



**City Council Study Session
Tuesday, February 3, 2026**

Council Chambers
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
<https://bainbridgewa.zoom.us/j/92947338351>
or Telephone: US: +1 253 215 8782
Webinar ID: 929 4733 8351

Agenda

- 1. Call to Order / Roll Call - 6:00 pm**
- 2. Approval of Agenda / Conflict of Interest Disclosure - 6:05 pm**
- 3. Regular Business**
 - A. (6:10 pm) Provide Feedback on Planning Commission's Recommendations for the Winslow Subarea Plan
- 4. Committee Reports - 7:10 pm**
- 5. Adjournment - 7:20 pm**

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City Council Study Session Agenda Bill **Tuesday, February 3, 2026**

Agenda Item: (6:10 pm) Provide Feedback on Planning Commission's Recommendations for the Winslow Subarea Plan

Department: City Council Study Session

Agenda Section: Regular Business

Estimated Time: 60 Minutes

Recommendation:

Discussion only.

Narrative:

The Washington Growth Management Act (GMA) (36.70A RCW) requires counties and cities to adopt a Comprehensive Plan and to periodically review and, if necessary, revise it. Comprehensive Plans are broad policy documents that address future growth and accommodation across a variety of topics including land use, transportation, housing and more. Comprehensive Plans serve the entire community and are implemented by development regulations and by capital facilities projects. The City of Bainbridge Island adopted its first Comprehensive Plan in 1994 and is in the process of updating it per state periodic review requirements.

The mandated due date to complete the City of Bainbridge Island Comprehensive Plan periodic update was December 31, 2024, but the City did not meet this deadline. Work on the update has continued, and a plan has been established and adopted via resolution to complete the periodic update by June 30, 2026, and progress is occurring.

Subarea plans are a distinct part of the overall Comprehensive Plan. Updates to the Winslow Subarea Plan are part of the current periodic review process. The designated

Winslow Town Center has consistently been identified in previously-adopted Comprehensive Plans' long-term growth strategies as the most appropriate area on Bainbridge Island to accommodate future population, housing and employment due to the existence of urban levels of services.

Unlike any other periodic update of the Comprehensive Plan, Bainbridge Island must now address new and different requirements specifically related to housing units as a result of amendments to GMA. For the first time, the City must specifically demonstrate accommodation of housing needs related to all household income levels in its Comprehensive Plan.

In December 2024, the Bainbridge Island City Council provided direction and policy guidance for staff and Planning Commission work in completing the Comprehensive Plan. Council motions provided policy direction on Winslow Town Center, on housing, and on development regulations. Tonight's presentation will highlight that the Planning Commission to date has addressed approximately 70% of the policy items given by the City Council. Additionally, staff is working with the Planning Commission on updating the other elements of the Comprehensive Plan in accordance with policy direction provided through Resolution 2025-18, which established a schedule to complete the overdue Plan. On January 8th, 2026, the Planning Commission reviewed suggested changes to the *Introduction* and the *Land Use Element*, and on January 22, 2026, the Commission discussed the *Transportation* and *Housing Elements*. The discussion will include whether the Planning Commission's recommendations to date for the Winslow Subarea Plan are consistent with Resolution 2025-18.

Fiscal Impact:

Community Engagement and Outreach:

Continuous public engagement during published Planning Commission meetings; at monthly city council updates; on dedicated project web pages and documented public feedback during neighborhood and islandwide public meetings. In the Summer/Fall of 2024, the City sent 3 all-Island mailings (2 postcards and a City Connects newsletter) as part of outreach regarding the Draft Environmental Impact Statement (DEIS).

Attachments:

1. Councilmember Nelson's Request 1-13-2026 Compliance with Resolution 2025-18
2. Dec 3 2024 Council Motions re Comp Plan and Winslow Subarea Plan
3. Resolution No. 2025-18 Related to Comp Plan and WSP update Schedule
4. Recent Planning Commission Approved Motions for WSP Comp Plan

Agenda Item Request – Compliance with Resolution 2025-18

I am requesting an agenda item to discuss whether the Planning Commission's recommendations for the Winslow Subarea Plan are consistent with Resolution 2025-18.

