



Planning Commission Regular Meeting March 27, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT

Vice Chair Sarah Blossom called the meeting to order at 6:02 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Sarah Blossom, Criss Garcia, Ben Deines and Peter Schaab. Present via the Zoom Platform were Commissioners Ariel Birtley and Sean Sullivan. Commission Preudhomme was excused. Also present was City Council-Liaison Jon Quitslund, Planning Manager HB Harper and Senior Planner Jennifer Sutton. Mayor Ashley Mathews was present via Zoom.

2) AGENDA APPROVAL / CONFLICTS DISCLOSURE -

MOTION: I move to approve the agenda, as presented.
Schaab/Garcia - The motion carried unanimously.

3) PLANNING COMMISSION MEETING MINUTES -

3a. Minutes

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[Planning Commission Meeting Minutes 20250313 - Draft.pdf](#)

MOTION: I move to approve the March 13, 2025, meeting minutes as presented.
Garcia/Schaab - The motion carried unanimously.

4) PUBLIC COMMENT INSTRUCTIONS -

4a. Public Comment Instructions -

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

1. Ms. Priscilla Zimmerman-Hager - offered comments/recommendations on establishing a civic and cultural connection overlay in the Winslow Core

2. Mr. Ron Peltier - offered comments on the GWMP and the Comprehensive Plan and the close relationship between the two

3. Mr. Jon Quitslund - spoke in response to the previous speaker to clarify what he said, and supports the GWMP

5) **PUBLIC HEARING -**

5a. Hold Public Hearing on Proposed Design Review Changes for Compliance with HB 1293
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[Ord 2025-07 Design Review Amendments 4867-9011-5068 v.7.pdf](#)

[Ord 2025-07 Design Review Amendments Exhibit J - Design for Bainbridge_2025_FINAL.pdf](#)

[Resolution_No._2025-06_Amending_the_Administrative_Manual 4908-0817-4870 v.2.pdf](#)

[Resolution No. 2025-06 Amending the Administrative Manual Exhibit A - Admin Manual_1293 changes final.pdf](#)

Acting Chair Blossom opened the Public Hearing on Ordinance 2025-07 and introduced Planning Manager HB Harper who provided a brief summary of the proposed changes to the Design Review Board in order to meet the requirements of HBI293.

Public Commenter: Ms. Marilyn Schmidt - requests more than one meeting, who would like to see it stay as it is currently.

Discussion by the Planning Commission followed.

MOTION: I move to request staff amend Ordinance 2025-07 so that the necessary changes to BIMC Chapter 17.12.040 are made; so that the Planning Commission reviews departure requests for 3 & 4 lot subdivisions and long plats.

Blossom/Garcia: The motion passed unanimously.

6) **NEW BUSINESS -**

6a. Noise Variance for Bainbridge Terminal Geotechnical Exploration - Washington State Department of Transportation, Ferries Division (WSF)

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[110548 WSFEP Task AV Bainbridge Geotech Exploration Plan Sheets_reduced.pdf](#)

[Project Narrative.pdf](#)

Chair introduced the noise variance for the WS Ferries. WSF asking for noise variance for night work and the need for a noise variance for this work. Jake Risken of WSF provided details of the project.

MOTION: I move to approve the request for a variance from Bainbridge Island Municipal Code 16.16 noise control regulations, allowing the WSDOT Geotechnical Crew to work at night between the inclusive dates of April 1, 2025, and May 30, 2025, as needed.

Deines/Schaab: The motion passed unanimously.

6b. Planning Commission Members Presentation on Infrastructure Considerations and Housing Options/Allocations

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Planning Commissioner Garcia presented on the GWMP.

MOTION: I move that we get an independent legal opinion on whether the City of Bainbridge Island (COBI), in its Comprehensive Plan update, is legally obligated by the Growth Management Act (GMA) to ensure that COBI actually achieves the housing allocation numbers set forth on Appendix F of the Kitsap Countywide Planning Policies, or alternatively, whether the GMA simply requires that the update provide sufficient capacity of land and include policies and provisions to permit or allow for the

achievement of those targets, consistent with COBI's obligation to balance and harmonize the multiple goals and/or requirements of the GMA.

Garcia/Blossom: The motion passed unanimously.

7) UNFINISHED BUSINESS -

7a. Continued Discussion on Winslow Subarea Plan

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[Winslow Geographies 3 27 PC Slides.pdf](#)

[3.27.25 COBI Planning Commission Presentation.pdf](#)

Discussion tabled until the next meeting due to time.

8) FOR THE GOOD OF THE ORDER -

Nothing offered.

9) ADJOURNMENT - 10:02 PM

_____/s/_____
Sarah Blossom, Vice Chair

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