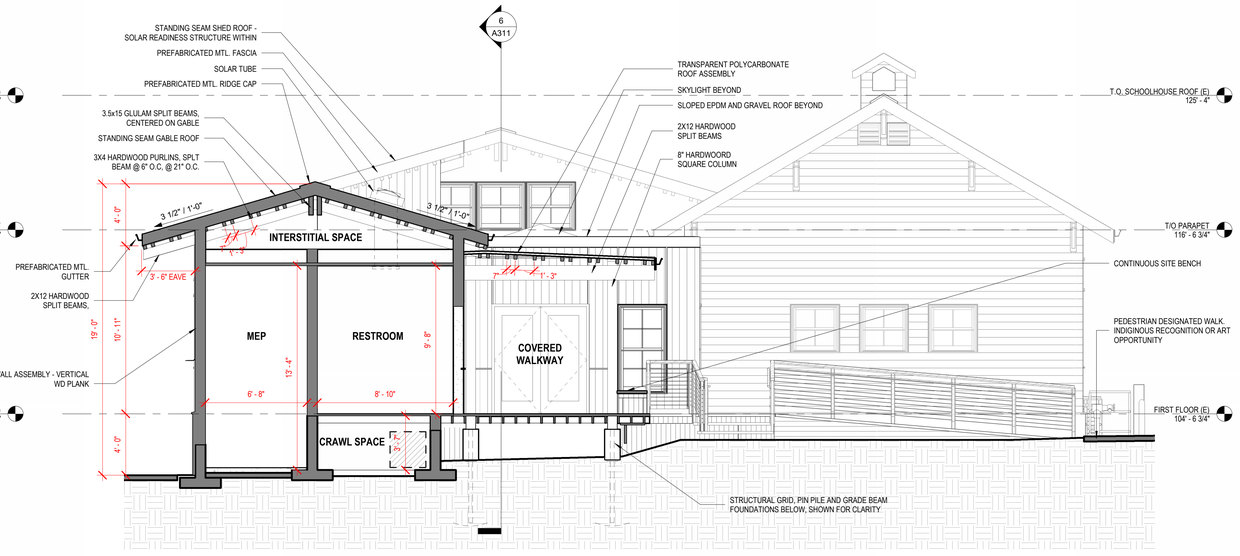
TYP. EXTERIOR WALL SYSTEM
1. CEDAR RAINSCREEN CLADDING
2. BLACK LANDSCAPE FABRIC
3. WOOD FURRING
4. R-7.5 C.I. RIGID INSULATION
5. WEATHER RESISTANT AIR BARRIER
6. SHEATHING PER STRUCTURAL
7. FRAMING PER STRUCTURAL W/ R-21 BATT INSULATION IN STUD BAY
8. SHEATHING PER STRUCTURAL OR FURRING STRIPS TO PLANE OUT W/ SHEATHING
9. 5/8" GYP BOARD, PAINTED