Section 4 of Resolution 2025-18 states the following:

“The Planning Commission is directed to limit the scope of its review exclusively to the above listed Introduction and Elements and include in the Preferred Alternative only those policies and development regulations identified by the Planning Department and City Attorney as essential to achieving compliance with State Law and internal consistency among the Elements.” (Emphasis added).

I have concerns that some of the Planning Commission's recommendations for the Winslow Subarea Plan are not consistent with Section 4 of Resolution 2025-18. I read Section 4 to mean that the core of the focus at this time is baseline compliance with State law, namely HB 1220. Accordingly, the only zoning changes that should be made are zoning changes that are essential to plan for and accommodate affordable housing.

However, the Planning Commission made a number of recommendations for market-rate upzoning (or that may result in market-rate upzoning). Such recommendations include:

- Changing zone boundaries
- Transferring portions of the proposed Ferncliff Zone to the Connection Zone (fka Madison Zone)
- Upzoning the remainder of the proposed Ferncliff Zone to R-8
- Requesting staff make a recommendation for a tiered Floor Area Ratio (FAR) scheme, which may result in an increase in base FAR

Consistent with Resolution 2025-18, I advocate that the City Council provide direction that the Preferred Alternative should not include any market-rate upzoning, and that the only zoning changes that should be made are zoning changes that are essential to plan for and accommodate affordable housing to comply with State law requirements.

**December 3, 2024, City Council Study Session
Motions**

Question 1: Should residential growth only be allocated to the Winslow Town Center (with no growth allocated to the designated Neighborhood Centers)?

MOTION: I move the Council's direction on question 1 would be that the Planning Commission should have the discretion to explore all options on this issue; however, in so doing should consider public comment, current and foreseeable availability of sewer and other infrastructure, and the climate, traffic, and other impacts of locating development a significant distance away from essential services and transit.

Hytopoulos/Fantroy-Johnson: The motion carried unanimously, 7-0.

Question 2: Should the city encourage the private developers to build some of the affordable (0-100% Area Median Income households) housing required by HB 1220 using mixed income development?

Council's consensus was "yes." No motion was made.

Question 3: If yes, should the city develop and implement a mandatory inclusionary housing zoning program in all of Winslow or only in limited areas of Winslow (e.g., High School Road, Ferry, Core Districts)?

MOTION: I move that we encourage the Planning Commission to look at mandatory inclusionary housing zoning in those areas including Winslow, High School Road, Ferry District, and Core District.

Fantroy-Johnson/Schneider: The motion carried 6 – 1.

AYES: Brenda Fantroy-Johnson, Jon Quitslund, Joe Deets, Clarence Moriwaki, Leslie Schneider, Ashley Mathews

NOES: Kirsten Hytopoulos

ABSENT: None

ABSTAIN: None

Question 4: Should maximum building heights in Winslow be increased to 45 feet in the less intense zones and 65 feet in the more intense zones or should only the most intense zones (High School Road, Ferry and Core Districts) have maximum building heights increased?

MOTION: City Council should state that Planning Commission should have the discretion to explore all options on this issue, not either or, however, in so doing should consider public comment and should be balancing the likelihood that increased height will result in more affordable housing options against the impacts of that increased height and should consider the nature and use of each zone. Height increases of the vicinity of Winslow Way between Highway 305 and Madison should be given extra scrutiny.

Hytopoulos/Schneider: The motion carried 6 – 1.

AYES: Jon Quitslund, Joe Deets, Kirsten Hytopoulos, Clarence Moriwaki, Leslie Schneider, Ashley Mathews

NOES: Brenda Fantroy-Johnson

ABSENT: None

ABSTAIN: None

Question 5: Should the Winslow subarea boundary shift to the north and west to align with the sewer service area boundary?

Council discussed question 5 and 6 together.

Question 6: Should the eastern side of the currently designated Winslow Town Center be changed so that Wing Point is no longer in the subarea?

AMENDED MOTION: At Planning Commission's discretion, the Winslow subarea boundary could shift to the north and west to align with sewer service area boundary.

Schneider/Quitslund: The motion carried unanimously, 7-0.

