



**Planning Commission Regular Meeting  
Thursday, September 10, 2026**

Council Chambers  
280 Madison Ave N  
Bainbridge Island, WA

and

Remote Meeting on Zoom  
<https://bainbridgewa.zoom.us/j/86561143070>  
or Telephone: US: +1 253 215 8782  
Webinar ID: 865 6114 3070

**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](mailto: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](mailto: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. 2027 Planning Commission Work Plan

**7. Good of the Order - 8:00 PM**

**8. Adjournment - 8:05 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](mailto: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, September 10, 2026**

**Agenda Item:** Minutes

**Department:** Planning Commission

**Agenda Section:** Planning Commission Meeting Minutes - 6:10 PM

**Estimated Time:** 5 minutes Minutes

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**Recommendation:**

I move to approve the Minutes from August 27, 2026, as presented.

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**Narrative:**

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**Fiscal Impact:**

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**Community Engagement and Outreach:**

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**Attachments:**

1. Planning Commission Minutes 20260827\_Draft



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

**Meeting Minutes**

**1. Call to Order / Roll Call / Land Acknowledgement**

Chair Criss Garcia called the meeting to order at 6:03 PM and read the Land Acknowledgment. Present in chambers were Commissioners Criss Garcia, Sarah Blossom, Alexandra Costin, Alex Preudhomme, John Sandage, and Ben Deines. Excused was Commissioner Peter Schaab. Also present were City Council Liaison, Lara Lant, Interim PCD Director Emily Terrell and Senior Planner Jennifer Sutton.

**2. Approval of Agenda / Conflict of Interest Disclosure**

There were no conflicts of interest disclosed.

**Motion:** I move approval of the agenda.

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

**3. Planning Commission Meeting Minutes**

A. Minutes

**Motion:** I move approval of the August 13, 2026, Minutes, as presented.

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

**4. Public Comment**

Public comments were received.

**5. Planning Director's Report**

Information only.

## **6. Regular Business**

### **A. 2027 Planning Commission Work Plan Workshop**

Discussion only. Commissioner Preudhomme excused himself from the meeting at 7:04 PM.

\*See pdf attachment of flip chart pages produced.

## **7. Good of the Order**

Information Only.

## **8. Adjournment – 8:38 PM**

PARK ✓

CLCO ✓

MANDATORY IN C+C ✓

TOR ✓

MIDDLE ✓

FORM ✓

SUBAREA ✓

MIN FAR ✓

IN LIEU ✓

Park - quickest way?

- Zone or regulation changes?

Process

↳ CUP (alternatives to)

- Regs could benefit other entities  
Land trust  
Biodiversity

Farm/Ag  
zone?

# Incentives

- CCCO

- TDR \$

- ETC. (from Ordinance —)

- Expedited Process

where shall these  
apply?

# Affordable Housing

- Report Card

- In Lieu \*

- Public/Private Partnerships 

- Suzuki

- Senior Center (Park)

- MIZ in Care & Connection \*

- Relief (ie. Franchise improvements)

Coordinating & Sequencing

Properly 

Joint Forums

Process Education 

Roles & Responsibilities 

Communication

~~Minimum FAR~~

Subarea/Community Plans

- minimum FAR

- Hotels

- Visioning

↳ Ferry

High  
School

# Middle Housing

- Form Based Code

- For housing purposes maybe simple?
  - For design standards more difficult

- ADU

- Duplex Retrofit

- Diversity of Housing Types

- Can be broken up into discrete pieces

- goal

- tactic \$? ⌚

R-zones

- could be  
the goal at  
top

- Pre-approved Forms

- Lower Density R-zones  
in Winslow Subarea

# Subdivision Standards

-Connectivity (many needs to be addressed elsewhere as well)

-Simplification of

-where can we find efficiencies?



## **Planning Commission Regular Meeting Agenda Bill** **Thursday, September 10, 2026**

**Agenda Item:** 2027 Planning Commission Work Plan

**Department:** Planning Commission

**Agenda Section:** Regular Business - 6:30 PM

**Estimated Time:** 90 minutes Minutes

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### **Recommendation:**

I move to recommend the 2027 Planning Commission Work Plan to the City Council for approval.

