



Planning Commission Regular Meeting Thursday, July 23, 2026

Council Chambers
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
<https://bainbridgewa.zoom.us/j/81285913438>
or Telephone: US: +1 253 215 8782
Webinar ID: 812 8591 3438

Agenda

1. Call to Order / Roll Call / Land Acknowledgement - 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. Approval of Agenda / Conflict of Interest Disclosure - 6:05 PM

3. Planning Commission Meeting Minutes - 6:10 PM

A. Minutes

4. Public Comment - 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.

5. Planning Director's Report - 6:25 PM

6. Regular Business - 6:30 PM

- A. Discuss Options for Developing a New Mandatory Inclusionary Zoning Program for the Winslow Town Center Zones

7. Good of the Order - 7:15 PM

8. Adjournment - 7:20 PM

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.



**Planning Commission Regular Meeting
Thursday, June 25, 2026
Meeting Minutes**

1. Call to Order / Land Acknowledgement - 6:04 PM

Acting Chair Cris Garcia called the meeting to order at 6:04 PM and read the Land Acknowledgment. Present in Chambers were Commissioners Criss Garcia, Alex Preudhomme, Ariel Birtley and Sean Sullivan. Excused were Commissioners Sarah Blossom, Ben Deines and Peter Schaab. COBI staff present were Planning Manager Darron Buchanan and Planner Brian Brightbill.

2. Approval of Agenda / Conflict of Interest Disclosure -

No conflicts of interest were disclosed.

Motion: I move to approve the agenda.

Birley/Sullivan – The motion carried unanimously, 4-0.

3. Planning Commission Meeting Minutes -

Motion: I move to approve the June 11, 2026, minutes, as presented.

Preudhomme/Birtley – The motion carried unanimously, 4-0.

4. Public Comment -

Public Comment was received.

5. Planning Manager's Report -

Planning Manager Darron Buchanan recognized Commissioner Ariel Birtley's service on the Planning Commission and she offered parting comments.

6. Regular Business -

A. Ericksen Historic Preservation Request

City Planner Brian Brightbill made a brief presentation for Ericksen Historic Preservation Request and introduced the project manager, Charlie Wenzlau, who also gave a presentation on the project.

Motion: I move to approve the addition to the Local Historic Registry. (34:35)

Sullivan/Preudhomme – The motion carried unanimously, 4-0.

Motion: I move to approve, as presented this evening, the proposal for the extension at the back of the property on Ericksen. (35:22)

Sullivan/Birtley – The motion carried unanimously, 4-0.

7. Good of the Order -

Commissioner Sean Sullivan notified the Planning Commission that he will be stepping down from the Planning Commission later this summer. The Commissioners extended their appreciation of Commissioner Birtley and her service on the Planning Commission.

8. Adjournment – 6:44 PM



Planning Commission Regular Meeting Agenda Bill **Thursday, July 23, 2026**

Agenda Item: Discuss Options for Developing a New Mandatory Inclusionary Zoning Program for the Winslow Town Center Zones

Department: Planning Commission

Agenda Section: Regular Business - 6:30 PM

Estimated Time: 45 Minutes

Recommendation:

I move to utilized XX number of dwelling units as the applicability threshold for a mandatory inclusionary zoning program in the Winslow Town Center zones, and that draft Ordinance No. 2026-05, section BIMC 18.12.030.C should be amended to add such a program.

I move to require XX% of dwelling units for such project to be designated as affordable housing, and that maximum bonus FAR be available for such projects.

I move to require that half of designated affordable dwelling units be made available to households at or below 80% AMI. The rest of affordable housing units can be made available to households at or below 120% AMI.

Narrative:

On May 21, 2026, the Planning Commission completed it recommendations to the City Council for updates to the Comprehensive Plan, Winslow Subarea Plan (Ord. No. 2026-04) and implementing development standards (Ordinance No. 2026-05). That recommendation included a recommendation for a mandatory inclusionary zoning (MIZ) program for properties 2 acres or

greater — see below. After hearing about potential complications with a program based on property size, on June 30, 2026, the City Council approved a motion to remove the proposed MIZ program for additional work and discussion. On July 14, 2026, the City Council approved the following motion: *I move to direct staff in conjunction with the Planning Commission to work on language and standards for a mandatory inclusionary zoning program to be brought back for review and recommendation at a future meeting.*

Planning Commission recommendations for a MIZ program will be integrated into a revised Draft of Ordinance No. 2026-05 for further Planning Commission and City Council review.

3. Mandatory Affordable Housing for New Development on Larger Properties within the Winslow Town Center.

a. Development projects with a total lot area two acres or greater are required to provide the amount and type of designated affordable housing units outlined below in Table 18.12.030-2. The maximum bonus FAR and one story of bonus building height is available for such projects, as provided for in Table 18.12.020-3. A second story of bonus building height is available by providing underbuilding parking, as provided for in Table 18.12.020-3.

b. Projects that utilize this maximum bonus FAR must provide at least two different unit sizes, with 25% of units 900 square feet or less in size. No more than half of the designated affordable units can be this lower unit size.