Council's consensus on question 6 was "no," but it was omitted from the amended motion.

Question 7: Should the capacity of the Day Road Business and Industrial Center be increased to encourage economic development?

Council opted not to pass a motion on this question at this time.

Question 8: Should density be increased in the Conservation Area to allow more housing?

AMENDED MOTION: I move that the Planning Commission consider affordable housing opportunities within the conservation area and still maintain the community and island character that conservation area represents.

Moriwaki/Quitslund: The motion carried unanimously, 7-0.

Question 9: Should the City allow more than one accessory dwelling unit (ADU) per lot in any of the following areas? Conservation Area, Neighborhood Centers, Winslow.

MOTION I move at the Planning Commission's discretion, to explore all options of this issue of accessory dwelling units of more than one accessory dwelling unit per lot in the following areas: Conservation area, Neighborhood Centers, and Winslow.

Mathews/Schneider: The motion carried 6 – 1.

AYES: Brenda Fantroy-Johnson, Jon Quitslund, Joe Deets, Clarence Moriwaki, Leslie Schneider, Ashley Mathews

NOES: Kirsten Hytopoulos

ABSENT: None

ABSTAIN: None

Question 10: Should an area within Winslow be designated a countywide growth center per the Kitsap Countywide Planning Policies?

Council's consensus was to discuss this topic at a later date.

RESOLUTION NO. 2025-18

A RESOLUTION of the City of Bainbridge Island, Washington, adopting a schedule to complete the state mandated Periodic Update of the City's Comprehensive Plan and development regulations by June 30, 2026; directing the planning staff and planning commission to achieve certain deliverables by specific target dates, limit the scope of staff proposed or planning commission recommended amendments to only those essential to achieving compliance with state law; deferring non-essential tasks, and clarifying the roles of the planning staff, the planning commission, and the City council liaisons to perform this work.

WHEREAS, the Growth Management Act (GMA) at RCW 36.70A.130 required that the City adopt a Periodic Update of its Comprehensive Plan and Development Regulations by December of 2024; and

WHEREAS, Bainbridge Island's Periodic Update is now eleven months overdue, which exposes the community to legal and financial risks, including appeals to the State Growth Management Hearings Board, a compliance audit by the Washington State Department of Commerce, the loss of state grant eligibility for infrastructure and environmental improvements, and the imposition by the state of financial sanctions; and

WHEREAS, among the state grants currently at risk is a \$720,500 Department of Ecology grant to fund improvements to aquifer recharge functions in the Manzanita Watershed that will be forfeited if the City remains in noncompliance with the Periodic Update mandate beyond mid-2026; and

WHEREAS, at the Council's request the City Attorney in August 2025 wrote a Legal Opinion which advises the City to consider the guidance provided by the State Growth Management Hearings Board in the cases *Futurewise v. Mercer Island* and *Kitsap Association of Property Owners v. Kitsap County*; and

WHEREAS, since January 2025, the Planning Commission has been engaged in the development of the Winslow Subarea Plan, where the majority of the City's future growth is anticipated to occur; and

WHEREAS, while the Planning Commission's work on the Winslow Subarea Plan over the past eleven months has made progress, achieving the City Council's objective of adopting the Periodic Update by mid-2026 will require that the Commission conclude its Winslow Subarea Plan work by the end of the current calendar year, and significantly accelerate the pace of work as it turns to updating the Elements of the comprehensive plan in 2026 that directly relate to new state mandates; and

WHEREAS, accelerating this pace requires adapting and clarifying the scope of the Planning Commission's review and relying on the expertise of the Planning Department and its consultants to format, flesh out and subsequently present for Commission consideration the limited number of essential amendments needed to achieve a GMA compliant periodic update; and

WHEREAS, the City Council concludes that this accelerated pace of work and clarification of the respective roles of the Planning Commission, Planning Staff and consultants is necessary to meet the urgent need to adopt the required periodic update amendments by no later than June 30, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council adopts the Periodic Update work program in Attachment A and directs the Planning Department and Planning Commission to implement the target dates, task sequences, roles and deliverables detailed in this Resolution.

