



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, OCTOBER 23, 2025**

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WASHINGTON

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/81285913438](https://bainbridgewa.zoom.us/j/81285913438)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 812 8591 3438

AGENDA

1. CALL TO ORDER/LAND ACKNOWLEDGMENT - 6:00 PM

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. AGENDA REVIEW / DISCLOSURE OF CONFLICTS - 6:05 PM

3. PLANNING COMMISSION MEETING MINUTES - 6:10 PM

Review and approve meeting minutes.

3.a Minutes 5 Minutes

[Planning Commission Minutes 20250925.pdf](#)

3.b Minutes

[Planning Commission Minutes 20251002.pdf](#)

4. PUBLIC COMMENT INSTRUCTIONS - 6:15 PM

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. Members of the public who wish to provide public comment in-person at a Planning Commission meeting should sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet, and speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed. Orderly behavior and civility in remarks is expected with no clapping or booing, and no yielding of one person's time to another person.

Guidelines for public comment are provided. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

4.a Public Comment Instructions - 6:15 PM 10 Minutes

[Instructions_for_Providing_Public_Comment_for_all_PC_agendas_20250103.pdf](#)

5. PLANNING DIRECTOR'S REPORT - 6:25 PM

6. UNFINISHED BUSINESS - 6:30 PM

6.a Continued Discussion on Updates to the Winslow Subarea Plan 3 Hours

[September_19_2025_Tovar_Memo_to_Planning_Commission.pdf](#)

[251017_PC_Meeting_Packet_Oct_24_Meeting.pdf](#)

[REAC_WSP_LU_Policy_6_Recommendation_10.9.25.pdf](#)

7. FOR THE GOOD OF THE ORDER - 9:30 PM

8. ADJOURNMENT - 9:35 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assist listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development

Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceeding the meeting.

Public Comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 208 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: October 23, 2025

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the September 25, 2025, meeting minutes, as presented.

ATTACHMENTS:

[Planning Commission Minutes 20250925.pdf](#)



Planning Commission Regular Meeting September 25, 2025

Meeting Minutes

1) [CALL TO ORDER/LAND ACKNOWLEDGMENT -](#)

Chair Sarah Blossom called the meeting to order at 6:03 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme, Peter Schaab, and Ben Deines. Commissioner Ariel Birtley arrived at 6:17 PM. Absent and excused was Commissioner Sean Sullivan. Also present were PCD Director Patty Charnas, Senior Planner Jennifer Sutton, Consultant Joe Tovar and City Council Liaison Jon Quitslund.

2) [AGENDA REVIEW / DISCLOSURE OF CONFLICTS -](#)

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

Schaab / Garcia – The motion carried unanimously, 5-0. Commissioner Ariel Birtley was absent.

3) [PLANNING COMMISSION MEETING MINUTES -](#)

[3.a Minutes](#)

[Cover Page](#)

[Planning Commission Minutes 20250828 - Draft.pdf](#)

[3.b Minutes](#)

[Cover Page](#)

[Planning Commission Minutes 20250903 - Draft.pdf](#)

[3.c Minutes](#)

[Cover Page](#)

[Planning Commission Minutes 20250904-Draft.pdf](#)

[3.d Minutes](#)

[Cover Page](#)

[Planning Commission Minutes 20250911 -Draft.pdf](#)

MOTION: I move to approve meeting minutes from the August 28th, September 3rd, September 4th, and September 11th, 2025, Planning Commission meetings, as presented.

Schaab / Garcia – The motion carried unanimously, 5-0. Commissioner Ariel Birtley was absent.

4) **PUBLIC COMMENT INSTRUCTIONS -**

4.a Public Comment Instructions -

[Cover Page](#)

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

Public Comment received.

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

Information Only. Director Patty Charnas extended her thanks to the Planning Commissioners for their dedication, professionalism, and accomplishments at the last Planning Commission meeting. She provided an update for the upcoming month and reported on a Department of Commerce webinar and how the Planning & Community Department is responding to this information in regard to religious owned properties, capital facilities element, and municipal waste water plants.