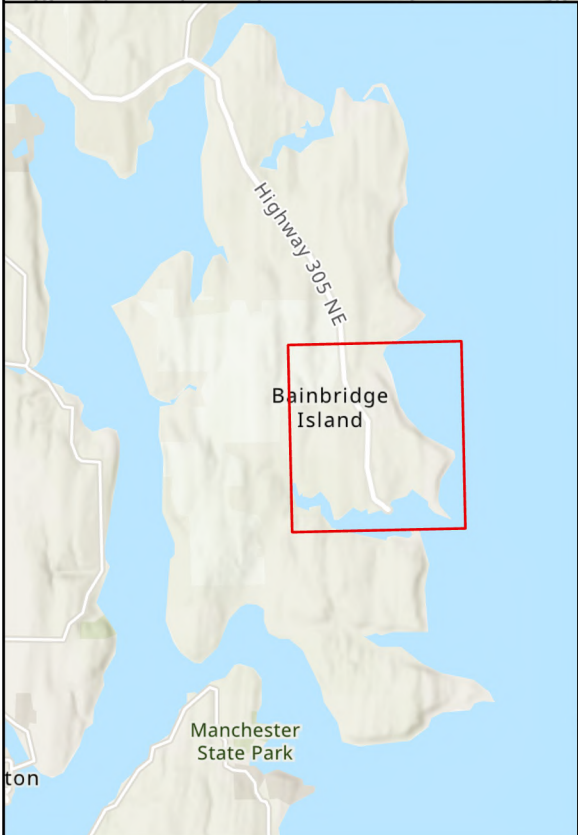
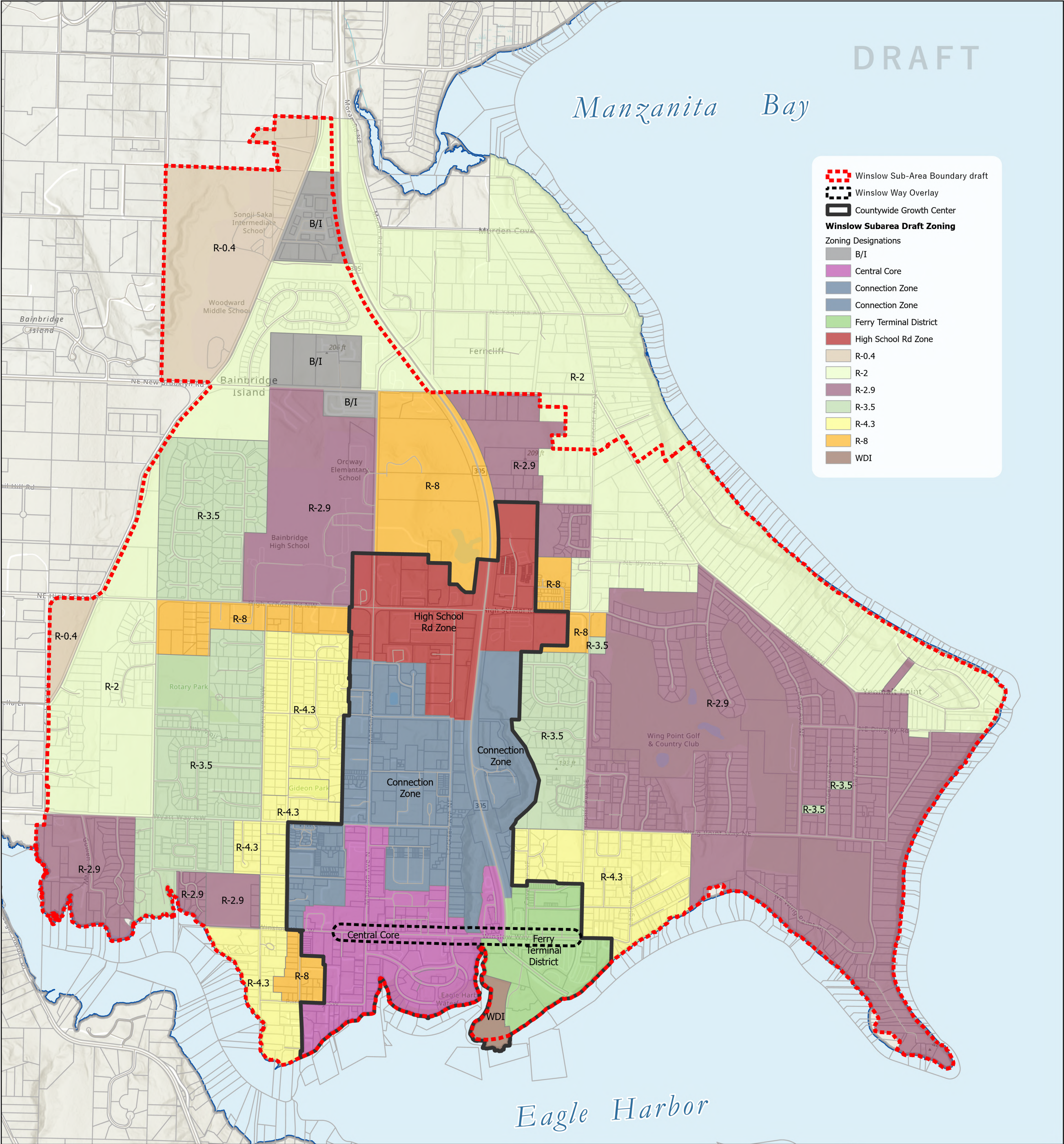
<u>Table 18.12.030-2</u>	
<u>Amount of Affordable Housing Units Required</u>	<u>Required Affordable Housing Income Level (see BIMC Section 18.21.020)</u>
<u>5%</u>	<u>Households at or below low income (80% AMI or below)</u>
<u>10%</u>	<u>Households at or below middle income (up to 120% AMI)</u>

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Winslow Sub Area Draft Zoning



Planning Commission Recommendation for Winslow Subarea Plan Boundary & Zoning

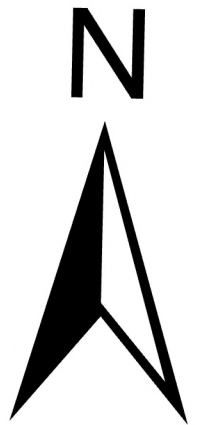
City of Bainbridge Island



2026

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