Section 2. The Planning Commission is directed to finish its draft of the Winslow Subarea Plan and related regulations by December 18, 2025 with the understanding that the Planning Department and its consultants will then format and continue to flesh out that draft Subarea Plan and regulations for subsequent review as a part of the City's periodic update Preferred Alternative.

Section 3. The Planning Department is directed to prepare proposed amendments to the Comprehensive Plan Introduction and the below listed Comprehensive Plan Elements and to submit a recommended draft of each to the Planning Commission for review during meetings in the following months:

January 2026: Review of the Introduction, Housing, Land Use, and Transportation Elements

February 2026: Review of the Water Resources, Environment, and Utilities Elements

March 2026: Review of the Capital Facilities Element and the Winslow Subarea Plan and development regulations.

Section 4. The Planning Commission is directed to limit the scope of its review exclusively to the above listed Introduction and Elements and include in the Preferred Alternative only those policies and development regulations identified by the Planning Department and City Attorney as essential to achieving compliance with State Law and internal consistency among the Elements.

Section 5. The City's appointed advisory committees, boards, and councils are invited to submit written comments on Comprehensive Plan Elements to the Planning Department and Planning Commission by the end of 2025.

Section 6. The Planning Department is directed to revise the Comprehensive Plan to adopt by reference the City’s Housing Action Plan, Groundwater Management Plan, Climate Action Plan, and Island-wide Mobility Plan.

Section 7. During review of the Comprehensive Plan Elements listed in Section 3, the Planning Department and Planning Commission are to identify policies addressing:

- (1) Near term City actions to remove or reduce regulatory barriers to the creation of housing; and
- (2) Strategies for immediate and long-term actions to conserve water and improve aquifer recharge.

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.

Section 8. The Planning Department is directed to work with consultants to prepare the Housing capacity analysis and Final Environmental Impact Statement for the Comprehensive Plan and Winslow Subarea Plan.

Section 9.

- (a) Regarding the scope, approach, and schedule set forth in this Resolution for City completion of the Periodic Update, the Planning Department is directed to give appropriate notice to the general public, to the City’s appointed advisory committees, and to the City Council, of all public meetings and public hearings. Written comments and questions pertaining to agenda items will be welcomed by Planning staff, the Planning Commission, and the Council.
- (b) Regarding the scope, approach, and schedule set forth in this Resolution for City completion of the Periodic Update, the Planning Department is directed to give appropriate notice to the Puget Sound Regional Council, the Kitsap Regional Coordinating Council, Kitsap County, the Washington State Departments of Commerce and Ecology, the Suquamish Tribe, and the Office of the Governor.

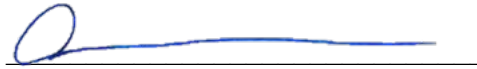
Section 10. The City Council shall appoint two Council members to serve as “Periodic Update Liaisons” to attend the 2026 meetings of the Planning Commission. It is the purpose of these Council liaisons not only to provide updates to the full Council on the progress being made, but also to provide support and clarification as needed to the Planning Commission regarding the direction provided by this Resolution.

Section 11. The City Council shall refrain from assigning non-Periodic Update responsibilities to the Planning Commission for the first six months of 2026.

Section 12. This resolution shall take effect and be in full force immediately upon passage.

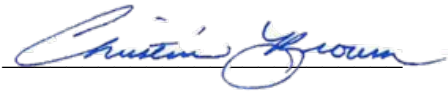
PASSED by the City Council this 12th day of November 2025.

APPROVED by the Mayor this 12th day of November 2025.

A handwritten signature in blue ink, appearing to read 'Ashley Mathews', written over a horizontal line.