6) **UNFINISHED BUSINESS -**

6.a Continued Discussion on Updates to the Winslow Subarea Plan

[Cover Page](#)

[September 19, 2025 Tovar Memo to Planning Commission.pdf](#)

6a. Consultant Joe Tovar provided a brief overview of the subcommittees work. Vice Chair Criss Garcia provided a brief presentation of what the Incentives Subcommittee is working on with a more detailed presentation to follow at the Oct 2nd, 2025, Planning Commission meeting. Discussion followed.

6.b Continue discussion on Winslow Subarea Plan Goals and Policies

[Cover Page](#)

[Existing_and_Proposed_Winslow_Related_Goals_and_Policies_-_PC_Reviewed_Aproved_as_of_2025-09-04.pdf](#)

Senior Planner Jennifer Sutton provided an update on Goals and Policies from the Race Equity Advisory Committee and the Equity & Inclusion Manager, and they will be at the next Planning Commission meeting to present their recommendations to the Planning Commission.

MOTION: I move to adopt WSP Goal SU3, as shown with the red struck out and the green added, but to move this to a comprehensive plan level as opposed to the Winslow sub-area plan.

Deines / Garcia: The motion carried unanimously, 6-0.

MOTION: I move to request language on Goal SU3, specific to Winslow, to be visited by the Climate Change Advisory Committee.

Preudhomme / Birtley: The motion carried unanimously, 6-0.

MOTION: I move to approve Goal WMP 3.I and the associated policies, as presented.

Birtley / Preudhomme: The motion carried unanimously, 6-0.

MOTION: I move to adopt Goal WMP X as presented.

Deines / Schaab - The motion carried unanimously, 6-0.

MOTION: I move that we accept the Open Space Goal WMP 4-1 and it's policies: .1, .2, .3, and .4, as amended.

Garcia / Preudhomme - The motion carried unanimously, 6-0.

MOTION: I move that WMP 4-1.1 and 4-1.2 be moved to the Comprehensive Plan and that in the future the Planning Commission consider additional policies under Open Space Goal 4 that are specific to the WSP such as Tot Lots.

Deines / Birtley - The motion carried unanimously, 6-0.

MOTION: I move that Policy WMP 4-2.2 be rewritten as a goal in present tense, active voice and striking the last sentence.

Garcia / Schaab - The motion carried unanimously, 6-0.

MOTION: I move that Goal WMP 4-2, Policy WMP 4-2.1 and Policy WMP 4-2.3, move to the parking lot.

Birtley / Schaab - The motion carried unanimously, 6-0.

MOTION: I move that Policy WMP 4-1.3 be elevated to Goal.

Garcia / Schaab - The motion carried unanimously, 6-0.

MOTION: I move that the Market Square Policy WMP 4-1.4 also be moved to the Goal level.

Deines / Garica - The motion carried unanimously, 6-0.

MOTION: I move that the Ravine, Market Square, and Waterfront Goals have subsequent policies reflected in the existing language.

Preudhomme / Deines - The motion carried unanimously, 6-0.

MOTION: As part of rewriting this: I move to include the term boardwalk, to be explicit about the full extent of the waterfront trail.

Deines / Birtley - The motion carried unanimously, 6-0.

7) FOR THE GOOD OF THE ORDER -

Discussion regarding language changes made to the motion on Ordinance 2025-21 that was not the approved text made by the Planning Commission.

8) ADJOURNMENT - 9:17 PM



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: October 23, 2025

ESTIMATED TIME:

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the October 2, 2025, meeting minutes, as presented.

ATTACHMENTS:

[Planning Commission Minutes 20251002.pdf](#)



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



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: October 23, 2025

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Public Comment Instructions - 6:15 PM

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Discussion Only

ATTACHMENTS:

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



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. For members of the public who wish to provide public comment in-person, at a Planning Commission meeting:

1. Sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet
2. Speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed, and there is no yielding of one person's time to another person.
3. Orderly behavior and civility in remarks is expected with no clapping or booing, Guidelines for public comment are provided.
4. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name on Zoom.
5. Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

Instructions for Providing Public Comment Remotely

1. Contact the Planning & Community Development Department at pcd@bainbridgewa.gov no later than Noon on the day of the meeting. State which meeting you would like to make a public comment and provide your true name.

