



Planning Commission Regular Meeting Thursday, August 27, 2026

Council Chambers
280 Madison Ave N
Bainbridge Island, WA

and

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

Agenda

1. Call to Order / Roll Call / Land Acknowledgement

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

3. Planning Commission Meeting Minutes

A. Minutes

4. Public Comment

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. Regular Business

- A. 2027 Planning Commission Work Plan Workshop

7. Good of the Order

8. 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.



Planning Commission Regular Meeting Agenda Bill
Thursday, August 27, 2026

Agenda Item: Minutes

Department: Planning Commission

Agenda Section: Planning Commission Meeting Minutes

Estimated Time: 5 minutes Minutes

Recommendation:

I move to approve the August 13, 2026, minutes, as presented.

Narrative:

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Planning Commission 20260813_Minutes_Draft



Planning Commission Regular Meeting Thursday, August 13, 2026

Meeting Minutes

1. Call to Order / Roll Call / Land Acknowledgement - 6:03 PM

Chair Sarah Blossom called the meeting to order at 6:03 PM and read the Land Acknowledgment. Present in chambers were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme, Ben Denies, Alexandra Costin, and John Sandage. Excused was Peter Schaab. City staff present were Associate Planner Joanne Mendenhall, Interim City Manager Ellen Schroer, and Interim PCD Director Emily Terril (via Zoom), City Council Liaisons Ashley Mathews and Lara Lant.

2. Vote & Appointment of Chair & Vice Chair Positions -

Motion: I move to appoint Commissioner Criss Garcia to Chair the Planning Commission.

Preudhomme/Deines – The motion carried unanimously, 6-0.

Motion: I move to appoint Commissioner Sarah Blossom to Vice-Chair the Planning Commission.

Deines/Garcia – The motion carried unanimously, 6-0.

3. Approval of Agenda / Conflict of Interest Disclosure -

Motion: I move approval of the agenda, as presented.

Preudhomme/Deines & Blossom– The motion carried unanimously, 6-0.

Commissioner Deines stated a conflict and would be recusing himself during the Public Participation Meeting portion of the meeting.

4. Planning Commission Meeting Minutes -

A. Minutes-

Motion: I move to approve the July 23, 2026, Minutes, as presented.

Blossom / Preudhomme – The motion carried unanimously, 6-0.

5. Public Comment -

No public comments offered.

6. Planning Director's Report -

PCD Interim Director Emily Terriel offered an update on the Dept of Commerce on the Housing Accountability Act.

7. Regular Business -

A. Public Participation Meeting - ACME Long Subdivision -

Chair Garcia opened the Public Participation Meeting (PPM) at 6:23 PM and introduced Associate Planner Joanne Mendenhall, who provided an overview of the project and introduced Charlie Wenzlau, project manager, who provided additional details regarding the project and answered questions of the Planning Commissioners. Chair Garcia closed the PPM at 6:30 PM.

8. Good of the Order -

Discussion only.

9. Adjournment - 6:50 PM



Planning Commission Regular Meeting Agenda Bill **Thursday, August 27, 2026**

Agenda Item: 2027 Planning Commission Work Plan Workshop

Department: Planning Commission

Agenda Section: Regular Business

Estimated Time: 2 hours Minutes

Recommendation:

Narrative:

The Planning Commission has been working almost exclusively on the Comprehensive Plan and its implementing development regulations for the majority of the last few years. As the City is nearing completion of this project, it is time to plan for the work the Planning Commission will focus on in 2027 and beyond.

The Planning Commission, City Council and staff have compiled a list of potential projects. At the August 18, 2026, Council meeting, Planning Commission Chair Garcia presented the list to Council and requested the Planning Commission be able to meet to discuss the list and refine the number and scope of projects with the aim of creating a prioritized Planning Commission Work Plan. The Council granted the Planning Commission this request.

The Planning Commission will conduct a formal public comment period at the start of the August 27, 2026, meeting and then adjourn to allow for an informal

discussion around the table in the Council Chambers annex. The public will be permitted to listen to the discussion.

The goal of the workshop will be to create a prioritized list of potential projects for the 2027 Work Plan. The Planning Commission will determine if the list is complete and discuss the purpose for each project, its scope, the likely level of effort, whether the technical work will require in-house or consultant expertise, potential budget impacts and a timeline for each project. The Planning Commission will create a prioritized project list and projected timeline. In a future meeting, the Planning Commission will vote to recommend the draft 2027 Planning Commission Work Plan to Council for approval.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Planning Commission 2027 Work Plan Seed List 8-27-26

The following are potential code changes as identified by the Planning Commission, City Council or staff over the last few years. This list is not necessarily complete nor is it definitive. It is a starting point for discussion and is presented without ranking. The Planning Commission may add to, subtract from or modify anything on the list during the discussions beginning at the August 27, 2025 Planning Commission Workshop.

Planning Commission Potential Projects for 2027

- Develop a Park Zone, Park Overlay and/or Park process and development standards
- Discuss a Civic & Cultural Overlay with associated standards
- Develop a Mandatory Inclusionary Zoning program for Core and Connection District Zones
- Consider adding back the Bonus FAR provisions for Public Benefits, including improving the Transfer of Development Rights program
- Consider Additional Middle Housing regulations
- Consider Form-Based Codes for certain areas of the Island
- Complete Subarea Planning processes for the Ferry and High School Zones
- Study adopting a minimum Floor Area Ratio (FAR)
- Consider adding “in lieu” fees to any Mandatory Inclusionary Zoning program