Ashley Mathews, Mayor

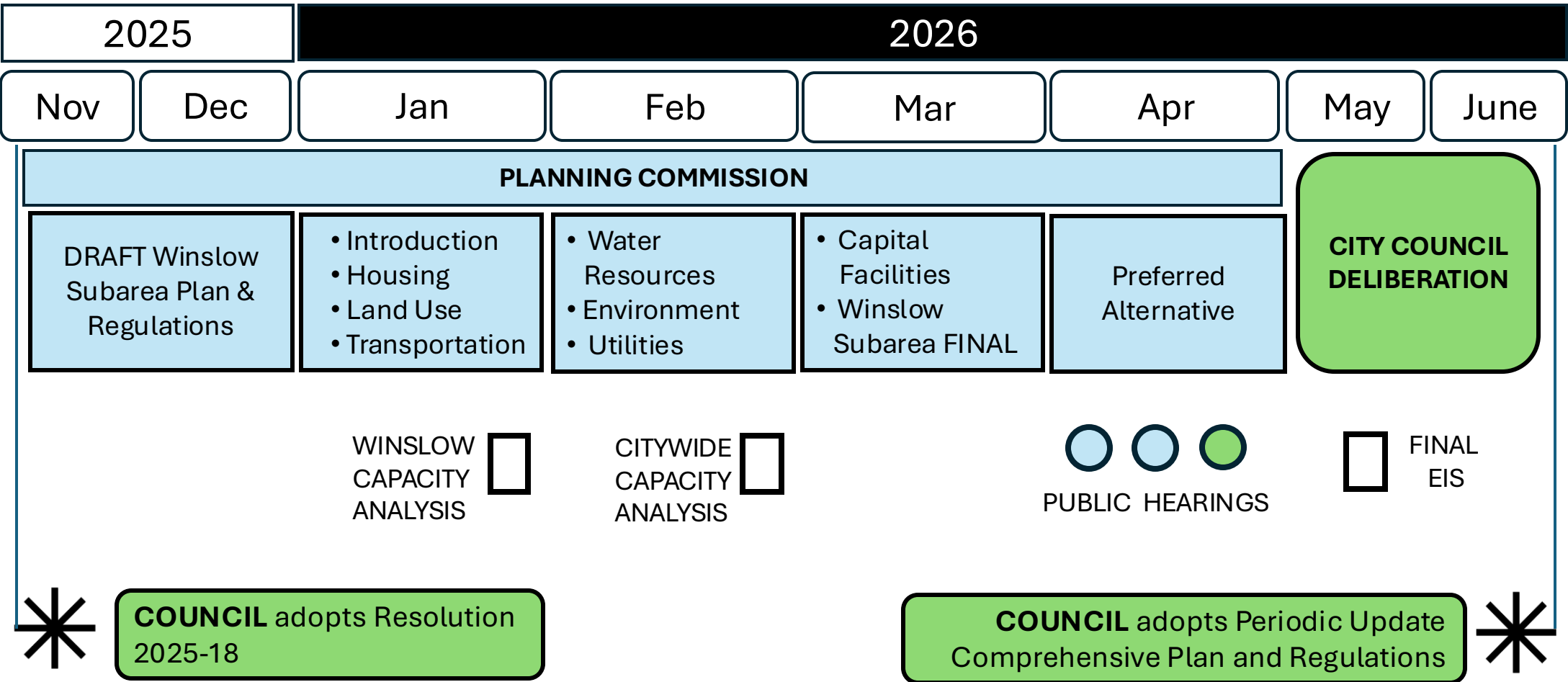
ATTEST/AUTHENTICATE:

By: 

A handwritten signature in blue ink, appearing to read 'Christine Brown', written over a horizontal line.

Christine Brown, MMC, City Clerk

ATTACHMENT A - CITY OF BAINBRIDGE ISLAND PERIODIC UPDATE WORK PROGRAM



**Planning Commission Approved Motions Regarding
the Winslow Subarea Plan and Comprehensive Plan Oct. 30, 2025-Jan. 8, 2026**