IMPORTANT: No remote public comment will be accepted without first registering at the email address above.

2. Join the Zoom webinar by following the link posted on the agenda and on the City's website calendar. Sign into Zoom. You will need to enter and display your true name on Zoom.
3. The Chair will indicate when it is time for you to make a public comment.

Excerpts from the Governance Manual regarding public comment (although “City Council” is mentioned below, this information applies equally to Planning Commission):

5.6 Respect and Decorum

It is the duty of the Presiding Officer and Councilmembers to maintain dignity and respect for their offices, City staff, and the public. While the Council is in session, the Councilmembers shall preserve civility, order and decorum. No member of the public shall, by conversation or otherwise, delay, disrupt, or interrupt the proceedings of the Council, nor engage in any of the prohibited behavior described below. Councilmembers and the public shall obey the proper orders of the Presiding Officer of the meeting.

5.6.1 Orderly Behavior and Civility in Remarks

Any person disrupting the business of the Council, either while addressing the Council or attending the proceedings, shall be asked to leave, or be removed from the meeting. Continued disruptions may result in a point of order by the Presiding Officer or a Councilmember pursuant to the Council’s parliamentary rules, or a recess, forced removal, or adjournment as described elsewhere in this manual. Disruptive behavior includes, but is not limited to, the following:

- (a) Speaking without being recognized by the Presiding Officer.
- (b) Continuing to speak after the allotted time has expired.
- (c) Speaking on an item at a time not designated for discussion by the public of that item, such as speaking on a quasi-judicial item at a time other than during a public hearing or closed record proceeding on the matter.
- (d) Throwing objects.
- (e) Speaking on an issue that is not a public topic, in violation of Section 9.12.2.
- (f) Speaking in favor of or in opposition to a ballot proposition or a candidate for public office, provided, that public comment is allowed when the City Council is considering taking a collective position in favor of or in opposition to a ballot proposition as authorized in RCW 42.17A.555.
- (g) Impersonating a City Councilmember or a member of the City staff.
- (h) Shouting or otherwise engaging in loud or boisterous behavior.
- (i) Continuing to make repetitive remarks after being requested not to do so by the Presiding Officer or a majority of the City Council.
- (j) Attempting to engage the audience rather than the Council, e.g., asking audience members to stand, clap, boo or otherwise express collective support or opposition to any matter.

- (k) Booing, hissing, or otherwise disrupting the comments of another speaker.
- (l) Using racial slurs or other slurs directed at the color, creed, religion, ancestry, gender, sexual orientation, gender expression or identity, national origin, citizenship or immigration status, or mental, physical, or sensory disability of any individual or group, under circumstances where such words constitute “fighting words” under constitutional law.
- (m) Refusing to modify conduct after being advised by the Presiding Officer that the conduct is disrupting the meeting or disobeying any other lawful order of the Presiding Officer or a majority of the City Council.

5.6.2 Permission Required to Address the Council

Persons other than Councilmembers and Administration shall be permitted to address the Council only upon recognition and introduction by the Presiding Officer of the meeting.

.....

9.12.2 Subjects – Whether or Not on the Current Agenda

Public comments received during the public comment period may be on any public topic, whether or not on the agenda, but a comment on the subject that is covered by a public hearing at that meeting must be made during the period of the public hearing. All public comment shall be made consistent with Section 5.6.

9.12.3 Use of Microphones

Comments shall be made directly into the microphone, as it is necessary for the public record and for the audience to hear all proceedings. No comments shall be made from any other location.



Planning Commission Regular Meeting Agenda Bill

MEETING DATE: October 23, 2025

ESTIMATED TIME: 3 Hours

AGENDA ITEM: Continued Discussion on Updates to the Winslow Subarea Plan

AGENDA CATEGORY: Review and Recommendation

PROPOSED BY: Planning & Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

January 9, 13, 30; February 13, 27; March 5, 13, 27; April 2, 10, 24; May 1, 8, and 22; June 5, 12, 26; July 10, 24; August 7 and 28, 2025, September 3, 4 and 25, and October 2, 2025

PREVIOUS COUNCIL REVIEW DATE(S):

Monthly updates to City Council, including September 16, 2025.