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### **Narrative:**

On August 27, 2026 the Planning Commission held a workshop to discuss the 2027 Work Plan. Several potential topics were discussed. At the end of the meeting, the Planning Commission asked staff to summarize the discussion and provide input on the level of effort and budget impacts of the various items. The agenda pack attachment is this summary with a discussion of how long items might take and whether the work can be performed in-house or will require an outside consultant. The work is presented in a table with a column that allows the Planning Commission to determine the priority of the work as part of the recommendation they will present to Council regarding the work for 2027 and beyond. The agenda item for this meeting is to further refine the list and/or provide prioritization. The Planning Commission may move to approve the list and send the 2027 Planning Commission Work Plan to Council for approval or to continue the discussion to a future meeting.

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**Fiscal Impact:**

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**Community Engagement and Outreach:**

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**Attachments:**

1. 2027-2028 Planning Commission Work Plan

| Priority | Related Topics & Dependencies                                                                          | 2027-2028 Planning Commission Work Plan Topics                                                                                                                                                                                                                                                                                                                                                                                                               | Estimated Level of Effort <sup>1</sup> | Consultant Help Needed? |
|----------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------|
|          | None                                                                                                   | <p>Parks:</p> <p>Consider creating a Park Zone, Park Overlay District and/or Park permit process and development standards. Could be use specific standards, new zone, or overlay district. Consider including BI Land Trust or Bloedel Reserve type of private open space along with public parks in any zone or updated uses.</p>                                                                                                                          | Quick Win<br>4-5 months                | No                      |
|          | None                                                                                                   | <p>Hotels:</p> <p>Where to allow hotels?</p>                                                                                                                                                                                                                                                                                                                                                                                                                 | Quick Win<br>4-5 months                | No                      |
|          | These 4 topics all relate to development standards in the Winslow Town Center and/or incentive zoning. | <p>Voluntary and Mandatory Inclusionary Zoning Program:</p> <ul style="list-style-type: none"> <li>Engage consultants to perform market review and recommendations for VIZ/MIZ bonus FAR and affordability parameters.</li> <li>Review potential funding mechanisms including public land, fee in lieu, MFTE, or others.</li> <li>May or may not include Core and Connection Zone Districts.</li> <li>Craft new code and program recommendations.</li> </ul> | High<br>6-9 months                     | Yes                     |

<sup>1</sup> Level of effort includes staff time, Commerce review, Planning Commission and City Council time. May also include public meetings/open houses/workshops.

| Priority | Related Topics & Dependencies                                               | 2027-2028 Planning Commission Work Plan Topics                                                                                                                                                                                                                        | Estimated Level of Effort <sup>1</sup> | Consultant Help Needed? |
|----------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------|
|          |                                                                             | <p>TDR and Bonus FAR:</p> <p>Consider adding back the Bonus FAR provisions for public benefits, including improving the Transfer of Development Rights program.</p>                                                                                                   | High<br>5-7 months                     | Yes                     |
|          |                                                                             | <p>Minimum Floor Area Ratio</p> <p>Study adopting a minimum Floor Area Ratio (FAR)</p> <p>*if no new LCA or VIZ/MIZ included. Otherwise include as part of other efforts above.</p>                                                                                   | Low-Medium<br>4-5 months*              | Yes                     |
|          |                                                                             | <p>Civic and Cultural Overlay:</p> <p>Discuss a Civic &amp; Cultural Overlay [mostly in Central Core zone] concept and policies with associated potential standards. The concept rewards community benefits with flexibility or increase to development standards</p> | Low-Medium<br>6-9 months               | No                      |
|          | Should this topic be done prior to changes in base/bonus FAR program above? | <p>Subarea Plans:</p> <p>Complete Subarea planning processes or Visioning for the Ferry and High School Zones</p>                                                                                                                                                     | Medium<br>6-12 months                  | Possibly                |