October 30, 2025	MOTION: I move that staff bring back a policy and an outline of a what a proposed code language could look like for a Winslow Way overlay district, that begins at the west edge of the Winslow Green Development, and goes east to Hwy 305, and is 100 feet north and south of the right-of-way of Winslow Way. Blossom/Garcia – The motion carried unanimously, 4-0.
October 30, 2025	MOTION: I move to define for the Winslow Way Overlay - a 2–5-foot setback and a 5–15-foot stepback, measured from the right-of-way. Garcia/Blossom – The motion carried unanimously, 4-0.
December 4, 2025	MOTION: I move to recommend that for all Winslow mixed-use zones, R8 and R14 zones, the City use a voluntary inclusionary zoning program. Schaab / Blossom - The motion carried unanimously, 5-0.
December 4, 2025	MOTION: I move to ask staff and consultants to bring back a proposal for a mandatory inclusionary zoning program for large scale development. Blossom/Sullivan – The motion carried unanimously, 5-0.
December 4, 2025	MOTION: I move to recommend that the outer boundary of the Winslow Subarea be as recommended by staff in the draft preferred alternative. Blossom/Sullivan – The motion carried unanimously, 5-0.
December 4, 2025	MOTION: I move to amend the Winslow boundary to add the portion on the west side that is within the purple line along Finch Road and Sportsman's Club. Blossom/Sullivan - The motion carried unanimously, 5-0.
December 4, 2025	MOTION: I move that the parcels zoned R8 between Highway 305 and Cave Avenue, and the parcels east of 305 zoned Gateway District, be added to the Madison District. Blossom/Sullivan - The motion carried 5-1.
December 4, 2025	MOTION: I move to recommend the area highlighted in Cyan be moved to the Madison District or Connection (district), as presented on the screen at 7:33 PM. Preudhomme/Deines - The motion passed 4-2.
December 4, 2025	MOTION: I move that staff study and draft a proposal for exclusive ingress and egress, utilizing the easement to the north of the property through the ACE parking lot. Blossom/Sullivan - The motion passed unanimously, 6-0.

December 4, 2025	MOTION: I move to recommend that the remaining areas of the Ferncliff Zone (as presented on the screen at 7:56 PM) be moved to the R8 zone. Preudhomme/Deines - The motion passed 4-1.
December 4, 2025	MOTION: I move that the name of the Ferncliff Zone be changed to the Connection zone. Preudhomme/Peter Schaab - The motion passed unanimously, 5-0.
December 4, 2025	MOTION: I move to recommend retaining the existing height standard of 3 stories in the Ferry Zone with the following incentives available to allow a maximum building height of 5 stories: 1. An additional story is available if tuck under parking is provided. 2. An additional story is available if 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below. 3. If both tuck under parking and 25% of the affordable housing units are provided, two additional stories are available. Blossom/Deines - The motion passed unanimously, 5-0.
December 4, 2025	MOTION: I move to recommend retaining the existing height standard of 3 stories in the High School Zone with the following incentives available to allow a maximum building height of 5 stories: 1. An additional story is available if tuck under parking is provided. 2. An additional story is available if 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below. 3. If both tuck under parking and 25% of the affordable housing units are provided, two additional stories are available. Blossom/Peter Schaab - The motion passed unanimously, 5-0.
December 4, 2025	MOTION: I move to recommend retaining the existing height standard of 2 stories in the Connection Zone, with the following incentives available to allow a maximum building height of 4 stories. 1. An additional story is available if tuck under parking is provided. 2. An additional story is available if 20% of the residential units in the building provide housing for households earning 80% AMI and below. 3. If both tuck under parking and 20% affordable housing units are provided, two additional stories are available. Blossom/Peter Schaab - The motion passed unanimously, 5-0.

December 4, 2025	MOTION: I move to recommend retaining the existing height standard of 3 stories in the Central Core zone with the following incentives available to allow a maximum building height of 5 stories: 1. An additional story is available if tuck under parking is provided. 2. An additional story is available if 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below. 3. If both tuck under parking and 20% of the affordable housing units are provided, two additional stories are available. Blossom/Peter Schaab - The motion passed unanimously, 5-0.
December 11, 2025	MOTION: I move to allow 4.0 FAR in the Ferry and High School zones to be achievable through both incentives of tuck-under parking and 25% or more of the units serving those with 80% or less AMI. Deines/Birtley - The motion carried unanimously, 5-0.
December 11, 2025	MOTION: I move to have the consultants bring back a recommendation for a tiered Floor Area Ratio (FAR) system for the Ferry Zone with the goal of incentivizing smaller unit sizes. Blossom/Deines - The motion carried unanimously, 5-0.
December 11, 2025	MOTION: I move to keep the area shown as zone TBD in its existing zone, which would mean R2.9 north of High School Road, R8 south of High School Road. Deines/Blossom - The motion carried unanimously, 5-0.
December 11, 2025	MOTION: I move to ask the consultant to create a tiered FAR structure to incentivize smaller unit sizes for the High School Road zone. Blossom/Peter Schaab - The motion carried unanimously, 5-0.
December 11, 2025	MOTION: I move to recommend the Central Core Zone boundary as originally recommended by the Planning Commission on June 5, 2025, except for the “Winslow Way Overlay District” corridor area, and parcel ID 4-095, and step-backs recommended by the Planning Commission on October 30, 2025. Peter Schaab/Blossom - The motion carried unanimously, 5-0.
December 11, 2025	MOTION: I move to extend the Winslow Way Overlay district along Winslow Way, east of Hwy 305, to Ferncliff. Blossom/Birtley - The motion carried unanimously, 5-0.
December 11, 2025	MOTION: I move to have the proposed code language come back with the step-back after 2 floors/stories. Blossom/Peter Schaab - The motion carried unanimously, 5-0.