RECOMMENDED MOTION:

Receive presentation from the Planning Commission *Standards* subcommittee for discussion, and for possible motions.

SUMMARY:

During the September 3rd Special Meeting, the Planning Commission approved the following motions establishing subcommittees to work on specific topics in between Planning Commission meetings, and bring back

I move to establish a Winslow District Standards Subcommittee that will refine into a final recommendation boundaries, max FAR, max height, desired housing types, and other applicable standards for the core district first, with subsequent work addressing other districts within the Winslow subarea. Commissioners Deines, Schaab, and Preudhomme volunteered for this subcommittee.

I move to establish a subcommittee that will evaluate affordable housing incentives across Winslow, considering increases to height, FAR, TDR as it relates to AMI and percent of affordable housing, and including other tools as the community committee feels are related or relevant. Commission Chair Blossom, Vice Chair Garcia, and Commissioner Birtley

volunteered for this subcommittee.

The subcommittees have been meeting, and on October 2, the *Incentives* subcommittee presented their work to the full Planning Commission and the *Standards* subcommittee provided brief remarks about their work to date, and will present its work on October 23, 2025 for discussion, and for possible motions.

The City Race Equity Advisory Committee (REAC) met on October 9 and discussed October 2, 2025 Planning Commission feedback on draft Winslow Subarea Plan goal and policy. Resultant REAC policy suggestions are included in this agenda packet, and will be integrated into the larger Winslow Subarea Plan goals/policies document for future Planning Commission final review and recommendation.

BACKGROUND: The Planning Commission is reviewing and making recommendations on a preferred land use alternative for the Winslow Subarea Plan. A working outer boundary for the Winslow Subarea was recommended by the Planning Commission at their February 27, 2025, meeting. Throughout March, April, May, June, and September 4, 2025 the Planning Commission has been discussing zoning district boundaries, working from more-dense to less-dense, in addition to discussing a variety of related land use issues.

At their June 5, 2025, Special Meeting, the Planning Commission continued its discussion of downtown Winslow geographies and development standards with a focus on the boundaries of the Central Core zone and the areas to the north and west of the Central Core zone, currently identified as the "Madison" zone. The Planning Commission then discussed properties/areas previously noted as TBD, and approved motions regarding the zoning for those TBD areas.

Additional information about the Winslow Subarea Plan can be found on the project website:
<https://cityofbainbridgeisland.civilspace.io/en/projects/winslow-subarea-plan-update>

Some sections of an updated Winslow Subarea Plan have been drafted and can be found on the project website under "Supporting Documents".

ATTACHMENTS:

[September_19__2025_Tovar_Memo_to_Planning_Commission.pdf](#)
[251017_PC Meeting Packet_Oct 24 Meeting.pdf](#)
[REAC WSP LU Policy 6 Recommendation 10.9.25.pdf](#)



MEMORANDUM

DATE: September 19, 2025
TO: Bainbridge Island Planning Commission
FROM: Joseph W. Tovar, FAICP
SUBJ: Winslow Subarea Plan items on the September 25 and October 2 Agendas

At its September 4, 2025, meeting, the Planning Commission passed motions to form two Winslow Subarea Plan Subcommittees to draft alternatives and potential recommendations for Incentives and Development Standards. These motions, and adopted Protocols and Expectations for the Subcommittees, are set forth in Attachments 1 and 2 to this Memo.

Both Subcommittees have met to conduct preliminary work and will present their initial findings to the full Planning Commission in the coming weeks. The Incentives Subcommittee will share their preliminary findings at the September 25 meeting, while the Standards Subcommittee will do the same at the October 2 meeting. At each Planning Commission meeting, the Subcommittee members will present their preliminary findings, alternatives being considered and any potential recommendations, after which they will engage a dialogue with the full Planning Commission. This will be an opportunity for the Commissioners to ask questions, discuss the potential merits of alternatives, determine if there are points of agreement and/or if further research and work is appropriate before reaching conclusions.

