



Planning Commission Regular Meeting April 10, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Chair Ariel Birtley called the meeting to order at 6:02 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Ariel Birtley, Sarah Blossom, Peter Schaab, Criss Garcia and Alex Preudhomme. Excused were Commissioners Ben Deines and Sean Sullivan. City staff present were PCD Director Patty Charnas and Senior Planner Peter Best. City Council Liaison Jon Quitslund was also present.

2) AGENDA APPROVAL / CONFLICTS DISCLOSURE

AGENDA APPROVAL
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MOTION: I motion to approve the agenda as presented.
Garcia/Blossom: The motion carried unanimously.

No conflicts of interest disclosed.

3) PLANNING COMMISSION MEETING MINUTES

3a. Minutes
[Cover Page](#)
[Planning Commission Minutes 20250327-Draft.pdf](#)

3b. Minutes
[Cover Page](#)
[Planning Commission Minutes 20250402 - Draft.pdf](#)

MOTION: I move approval of the Planning Commission meeting minutes from March 27, 2025, and April 2, 2025, with following amendment – to correct the spelling of the Hawley Cove Park in the April 2, 2025, meeting minutes.
Blossom/Schaab: The motion carried unanimously.

4) PUBLIC COMMENT INSTRUCTIONS

4a. Public Comment Instructions -
[Cover Page](#)
[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

I. Mr. Joe McMillan - forwarded detailed email and commented on response from City Attorney - James Haney

2. Ms. Lisa Macchio - made suggestions on overlay districts & to create visions for the Comprehensive Plan, also suggested reading the prior Comprehensive Plan
3. Mr. Ron Peltier - offered observations on up-zoning and the potential for increased property taxes
4. Mr. Charlie Wenzlau - made suggestions on parking, below grade parking, and parking ratios

5) UNFINISHED BUSINESS

5a. Continued Discussion on Winslow Subarea Plan

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[Winslow Subarea Boundaries as of 2025-04-02 Street Anno](#)

[Winslow Subarea Boundaries as of 2025-04-02 Satellite](#)

[Winslow Geographies - Slides for 2025-04-10](#)

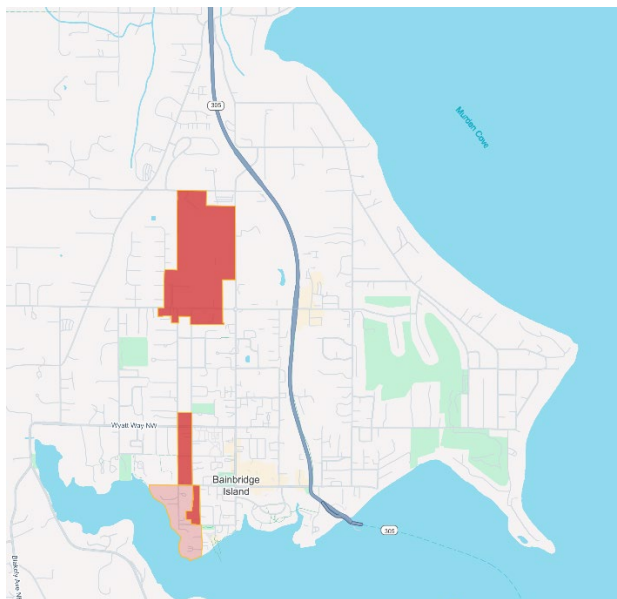
MOTION: I move that:

- the block of R-8 zoned parcels between Winslow Way and Parfitt, that lies west of Wood Ave, be considered a transition zone
- parcels between the Core and south of Winslow Way that are currently zoned R-4.3 and those parcels currently zoned R-4.3 south of Winslow Way, remain R-4.3.

Blossom/Birtley: Motion carried 4 – 0, with Commissioner Preudhomme abstaining.

MOTION: I motion to accept the two TBD transition zones as drawn.

Blossom/Garcia: The motion carried unanimously.



6) NEW BUSINESS

[Discuss Memorandum regarding Comprehensive Plan Process](#)

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[Memorandum to Bainbridge Island Planning Commission regarding Comprehensive Plan Process](#)

[4923-0733-6753.2.pdf](#)

Senior Planner Peter Best made a presentation on weaving an Affordable Housing Overlay Zone into the Comprehensive Plan (will be working to integrate it into the Winslow Subarea Plan).

7) PLANNING DIRECTOR'S REPORT

Director Patty Charnas reminded commissioners whose terms are due to expire in June to turn in applications to renew their Planning Commission role by the deadline of April 25, 2025. Also queried the commissioners for another special meeting date of either April 30 or May 1, 2025.

8) FOR THE GOOD OF THE ORDER

No decision yet from the request to City Council to extend the terms of the three expiring commission positions through the end of the Comprehensive Plan and Winslow Subarea Plan.

9) ADJOURNMENT – 9:05 PM

_____/s/_____
Ariel Birtley, Chair

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