December 11, 2025	MOTION: I move to recommend that the area west of the central core zone, currently shown as TBD, be reverted to existing zoning, which includes some parcels that are already part of the central core, thus adjusting the central core boundary to include those parcels. Peter Schaab/Blossom - The motion carried unanimously, 5-0.
December 11, 2025	MOTION: I move to recommend in the Central Core Zone that if tuck-under parking and 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below, the FAR is 3.0. Peter Schaab/Deines - The motion carried unanimously, 5-0.
December 11, 2025	MOTION: I move to incorporate LU 7.8 and WMP 2-12.1 through 2-12.5 into Winslow Subarea goals and policies, with the following revision: the city should consider a civic and cultural connection overlay district within the mixed use town center. Deines/Blossom - The motion carried 3-2.
December 11, 2025	MOTION: I move for within the Winslow Subarea to recommend that the City reduce existing residential parking requirements by one-half but no less than .5 spaces per residential unit. Deines/Peter Schaab - The motion carried unanimously, 5-0.
December 11, 2025	MOTION: I move that staff draft a condition of approval that requires a developer to demonstrate its plan for managing its on-site parking demand including conditions written into HOA rules, or CCNRs, if applicable. Blossom/Peter Schaab - The motion carried 4-0.
December 11, 2025	MOTION: I move to recommend in the Connection Zone when there is tuck-under parking and at least 20% of the residential units in the building provide housing affordable to households earning 80% AMI and below, that the maximum FAR be 1.5. Peter Schaab/Birtley - The motion carried 4-0.
December 11, 2025	MOTION: I move that the parcels north of New Brooklyn and east of North Town Woods that are currently zoned business industrial retain that zoning designation. Blossom/Peter Schaab - The motion carried 4-0.
December 11, 2025	MOTION: I move to recommend that the rest of the New Brooklyn and Sportsman Club Road area in the expanded Winslow Subarea Plan boundary retain its current zoning along the west and east side of Sportsman Club Road. Blossom/Peter Schaab - The motion carried 4-0.
December 11, 2025	MOTION: I move to recommend that all remaining zones within the Winslow Subarea not already address retain existing zoning. Peter Schaab/Blossom - The motion carried 4-0.

