



Planning Commission Special Meeting January 30, 2025

Meeting Minutes

1) **CALL TO ORDER/LAND ACKNOWLEDGMENT -**

Chair Birtley called the meeting to order at 6:03 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Ariel Birtley, Sarah Blossom, Alex Preudhomme, Criss Garcia and Ben Deines. Present via Zoom was Commissioner Sean Sullivan and City Council Liaison Ashley Mathews. Excused was Commissioner Peter Schaab. City staff present in Chambers were Director Patricia Charnas and Senior Planner Jennifer Sutton along with City Councilmember Jon Quitslund.

2) **APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE -**

No conflicts of interest disclosed.

MOTION: I move to approve the agenda.

Blossom/Garcia: The motion passed unanimously.

3) **PLANNING COMMISSION MEETING MINUTES -**

Minutes

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[PC Minutes 20250123 - Draft.pdf](#)

MOTION: I move to approve the January 23, 2025, minutes as presented.

Blossom/Garcia: The motion passed unanimously.

4) **PUBLIC COMMENT INSTRUCTIONS -**

Public Comment

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

1. Mr. Blaine Cliver – offered comments on Bainbridge Island water
2. Ms. Lisa Neal - spoke about the Groundwater Management Plan (GWMP) and Affordable Housing
3. Mr. Al Philips - encourages the city to utilize Transfer of Development Rights (TDR)
4. Ms. Lisa Macchio – requests an assessment of the prior Comprehensive Plan
5. Ms. Lynn Beck - supports more affordable housing
6. Mr. Eric Kortum - spoke about the Draft Environmental Impact Statement (DEIS) and missing historic properties

7. Mr. Mike Schwank - spoke about bifurcation of Bainbridge Island
8. Ms. Susan Hughes - spoke about DEIS Alternatives, Bainbridge Island's Guiding Principles, and missing historic properties
9. Ms. Melanie Keenan - spoke about the GWMP and the DEIS/ Comp Plan, & SEPA guidelines
10. Mr. Malcolm Gander – offered comments on missing elements in the DEIS and public participation in the process
11. Ms. Angela Sandri - would like to see more consulting with the community in the DEIS process
12. Mr. Rick Hauptman - concerned about the impacts to affordable housing/land/taxes and water availability
13. Mr. Ron Peltier - expressed concern regarding up-zoning & its effects on existing properties
14. Ms. Julie Rosenblatt - concerned about increased property taxes, affordable housing, climate change impacts

6) NEW BUSINESS -

[Strategic Economics Presentation on Winslow Subarea Plan Housing Affordability Model Cover Page](#)
[Winslow Affordable Housing Model Projections.pdf](#)
[Housing Levy Findings.pdf](#)

Director Charnas introduced Dena Belzer, the consultant working on the DEIS. Ms. Belzer presented "Winslow Subarea Plan Housing Affordability." Discussion Followed.

5) UNFINISHED BUSINESS -

Continue discussion on Winslow Subarea Plan
[Cover Page](#)
[Commissioner Deines Winslow Zoning and Transit Map.pdf](#)
[Winslow Geographies 1 30 PC Slides.pdf](#)
 Discussion on the Winslow Subarea Plan postponed to the next Planning Commission meeting.

7) PLANNING DIRECTOR'S REPORT -

Director Charnas noted that COBI has experienced some difficulties with the software used for agendas and meetings following a recent upgrade. She also noted that the City Council was complementary of the Planning Commissioners' work. She provided an overview of topics for upcoming Planning Commission meetings.

8) FOR THE GOOD OF THE ORDER -

Vice Chair Sarah Blossom discussed upcoming changes to the Chamber dais seating arrangement. Chair Ariel Birtley inquired about adding additional Planning Commission meetings in 2025. A virtual meetings option was suggested by Commissioner Criss Garcia. Commissioner Sarah Blossom commented about the temperature in Chambers.

9) ADJOURNMENT - 9:18 PM

_____/s/_____
Ariel Birtley, Chair

_____/s/_____
Renee Argetsinger, Clerk to the Planning Commission