



**Steering Committee -  
Winslow Subarea Plan Update &  
Comprehensive Plan Periodic Review  
December 11, 2025  
3:30 – 5:00 PM  
City Council Conference Room, 280 Madison Ave N  
Bainbridge Island, WA 98110**

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**Meeting of the Steering Committee Overseeing the  
Winslow Subarea Plan Update and the Comprehensive Plan Periodic Review  
December 11, 2025**

City Council Conference Room

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

*This meeting will be recorded*

### **Agenda**

**Welcome –**

**Review of previous meeting notes**

**ACTION per City Council July 22, 2025:** *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.*

**ACTION per Steering Committee Nov. 13:** *Continued discussion of an Affordable Housing Strategy, namely “The Steering Committee will discuss structure, process, direction and resources for a Housing Implementation Strategy to plan for and subsidize the lowest AMI income brackets.”*

**Public Comment**

**Adjourn**

**For special accommodations, please contact Planning & Community  
Development 206-780-3750 or at [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)**



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**NOTES**

**Welcome – Called to order at 3:36 PM**

Present at City Hall were Councilmembers Schneider, Hytopoulos and Quitslund. Planning Commissioners Peter Schaab and Sarah Blossom (via Zoom) with City staff PCD Director Patty Charnas and Senior Planner Jennifer Sutton. Excused was Planning Commissioner Sean Sullivan.

**Review of previous meeting notes – (tabled)**

**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 – no public comments**

**Adjourn: 4:58 pm**

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Councilmember Leslie Schneider provided a Housing Strategy Structure Proposal document including a financial strategy (attached). Planning Commissioner Criss Garcia has also created a presentation on this subject.

Further discussion by committee members included:

- Market rate development and bonus levels for affordable housing/developers need to be part of the solution
- Strategies applicable to Bainbridge Island – mixed income/subsidies/revenue fund
- Review implementing income qualified & deed restrictions
- Allowing innovation, creativity, flexibility, removing barriers
- Incentives to property owners who rent to low-income renters, current SFRs ability to subdivide, review density provisions
- Review of using Housing Authorities similar to Vail Colorado & Jackson Co., Wyoming, brainstorm what it would take to create a Housing Authority
- Shared housing types/share housing spaces and state regulations related to shared housing/co-living housing
- 1220, zoning/densities and strategies/ 1220 mandates and compliance
- Need to be mindful of water supply on BI today and in the future / applying the cautionary principle
- Goals/Policies vs. Strategies – what can/cannot be done

Director Patty Charnas' Updates:

- Update on staff work for the Comp Plan/WSP
- Planning Commission has planned 2 additional meetings on 12/3 & 12/4
- Contractor LMN is being renewed to work on the Comp Plan.

## A Housing Implementation Strategy to supplement land use changes

*Using the PSRC Transportation Policy Board approach for building a required funding strategy for the Regional Transportation Plan (\$49 million gap)*

### RTP Financial Strategy – Proposed Approach

- The RTP financial strategy does not need to identify one solution or set of rates
- The proposed approach would identify options for each revenue source – recognizing the diverse needs and conditions around the region
- The proposed approach would also identify key steps necessary to implement each revenue source, including:
  - Authorizing agency, policy and implementation issues, action steps moving forward

#### EXAMPLE:

### RTP Financial Strategy – Road Usage Charge

#### Road Usage Charge

- Options = Rates between ~\$.03 / mile (State level gas tax replacement) and ~\$.06 / mile
  - Can raise between \$15-\$30 billion
- Policy issues:
  - Change in state / local split from gas tax
  - Allow broader uses – e.g., maintenance & preservation across all sponsor categories (not just roads)
  - Equity implications

### RTP Financial Strategy – Approach & Next Steps

Summary of proposed approach and next steps:

- The draft plan will describe the five potential new revenue sources and their potential revenue generation across the options discussed today
- Key policy issues will be identified as well as steps required to implement / authorize each source
- The ability to fill the funding gaps by agency category will be described
- All other potential revenue sources, beyond the identified regionally consistent sources, will also be noted
- Specific action items for PSRC and other agencies will be described at the board's direction
  - For example: future PSRC work program to advance transportation funding options, particularly to address local needs, in collaboration with state, regional and local partners



## Proposal for Housing Implementation Strategy

“The Steering Committee will discuss structure, process, direction, and resources for a Housing Implementation Strategy to plan for and subsidize the lowest AMI income brackets.

A Housing Implementation Strategy would draw upon the Housing Action Plan, identify City and partner organization actions, and identify public funding tools.

The Steering Committee may provide recommendations for subsequent consideration and action by the Planning Commission or City Council, and if adopted, could be included by reference in the Comprehensive Plan.”