December 11, 2025	MOTION: I move to recommend that within the Winslow mixed use zones, that any development that provides 100% of its residential units as affordable to households at or below 80% AMI, be allowed to have base height plus an additional 2 stories without adding tuck-under parking. Blossom/Peter Schaab - The motion carried 4-0.
December 11, 2025	MOTION: I move that staff come back with a proposal for an affordable housing overlay zone that applies to R zones within the Winslow Subarea Plan. Blossom/Peter Schaab - The motion carried 4-0.
December 11, 2025	MOTION: I move that the Affordable Housing Overlay Zone will take into account that any recommendations maintain similar scale and building form to the existing neighborhoods. Birtley/Peter Schaab - The motion carried 4-0.
January 8, 2026	MOTION: I move that the Planning Commission refer the REAC suggested Guiding Principles to the Steering Committee, and for that body to return then to the Planning Commission with recommended updates to the Guiding Principles in the introduction chapter. Sullivan / Garcia – The motion carried unanimously, 6-0
January 8, 2026	MOTION: I move to recommend that the various sections of the introduction be retained, but updated by city staff to reflect: • the changing conditions and updated data • work that was presented in the agenda package on January 8, 2025. • The Commission’s suggestion that the discussion of affordable housing in particular be broadened to include reference to the need for greater housing affordability and flexibility, to ensure a vibrant community going forward. Sullivan / Deines – The motion carried unanimously, 6-0.
January 8, 2026	MOTION: I move that the Planning Commission recommend that a new park zone be added to the Comprehensive Plan future land use map. goals and policies, and that city staff draft implementing regulations to be reviewed by the Planning Commission, along with other implementing development regulations. Birtley / Garcia – The motion carried unanimously, 6-0.
January 8, 2026	MOTION: I move that the Planning Commission requests that city staff include multiple (at least two and potentially more) park classifications within the development regulations that are being developed. Deines / Preudhomme – The motion carried unanimously, 6-0.

January 8, 2026	MOTION: I move that the Planning Commission recommend that the lot coverage standard for the BI zone be increased from 35 to 50%. Garcia / Deines – The motion carried unanimously, 5-0 with Commissioner Birtley abstaining.
January 8, 2026	MOTION: I move that the Planning Commission direct staff to develop in parallel, with the lot coverage standard change for the Business/Industrial (BI) zone, regulatory requirements that reflect the principles within the Comprehensive Plan documents regarding support for small and medium-sized businesses, such regulations could include a maximum size limitation. Sullivan / Preudhomme – The motion carried unanimously, 6-0.
January 8, 2026	MOTION: I move that the Planning Commission recommend that the boundaries of the Business/Industrial zone remain unchanged. Deines / Garcia – The motion carried unanimously, 5-0
January 8, 2026	MOTION: I move that the Planning Commission recommend that the boundaries and development standards of the Lynwood Center Neighborhood Center (NC) zone and area remain unchanged. Garcia / Preudhomme – The motion carried unanimously, 5-0
January 8, 2026	MOTION: I move that the Planning Commission request that staff come back to the Planning Commission with recommendations on how to address the Bainbridge Gardens, on conforming use, whether that be to include it in the neighborhood center zone or otherwise. Deines / Preudhomme – The motion carried unanimously, 5-0
January 8, 2026	MOTION: I move that the Planning Commission recommend the boundaries and development standards of Rolling Bay NC zone and area remain unchanged. Garcia / Preudhomme – The motion carried unanimously, 5-0
January 8, 2026	MOTION: I move to add a policy under Goal LU16 that recognizes the role of transfer of development rights in conserving and managing the island's groundwater resources. Garcia / Birtley – The motion carried unanimously, 5-0,
January 8, 2026	MOTION: I move to have, Planning Commission request staff to study creating a new agricultural resource land designation, and consider designated city-owned farmland as Agricultural Resource Land (ARL). Deines / Preudhomme – The motion carried unanimously, 4-0
January 8, 2026	MOTION: I move to remove the strikethrough on policy LU 5.11 bullet point: Transfer of residential density within the MUTC and the High School Road districts or within neighborhood centers. Blossom / Garcia – The motion carried unanimously, 4-0

January 8, 2026	MOTION: I move that Policy LU 9.18 remain in the Comprehensive Plan. Blossom / Garcia – The motion carried unanimously, 5-0
January 8, 2026	MOTION: I move to amend the language of Policy LU 9.18 to say that infill within the boundaries of neighborhood centers may be achieved through the transfer of development rights and from the conservation areas of the island, or through affordable housing density bonus. Blossom / Garcia – The motion carried unanimously, 5-0
January 8, 2026	MOTION: I move to remove the strike through on the language in Number 2, under Policy LU 15.2, and add “potentially establish” after the work “and.” Blossom / Deines – The motion carried unanimously, 5-0
January 8, 2026	MOTION: I move for staff to review and draft a proposed policy (LU 7.4) for safe pedestrian and bicycle routes site porosity to the Neighborhood Centers. Birtley / Deines – The motion carried unanimously, 5-0