



Planning Commission Regular Meeting April 24, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW -

Chair Ariel Birtley called the meeting to order at 6:04 PM and read the Land Acknowledgement. Present in chambers were Commissioners Ariel Birtley, Sarah Blossom, Ben Deines, Alex Preudhomme and Criss Garcia. Excused were Commissioners Sean Sullivan and Peter Schaab. City staff present were Planning Manager HB Harper and Senior Planner Jennifer Sutton as was City Council Liaison Jon Quitslund was also present.

2) PLANNING COMMISSION MEETING MINUTES -

2.a Minutes

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[Planning Commission Meeting Minutes 20250410- Draft.pdf](#)

MOTION: I move to approve the April 10, 2025, meeting minutes as presented.

Garcia / Blossom: The motion carried unanimously.

3) PUBLIC COMMENT INSTRUCTIONS -

3.a Public Comment Instructions -

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

1. Ms. Kim McCormick - requested to add goals & policies for a civic & cultural overlay to the Winslow area in the Comprehensive Plan

2. Mr. Ron Peltier - offered observations on the time given to Planning Commission for review of the Comprehensive Plan, Winslow Subarea Plan Update & the DEIS

3. Ms. Phedra Elliott - offered comments on Commissioner Blossom's proposed map

4) UNFINISHED BUSINESS -

4.a Review and Recommendation on Proposed Design Review Changes for Compliance with HB 1293

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[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](#)
[Ord 2024-32 Design Review Amendments 4867-9011-5068 v.8.pdf](#)

Chair introduced Planning Manager HB Harper who provided a summary of proposed ordinance 2025-07 and introduced the Chair of the Design Review Board - Todd Thiel. Both were available to answer questions about changes to the Design for Bainbridge manual.

MOTION: I move to recommend the City Council direct the City Manager to amend the resolution for public participation meetings to include submittal requirements.

Blossom / Deines - The motion carried unanimously.

MOTION: I move to recommend approval to the City Council of Ordinance 2025-07 on updated design review procedures and design review standards and Resolution 2025-06 on updated submittal requirements to the City Council.

Deines/Garcia – The motion carried unanimously.

[4.b Continued Discussion on Winslow Subarea Plan](#)
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[Winslow Geographies 4 24 PC Slides.pdf](#)
[Commissioner Blossom Proposal.pdf](#)

Senior Planner Jennifer Sutton provided an updated map showing the changes recommended at the last PC meeting and highlighting the TBD areas. Discussion of the maps and zones followed. Commissioner Blossom explained her proposal. Discussion Only.

5) PLANNING DIRECTOR'S REPORT -

Planning Manager HB Harper shared that next week will be her last with the City of Bainbridge Island.

6) FOR THE GOOD OF THE ORDER -

Commissioners discussed agenda items for the next Planning Commission meeting.

7) ADJOURNMENT - 9:00 PM

_____/s/_____
Ariel Birtley, Chair

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