



Planning Commission Special Meeting April 2, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Birtley called the meeting to order at 6:05 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Birtley, Blossom, Schaab, Garcia and Deines. Excused were Commissioners Preudhomme and Sullivan. City staff present were PCD Director Patty Charnas and Senior Planner - Jennifer Sutton. City Council Liaison - Jo Quitslund was also present.

2) AGENDA APPROVAL / CONFLICTS DISCLOSURE -

MOTION: I move approval of the agenda.
Garcia/Schaab – The motion carried unanimously.

3) PUBLIC COMMENT INSTRUCTIONS -

1. Ms. Patricia Frank – expressed concerns about zoning changes to the Hawley neighborhood
2. Ms. Linda Mallin - concerned about zoning changes in the Hawley neighborhood, would like to know the process for public hearings / public participation for the Comprehensive Plan
3. Ms. Alice Shorett - asked the Planning Commission to explore utilizing a historic overlay zone
4. Ms. Josy Koumans - expressed concerns about zoning changes to the Hawley neighborhood, asked that other neighborhoods be considered too
5. Mr. Hank Wong- voiced concerns about density and traffic along Ferncliff and the Hawley neighborhood, and how the Guiding Principles fit with the proposed changes
6. Mr. Ron Peltier – offered comments on sewage treatment and PFAS products (forever chemicals) and would like long-range planning to include sewage treatment to address PFAS
7. Ms. Melanie Keenan - asked the Planning Commission to consider the following - parks, superfund sites, hazardous waste sites, and carcinogenic hazardous waste, critical areas
8. Mr. Jay Inslee – offered comments on up-zoning & increased density, and the sometimes difficult decisions to be made
9. Mr. Malcolm Gander - asked the Planning Commission to have an island-wide meeting with the public regarding the Comprehensive Plan and Winslow Subarea Plan changes, offered comments on the Growth Management Act, water resources, and economic burden

4) **UNFINISHED BUSINESS -**

Continued Discussion on Winslow Subarea Plan

[Cover Page](#)

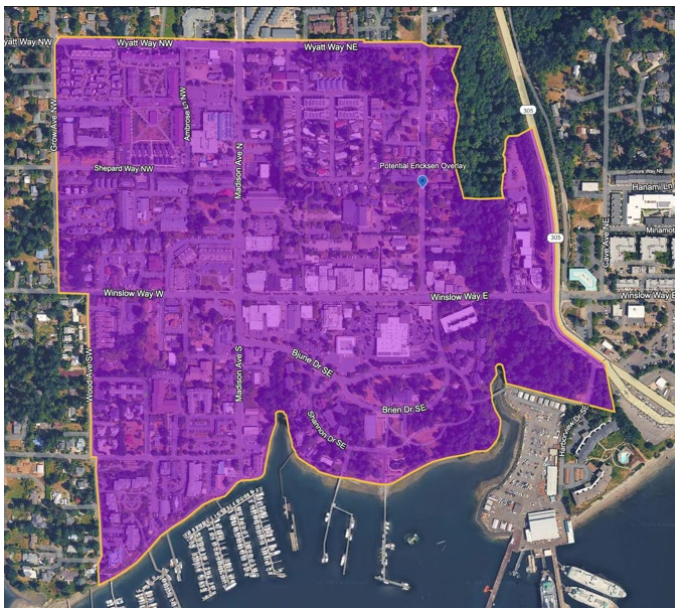
[Winslow Geographies 3 27 PC Slides.pdf](#)

Chair Birtley introduced Senior Planner Jennifer Sutton who presented on the Winslow Subarea Plan zoning and the proposed central core. Commissioner Schaab presented a working 3D layering map, and the Planning Commissioners discussed the zoning boundaries.

Motion:

I move to accept the core district boundary as proposed by staff with the addition of 4 lots on the east side of Erickson, south of Wyatt.

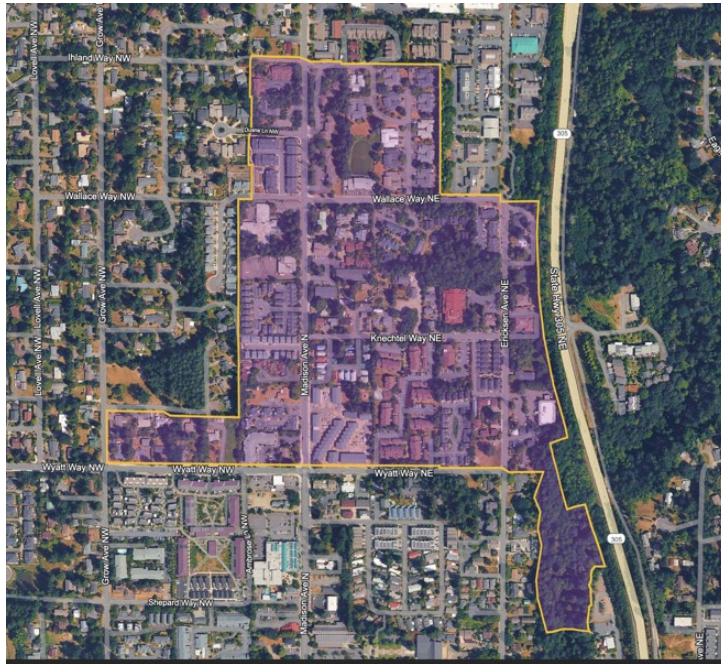
Blossom/Deines – The motion carried unanimously.



Motion:

I move to amend the staff proposed preferred alternative transition zone, dividing it into two zones. One zone would be the Madison Zone, that includes everything west of 305, (shown as part of the transition zone in the staff preferred alternative) plus the few parcels between Gideon Park and Wyatt. The second zone: east of 305 all the way over to Ferncliff, including one parcel thick east of Ferncliff, and everything between the High School Rd District and the Ferry District (excluding Island Terrace – TBD).

Deines/Blossom – The motion carried unanimously.



Motion:

I move to designate the area south of south of Wing Point Way, west of Hawley Cove Park, as east of one parcel from Ferncliff Avenue, and inclusive of the 3 parcels that were left undecided after the ferry terminal conversation, as one zone. Maintain existing Zone 4.3

Schaab/Garcia – The motion carried unanimously.



5) FOR THE GOOD OF THE ORDER -

Motion:

I move to recommend that Bainbridge Island's Groundwater Management Plan (GWMP) be peer reviewed.

Garcia/Schaab: The motion carried unanimously. Commissioner Deines was absent.

Chair Birtley: Bainbridge Island Environmental Conference - Tickets available. Note to Commissioners that positions up for renewal.

Motion #5:

I move to request that the City Council Liaison – Jon Quitslund, take to the City Council a request to extend the terms of Commissioners Deines, Sullivan, and Schaab, through the end of the Comprehensive Plan update process.

Blossom/Garcia – The motion carried unanimously. Commissioner Deines was absent.

Commissioner Garcia noted Roberts Rules re: order of motions and discussion.

6) ADJOURNMENT – 9:29 PM

_____/s/_____
Ariel Birtley, Chair

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