| Priority | Related Topics & Dependencies                                                                                                       | 2027-2028 Planning Commission Work Plan Topics                                                                                                                                                                                       | Estimated Level of Effort <sup>1</sup> | Consultant Help Needed?                  |
|----------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------|
|          | In certain areas or zones where both concepts would apply, it would make sense to discuss middle housing alongside form-based code. | <p>Minimum Residential Density:</p> <p>Should there be a minimum residential density for residential zones within the sewer area? R-4.3 or R-8? See also middle housing</p>                                                          | Low<br>4-6 months                      | No                                       |
|          |                                                                                                                                     | <p>Middle Housing:</p> <p>Consider additional Middle Housing regulations citywide applies citywide, but maybe in different ways in different areas. Tiny homes, tiny home villages, converting SFRs into multifamily units, etc.</p> | Medium<br>6-12 months                  | Possibly, Dept. of Commerce has guidance |
|          |                                                                                                                                     | <p>Form-Based Codes:</p> <p>Consider Form-Based codes for certain areas of the Island. Likely update to Design for Bainbridge guidelines.</p>                                                                                        | Medium<br>6-12 months                  | Possibly                                 |
|          | Could be informed by “Middle Housing” outcome.                                                                                      | <p>Subdivisions:</p> <p>Review Subdivision Standards for simplification and for improving connectivity between subdivisions.</p>                                                                                                     | Medium<br>6-12 months                  | Possibly                                 |

| Priority | Related Topics & Dependencies                                                                                                                                          | 2027-2028 Planning Commission Work Plan Topics                                                                                  | Estimated Level of Effort <sup>1</sup>                | Consultant Help Needed? |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------|
|          | <p>These 5 items would be part of implementing the City's 2023 Housing Action Plan.</p> <p>Some HAP actions related to middle housing or form-based code programs.</p> | Make progress on HAP Actions to increase housing diversity. Completed a HAP report card.                                        | High<br>2 years                                       | Possibly                |
|          |                                                                                                                                                                        | What other things, including process improvements, expedited permits, could the city do to attract development or partnerships? | Medium<br>6-8 months – internal review                | No                      |
|          |                                                                                                                                                                        | How to promote modular or pre-approved construction types?                                                                      | Low<br>4 months – internal review                     | No                      |
|          |                                                                                                                                                                        | Start work on Suzuki and Senior Center affordable housing or any other public private partnerships.                             | High<br>2 years                                       | Possibly                |
|          |                                                                                                                                                                        | Any other flexibility/relief from standards that can be granted for affordable housing e.g. Finch Green pathway.                | Low<br>6 months                                       | Possibly                |
|          | No                                                                                                                                                                     | Shoreline Master Program due 2029                                                                                               | High<br>2 years                                       | Yes                     |
|          | No                                                                                                                                                                     | Schedule an annual joint meeting with City Council & Planning Commission                                                        | Low                                                   | No                      |
|          | No                                                                                                                                                                     | Process improvement, time management & continuing education “Short Course on Local Planning”                                    | Medium<br>6 months<br>(total effort includes Council) | No                      |

| Priority | Related Topics & Dependencies | 2027-2028 Planning Commission Work Plan Topics                                                                                                                                                                                                                                                                                                               | Estimated Level of Effort <sup>1</sup> | Consultant Help Needed? |
|----------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------|
|          | No                            | Consider Agricultural Resource Land (ARL) designation (see Environmental Element Action #4).                                                                                                                                                                                                                                                                 | Medium<br>6 months                     | No                      |
|          | No                            | Housekeeping Ordinance<br><br>Staff have found inconsistencies, scrivener's errors and confusing or conflicting code in several sections of the BIMC. Items span several sections including BIMC Chapters 1.28, 2.14, 2.16, 3.63, 15.16, 16.04, 16.16, 16.18, 16.20, 17.28, 18.03, 18.06, 18.09, 18.10, 18.11, 18.12, 18.15, 18.21, 18.24, 18.27, and 18.36. | Medium<br>6 months                     | No                      |