



**Steering Committee (Winslow Subarea Plan and Comprehensive Plan Update)
Regular Business Meeting
Thursday, January 8, 2026**

Council Conference Room
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
<https://bainbridgewa.zoom.us/j/85074579238>
or Telephone: US: +1 253 215 8782
Webinar ID: 850 7457 9238

Agenda

- 1. Call to Order**
- 2. Review of Meeting Notes**
 - A. Review of Meeting Notes from December 11, 2025**
- 3. Regular Business**
 - A.** *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.*
 - B.** *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.”*
- 4. Public Comment**

In person public comment is accepted at this time on any topic of public interest. Each commenter will have three minutes, or such amount as the meeting chair determines, to speak. Public comment is not taken on individual agenda items during the meeting. For items scheduled for a public hearing, comment is accepted from an individual only one time, either during public comment or during the hearing. Public comment is simply received by the Council, with no response, and Council cannot deliberate on items that are not on the agenda. The lack of comment is not an

endorsement or a denial of the comment. Please refer to guidelines and instructions for public comment, including orderly behavior and civility in remarks, posted on the agenda page. Remote public comment is allowed with advance notice by noon on the date of the meeting to the City Clerk, 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.

5. 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, Anshu Wahi at awahi@bainbridgewa.gov or 206-947-0803 as soon as possible, preferably at least 2 business days prior to the meeting.

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

Notes

Meeting called to Order at 3:34 PM

Review of previous meeting notes: no review

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 comment

Adjourned at 4:58 PM

Meeting Notes:

In attendance were Councilmembers Leslie Schneider, Jon Quitslund, and Kirsten Hytopoulos, Planning Commission Chair Sarah Blossom and City Staff PCD Director Patty Charnas, Planning Manager Darron Buchanan, and Senior Planner Jennifer Sutton.

Director Charnas reviewed the document that Councilmember Leslie Schneider provided at the last Steering Committee meeting – the PSRC Housing Implementation Strategy.

Focus on Housing –

The following was discussed:

- Focus plan in the Winslow Subarea
- Develop strategy, utilizing housing types, and where they belong for different income groups
- Confusion over what is and isn't required for the Planning Commission to do. Should they focus on 1220, or form-based code & middle housing?
- Look at incremental development on a small scale, look at examples: In Seattle – 3 stories multi-units with diverse levels of affordability with income qualifications.
- What barriers would need to be reviewed (put in place and/or remove)? Create bands and then determine how that band will happen (financially).
- Define the housing plan, strategically and financially
- Define what types of housing will work for Bainbridge Island. We need to think about large multi-families. What is the vision, mixed used and mixed

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

income? Upzoning for market rate for or against? What is the plan for 80% AMI and above, 120% AMI and above, below 80% AMI?

- Level of input from City Council
- More attention to the Housing Action Plan (HAP)
- Not enough time to define parameters for the Comprehensive Plan. Council needs to way in before Council's comments are too late to consider.
- Community has voiced concerns over Up-zoning
- Capacity for sewer or water and other resources.
- Need to create market rate to gain affordable housing. Can we cap at a theoretical level? Upzone or Overlay Zone? Pre-emptive moratorium?
- Update goes before the Council on Jan. 20th. Need the Council to weigh-in and provide feedback as soon as possible.