



Planning Commission Regular Meeting August 14, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Sarah Blossom called the meeting to order at 6:23 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Sarah Blossom, Ariel Birtley and Alex Preudhomme and Criss Garcia. Absent and excused were Commissioners Ben Denies, Sean Sullivan and Peter Schaab. Also present in Chambers were City Council Liaison Jon Quitslund, Mayor Ashley Mathews, PCD Director Patty Charnas, and Senior Planner Jennifer Sutton.

2) AGENDA REVIEW / DISCLOSURE OF CONFLICTS -

No conflicts were disclosed.

MOTION: I move that item 6c. the Senior Center be the first item to discuss under New Business, following the Planning Director's Report.

Garcia/Preudhomme – The motion carried unanimously, 4-0.

MOTION: I move to approve the agenda, as amended.

Garcia/Preudhomme - The motion carried unanimously, 4-0.

3) PLANNING COMMISSION MEETING MINUTES -

3.a Minutes

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[Planning Commission Meeting Minutes 20250724 - Draft.pdf](#)

[Planning Commission Special Meeting Minutes 20250807 - Draft.pdf](#)

MOTION: Move approval of the Planning Commission Regular Meeting minutes from July 24, 2025.

Garcia/Preudhomme - The motion carried unanimously, 4-0.

MOTION: Move to approve the Planning Commission Special Meeting minutes from August 7, 2025.

Garcia/Preudhomme - The motion carried unanimously, 4-0.

4) **PUBLIC COMMENT INSTRUCTIONS -**

4.a Public Comment Instructions -

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

Public comments were received.

5) **PLANNING DIRECTOR'S REPORT -**

Director Charnas spoke to planning/scheduling extended Planning Commission meetings and that it is a priority. Second round of interviews for the Planning Manager position are scheduled for next week.

6) **NEW BUSINESS -**

6.c Review and Recommendation for BI Senior and Community Center SPR Application

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[PLN52863 BISCC Staff Report for Planning Commission.pdf](#)

[Bainbridge Island Senior Community Center \(Redevelopment of Senior Center Property MOU\).pdf](#)

[BISCC SPR Site Plans.pdf](#)

[BISCC SPR Architectural set.pdf](#)

[Landscape and Tree Retention Plan and Arborist Report.pdf](#)

[BISCC SPR-EXTERIOR SITE LIGHTING.pdf](#)

[PLN52863 Development Engineering Memo SPR Bainbridge Island Senior Community Center.pdf](#)

[Certificate of Concurrency - BI Senior & Community Center.pdf](#)

[BI Fire Dept Comments Senior Community Center.pdf](#)

Senior Planner Jennifer Sutton - introduced and provided a brief overview of the project and introduced the Project Manager, Charlie Wenzlau, who provided more detailed information about the project and answered questions.

MOTION: I move to recommend the approval of the Bainbridge Island Senior and Community Center Site Plan and Design Review application, file number PLN52863 SPR, to the Planning Director, including the conditions presented to the Planning Commission.

Garcia/Birtley - The motion carried unanimously, 4-0.

6.a Consider Ordinance No. 2025- 26 Updating Regulations Related to Accessory Dwelling Units

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[Pre Approved ADUs and BIMC_PC 08.14.2025.pdf](#)

[PC Presentation on ADU Ordinance.pdf](#)

[Draft Ordinance_No._2025-26_ADU_Code_UpdatesPLc.pdf](#)

Director Charnas provided background information on the proposed Ordinance 2025-26 and answered questions from the commissioners.

MOTION: Will allow for up to two detached ADUs, provided that each unit.

Birtley – The motion failed due to lack of second.

MOTION: Change the language in BIMC 18.09.030.5.f – Accessory Dwelling Unit, to allow for maximum floor area of 1,200 square feet.

Birtley – The motion failed due to lack of second.

MOTION: I move to ask staff to bring back for the public hearing the draft language proposing 50% setback variance for one-story ADUs.

Garcia/Preudhomme - The motion carried unanimously, 4-0.

MOTION: I move to schedule a public hearing on September 11, 2025, Ordinance No. 2025-26 updating BIMC 18.09.030.1.5 related to accessory dwelling units.

Garcia/Birtley - The motion carried unanimously, 4-0.

[6.b Ordinance No. 2025-21 Development Standards for Affordable Housing Projects](#)

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[Ordinance No. 2025-21 Development Standards for Aff Housing.pdf](#)

[Current Zoning Downtown Winslow.pdf](#)

Senior Planner Jennifer Sutton provided information on proposed Ordinance 2025-21 and answered questions from the commissioners.

MOTION: Move to schedule a public hearing on Ordinance No. 2025-21 for the September 11, 2025, Planning Commission meeting.

Preudhomme/Birtley - The motion failed, 1-3. Commissioner Preudhomme voted in favor of the motion and Commissioners Blossom, Birtley and Garcia voted against it.

7) FOR THE GOOD OF THE ORDER -

Commissioner Birtley commented on the traffic impacts at the south end of the island. She would like to see those types of projects be brought before the Planning Commission in the future.

8) ADJOURNMENT - 9:26 PM

_____/s/_____
Sarah Blossom, Chair

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