CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting
October 2, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair 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, Sean Sullivan, Alex Preudhomme and Peter Schaab. Absent and excused was Commissioner Ariel Birtley. Also present in chambers were Senior Planner Jennifer Sutton, Consultant Joe Tovar, and City Council Liaison Jon Quitslund. Present via Zoom was Mayor Ashley Mathews.

2) AGENDA REVIEW / CONFLICTS DISCLOSURE -

No conflicts of interest were disclosed.

MOTION: I move to add to the agenda a request of Senior Planner Jennifer Sutton to remind us of the appeals process with the Hearing Examiner for a SEPA declaration.
Sullivan / Garcia - The motion carried unanimously, 6 – 0.

MOTION: I move to approve the agenda as amended.
Sullivan / Garcia - The motion carried unanimously, 6 – 0.

3) PUBLIC COMMENT INSTRUCTIONS -

3.a Public Comment Instructions -
Cover Page
Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf

No public comment.

4) UNFINISHED BUSINESS -

4 a Review of SEPA appeal process with the hearing examiner by Senior Planner Jennifer Sutton.

Senior Planner Jennifer Sutton provided a brief and general overview of the SEPA appeals process with the Hearing Examiner and answered questions of the Planning Commission.

4.b Continue discussion on Winslow Subarea Plan Goals and Policies
Cover Page
REAC WSP Policy Feedback.pdf
Existing and Proposed Winslow Related Goals and Policies - PC Reviewed Approved as of 2025-09-25.pdf
WSP Draft Goals only.pdf
Referenced Comprehensive Plan Goals and policies.pdf

Chair Blossom introduced City of Bainbridge Island's Equity & Inclusion Manager - Anshu Wahi, and Caitlin Lombardi of the Race Equity Advisory Committee, who provided recommendations on Goals and Policies for the Winslow Subarea Plan.

4.c Continued Discussion on Updates to the Winslow Subarea Plan
Cover Page
September_19__2025_Tovar_Memo_to_Planning_Commission.pdf
Incentives-Subcommittee-Garcia-Presentation-Draft-2025.09.26.pdf
PC STANDARDS SUBCOMMITTEE FERNCLIFF ZONE.pdf

Vice Chair Garcia provided a report from the Incentives subcommittee. Information Only.

Commissioner Sullivan left the meeting at 8:04 PM and Commissioner Deines left the meeting at 9:11 PM.

5) FOR THE GOOD OF THE ORDER -

MOTION: I move that the acting Planning Director requests that the Groundwater Management consultant attend a Planning Commission meeting following the City Council meeting and be available for questions/answers of the Planning Commissioners.
Blossom / Preudhomme - The motion carried unanimously, 4 – 0. Commissioners Deines and Sullivan were absent.

Chair Blossom cancelled next week's Planning Commission meeting to give the subcommittees time to prepare their findings. She advised the commissioners to attend the City Council meeting for the Groundwater Management Plan report and presentation. Councilmember Quitslund offered some information re: water and sewer planning.

Commissioner Preudhomme offered thoughts on Emergency Housing Home Program, Urban Wealth Funds (Housing Investment Fund), Capital Fund, Housing Trust, Fund Financing/Community Investment Fund - concepts worth further study.

6) ADJOURNMENT - 9:37 PM

_____/s/_____
Sarah Blossom, Chair

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