



**Planning Commission Regular Meeting
Thursday, January 8, 2026**

Meeting Minutes

1. Call to Order / Land Acknowledgement -

Chair Sarah Blossom called the meeting to order at 6:04 PM and read the Land Acknowledgement. Present were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme, Ben Deines, Sean Sullivan and Ariel Birtley (via Zoom). Commissioner Schaab was excused. Also present were PCD Director Charnas, Planning Manager Darron Buchanan, Senior Planner Jennifer Sutton, and Council-Liaison Ashley Matthews (via Zoom).

2. Approval of Agenda / Conflict of Interest Disclosure -

No conflict disclosed.

Motion: I move approval of the agenda.

Garcia / Sullivan – Motion carried unanimously, 6-0.

3. Planning Commission Meeting Minutes -

A. Minutes

Motion: I move to approve the minutes from the November 13, 2025, meeting, as presented.

Garcia / Deines – Motion carried unanimously, 6-0.

Motion: I move to approve the minutes from the December 11, 2025, meeting, as presented.

Garcia / Deines – Motion carried unanimously, 6-0.

4. Public Comment -

Public Comment Received.

5. Planning Director's Report -

Director Charnas provided information on Resolution 2025-18 (Steering Committee) and asked Planning Commissioners who would like to participate as a member of the Steering Committee moving forward. She also provided information regarding Poulsbo's Housing Affordable Housing Workshop Series.

Motion: I make a motion to add this to regular business, tonight.

Garcia / Sullivan – Motion carried unanimously, 6-0.

6. Regular Business -

A. Steering Meeting Selection

Motion: I move to appoint Commissioner Deines to the Steering Committee.

Garcia / Preudhomme – Motion carried unanimously, 6-0.

B. Planning Commission Meeting Attendance

Discussion only.

C. Comprehensive Plan Update: Recommendations on Introduction Chapter and Land Use Element

Senior Planner Jennifer Sutton provided a presentation on the Comp Plan Update and introduced Caitlin Lombardi from the Race Equity Advisory Committee (REAC) regarding their recommendations for updates to the Guiding Principles. She was then available for Q&A from the Planning Commissioners.

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.

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.

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.

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.

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.

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.

Commissioner Sullivan excused himself from the meeting at 7:57 PM.

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, Commissioner Sullivan was absent.

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, Commissioner Sullivan was absent.

Motion: I move that the Planning Commission recommend that the boundaries and development standards of the Island Center Neighborhood Center (NC) zone and area remain unchanged.

Deines / Preudhomme – **Motion withdrawn.**

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, Commissioner Sullivan was absent.

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, Commissioner Sullivan was absent.

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, Commissioner Sullivan was absent.

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, Commissioners Sullivan and Birtley were absent.

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, Commissioners Sullivan and Birtley were absent.

Motion: I would move that Policy LU 9.18 remain in the Comprehensive Plan.

Blossom / Garcia – The motion carried unanimously, 5-0, Commissioner Sullivan was absent.

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, Commissioner Sullivan was absent.

Motion: I would 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, Commissioner Sullivan was absent.

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, Commissioner Sullivan was absent.

7. Good of the Order -

Information Only.

8. Adjournment - 9:00 PM

_____/s/_____

Chair, Sarah Blossom

_____/s/_____

Clerk to the Planning Commission, Renee Argetsinger

