



**Steering Committee -
Winslow Subarea Plan Update &
Comprehensive Plan Periodic Review
November 13, 2025
3:30 – 5:00 PM
City Council Conference Room, 280 Madison Ave N
Bainbridge Island, WA 98110**

Meeting of the Steering Committee Overseeing the
Winslow Subarea Plan Update and the Comprehensive Plan Periodic Review
November 13, 2025

City Council Conference Room

<https://bainbridgewa.zoom.us/j/85074579238>

This meeting will be recorded

AGENDA

Welcome

Review of previous meeting notes

Continued discussion per City Council Motion for the Steering Committee (July 22, 2025) :

ACTION: *Directed that the Steering Committee be authorized to have an ongoing agenda item that is simply an open conversation between the representatives from the two bodies sitting on that body to discuss the status of the Comprehensive Plan and explore opportunities for cooperation between the bodies.*

Public Comment

**For special accommodations, please contact Planning & Community
Development 206-780-3750 or at pcd@bainbridgewa.gov**



**Steering Committee -
Winslow Subarea Plan Update &
Comprehensive Plan Periodic Review
October 09, 2025
3:30 – 5:00 PM
City Council Conference Room, 280 Madison Ave N
Bainbridge Island, WA 98110**

Meeting of the Steering Committee Overseeing the
Winslow Subarea Plan Update and the Comprehensive Plan Periodic Review

October 9, 2025

City Council Conference Room

<https://bainbridgewa.zoom.us/j/85074579238>

This meeting will be recorded

Notes

Meeting called to order at 3:38 PM

Present: Acting PCD Director Darron Buchanan, Senior Planner Jennifer Sutton, Council members Jon Quitslund and Leslie Schneider. **Present via Zoom:** Planning Commissioners Sarah Blossom and Peter Schaab, Council member Kirsten Hytopoulos, and Senior Planner Peter Best. **Absent/Excused:** Planning Commissioner Sean Sullivan.

Planning Commission Update provided by Chair Sarah Blossom and Peter Schaab:

A brief update was provided on work accomplished to date by the subcommittees. Discussion followed regarding density vs affordable housing units, BI water, TDRs, concerns re: sewer capacity, FAR in the WSP, height vs. standards for lot coverage, consideration of movement towards form-based code.

Groundwater Management Program / WSP & Comp Plan

Discussion on communication between City Council and Planning Commission re: ground water. Review opportunities for: water capacity, recharge along the shoreline, possible second sewer treatment plant, beneficial reuse, infrastructure planning, and how this all affects the planning in the WSP/Comp Plan. Additional consideration needs to be given to housing capacity analysis, the final EIS, the GWMP, utilities, capital facilities element,

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CITY OF
BAINBRIDGE ISLAND

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ERUs. Need to consult with the City Attorney for guidance with legality on resources. Councilmember Leslie Schneider would like to introduce the 1220 GAP Analysis and Strategies spreadsheet for consideration.

Housing

Letters were sent to religious owned properties – follow-up on responses to be provided at a future meeting. Further discussion included looking at what solutions other WA communities are planning, issues exist with middle housing vs 80%, planning mixed neighborhoods, funding opportunities, opportunities for non-profits and developers, and where the focus should be on Bainbridge Island for affordable housing. Discussion also focused on additional housing models including ADUs, room letting/home sharing (Housing & Essential Needs Program (HEN)) for income qualified individuals, and what has HRB already explored.

Meeting adjourned at 4:55 PM

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