8"-10" CONCRETE FOUNDATION WALLS, SEE STRUC

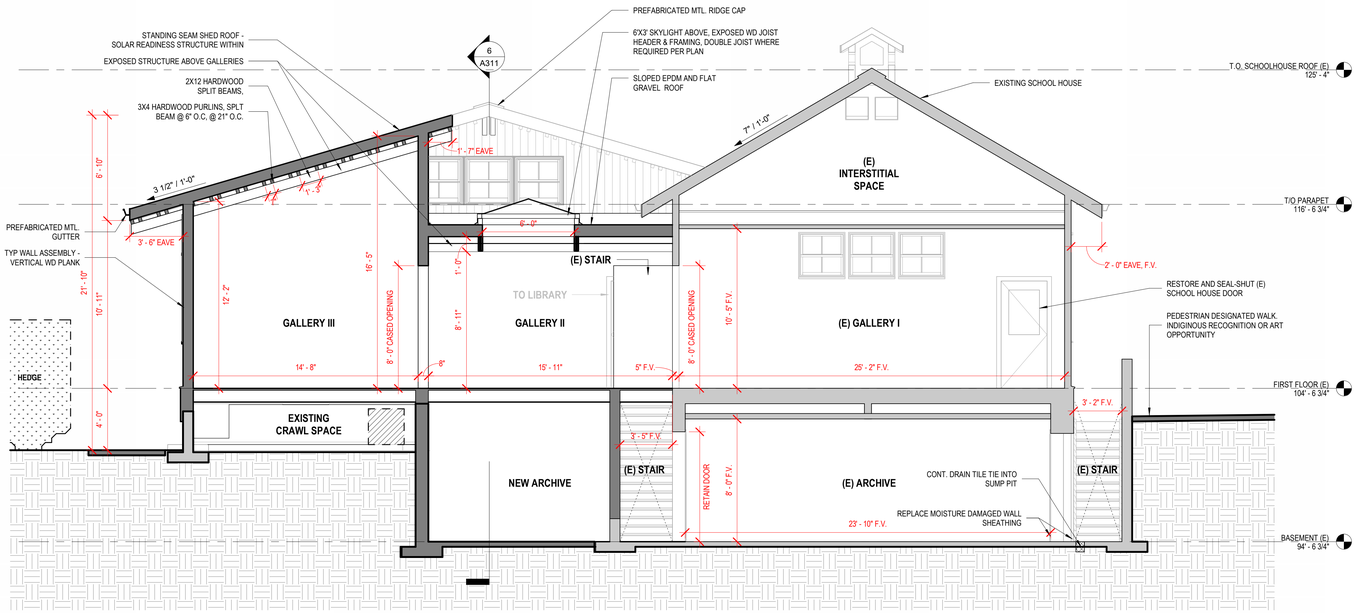
8" POSTS, SEE STRUC

2'-3" PIN PILE AND GRADE BEAM FOUNDATIONS. ALTERNATE: DIAMOND PIN PILE FOUNDATIONS, SEE STRUC

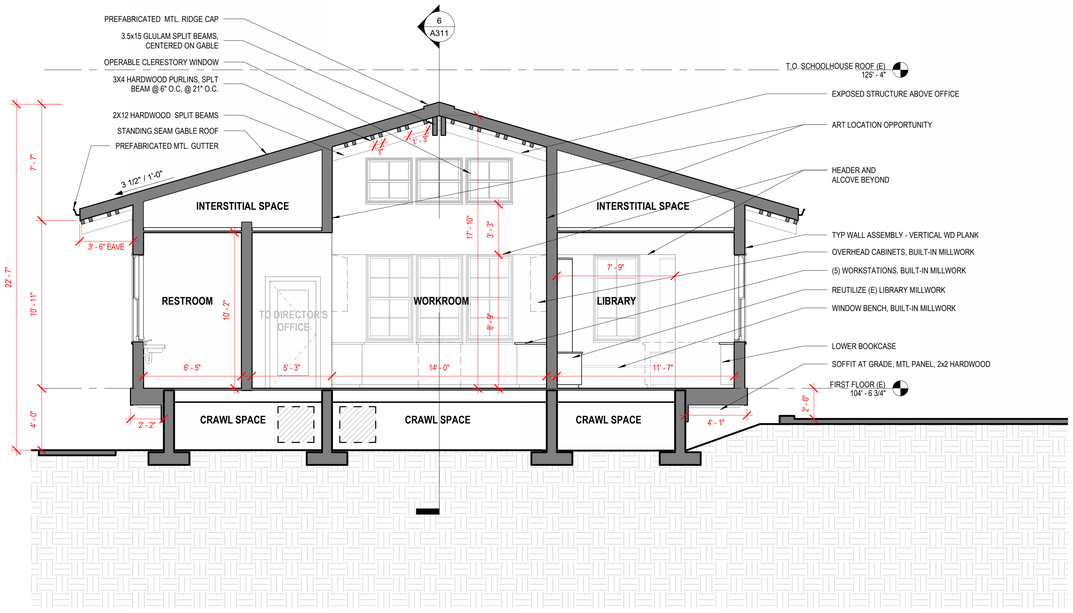




1 / A310 NEW - SECTION 01
SCALE: 1/4" = 1'-0"



3 / A310 NEW - SECTION 03
SCALE: 1/4" = 1'-0"



4 / A310 NEW - SECTION 04
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

© JONES & JONES ARCHITECT, LANDSCAPE ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of Jones & Jones Architects, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Jones & Jones Architects.

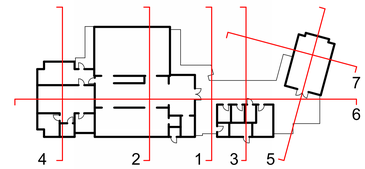
Bainbridge History Museum

JONES ■ JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 624 5702
www.jonesandjones.com

PROJECT
BAINBRIDGE HISTORY MUSEUM EXPANSION

SHEET
A310
BUILDING SECTIONS



As indicated

DATE
05/15/2025
SCHEMATIC DESIGN SET

PROJECT NO.
22000.100