



Steering Committee (Winslow Subarea Plan and Comprehensive Plan Update)
Regular Business Meeting
Monday, July 27, 2026

Council Chambers
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
<https://bainbridgewa.zoom.us/j/82980097918>
or Telephone: US: +1 253 215 8782
Webinar ID: 829 8009 7918

Agenda

1. Call to Order

2. Approval of Notes

A. Steering Committee Notes 20260622

3. Regular Business

A. Discuss Mandatory Inclusionary Zoning (MIZ)

B. Prioritize Comp Plan parking lot items

- #1 A Park Zone or Park Overlay and associated standards
- #2 Civic & Cultural overlay and associated standards as well
- Additional Middle Housing regulations
- Form Based Codes in some areas
- Consider Adding Back Bonus FAR for Public Benefits, including improving Transfer of Development Rights

- program
- Master planning process for the Ferry and High School Zones

4. Public Comment

In person public comment is accepted at this time on any topic of public interest. Each commenter will have three minutes, or such amount as the meeting chair determines, to speak. Public comment is not taken on individual agenda items during the meeting. For items scheduled for a public hearing, comment is accepted from an individual only one time, either during public comment or during the hearing. Public comment is simply received by the committee, with no response, and the committee cannot deliberate on items that are not on the agenda. The lack of comment is not an endorsement or a denial of the comment. Please refer to guidelines and instructions for public comment, including orderly behavior and civility in remarks, posted on the agenda page. Remote public comment is allowed with advance notice by noon on the date of the meeting to 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.

5. Adjournment

The City of Bainbridge Island's meetings are wheelchair accessible. The City also provides auxiliary aids and services for effective communication such as assistive listening devices, closed captioning, and print materials in digital format. For other reasonable accommodations and/or modification to programs, services, or activities, please contact the ADA Coordinator at cityadmin@bainbridgewa.gov or 206-842-2545 as soon as possible, preferably at least 2 business days prior to the meeting.



**Meeting of the Steering Committee Overseeing the
Winslow Subarea Plan Update and the Comprehensive Plan Periodic Review
June 22, 2026**

City Council Chambers Conference Room
<https://bainbridgewa.zoom.us/j/82980097918>

The meeting will be recorded

Notes

Meeting was called to order at 3:40 pm

Present were Interim City Manager Ellen Schroer, Council Member Leslie Schneider and Planning Commissioners Ben Deines, and Sarah Blossom, Interim PCD Director Emily Terrell, Planning Manager Darron Buchanan, and Senior Planner Jennifer Sutton. Council Members Mike Nelson, Kirsten Hytopoulos, and Planning Commissioner Peter Schaab were absent.

Last Month's notes were reviewed

Regular Business

- Introduced Emily Terrell, Interim Planning Director
- Discussed the latest Land Capacity Analysis (LCA)
 - Talked about middle or workforce housing concerns
- Started the prioritization of Comp Plan parking lot items
 - #1 A Park Zone or Park Overlay and associated standards
 - #2 Civic & Cultural overlay and associated standards as well
 - Additional Middle Housing regulations
 - Form Based Codes in some areas
 - Improved Transfer of Development Rights program adding Winslow back as a receiving area
 - Master planning process for the Ferry and High School Zones

Meeting adjourned at 5:00 pm