The Incentives Subcommittee presentation and dialogue with the full Commission is the priority for the September 25 meeting. It is not known at this time whether the Incentives Subcommittee work will require the full agenda, and/or if it will need to be continued to October 2. Depending on that determination, there may be time remaining on the September 25 Agenda, in which case we propose to turn to a continued review and decisions regarding the remaining WSP Goals and Policies.

Attachments

Attachment 1 - Motions regarding the Winslow Districts Standards Subcommittee

- 1** I move to establish a Winslow District Standards Subcommittee that will refine into a final recommendation boundaries, max FAR, max height, desired housing types, and other applicable standards for the core district first, with subsequent work addressing other districts within the Winslow subarea.
- 2** I move that the Commission recommend the base height in the core area be as existing code of 3 stories. Provided that an additional story should be permitted for inclusion of either affordable housing or tuck under parking, and further provided that the inclusion of both affordable housing and tuck under parking would allow up to an additional two stories, and that this issue is referred to a subcommittee to prepare a more detailed proposal based upon research of what other cities have done. To create incentives, and with input from the development community.
- 3** I move to direct the Winslow District Standard Subcommittee to define overlay districts along Winslow Way, Madison Avenue, and Erickson Avenue.
- 4** I move that the Winslow District Standards Subcommittee provide three alternatives to the existing Ferncliff District, [as shown on the screen]

Motions regarding the Winslow Districts Incentives Subcommittee

- 1** I move to establish a subcommittee that will evaluate affordable housing incentives across Winslow, considering increases to height, FAR, TDR as it relates to AMI and percent of affordable housing, and including other tools as the community committee feels are related or relevant.
- 2** And I'll make a motion to... for the Incentive Subcommittee to recommend criteria for the public benefit incentives in the Madison Zone.

Attachment 2 - Protocols and Expectations for Planning Commission Subcommittees

1. The Winslow Standards Subcommittee shall consist of Commissioners Deines, Schaab, and Pruedhomme.
2. The Winslow Districts Incentives Subcommittee shall consist of Commissioners Birtley, Blossom, and Garcia.
3. The scope of each subcommittee shall be as set forth in the Motions passed at the Sep. 3 Planning Commission meeting.
4. Subcommittee recommendations shall be technical rather than policy in nature.
5. Subcommittee meetings are not public, may be virtual or in person, but any emails or documents created shall be of record.
6. Each Subcommittee shall designate a Chair who will coordinate with the City's Winslow Planning Consultant Tovar and shall include him in all meetings.
7. Each Subcommittee will adopt a schedule to provide summaries, findings and recommendations to the full Planning Commission.
8. The City's consultant and City staff will provide each committee with administrative, logistical, and research support.

Overview of Work

PC Subcommittee on Design Standards

*Four main areas of study:

1. Zoning Districts

1a. Core

- Winslow overlay
- Civic and Cultural overlay

1b. Madison Zone

- Madison and Erickson overlay

1c. Ferncliff Zone

- Study options

1d. Ferry and High School Zones

1e. Moderate and low intensity zones

2. Middle housing types

3. Parking

4. Other key policies

- Large lot standards
- Height measurement definition
- pocket neighborhoods and 'mews'

*Subcommittee is working on a list of 'Phase 2' items (i.e. open space requirements) and may include some of the list above.



Today's Agenda:

1. Review Winslow Way Overlay

- 1a. Should it become a district instead of an overlay?

1b. Review boundary

1c. Review Stepback Diagrams

2. Review Ferncliff District

- Compare 3 options for moving forward

3. Review building Types diagram

- Adjust allowed building types by zone.

Agenda Items for Future Meeting(s):

1. Review remaining 'red' spots on zoning map
2. Review each zone in greater detail (including FAR/lot coverage, building heights and incentives, setbacks, etc.)
3. Review middle housing code
4. Review parking requirements

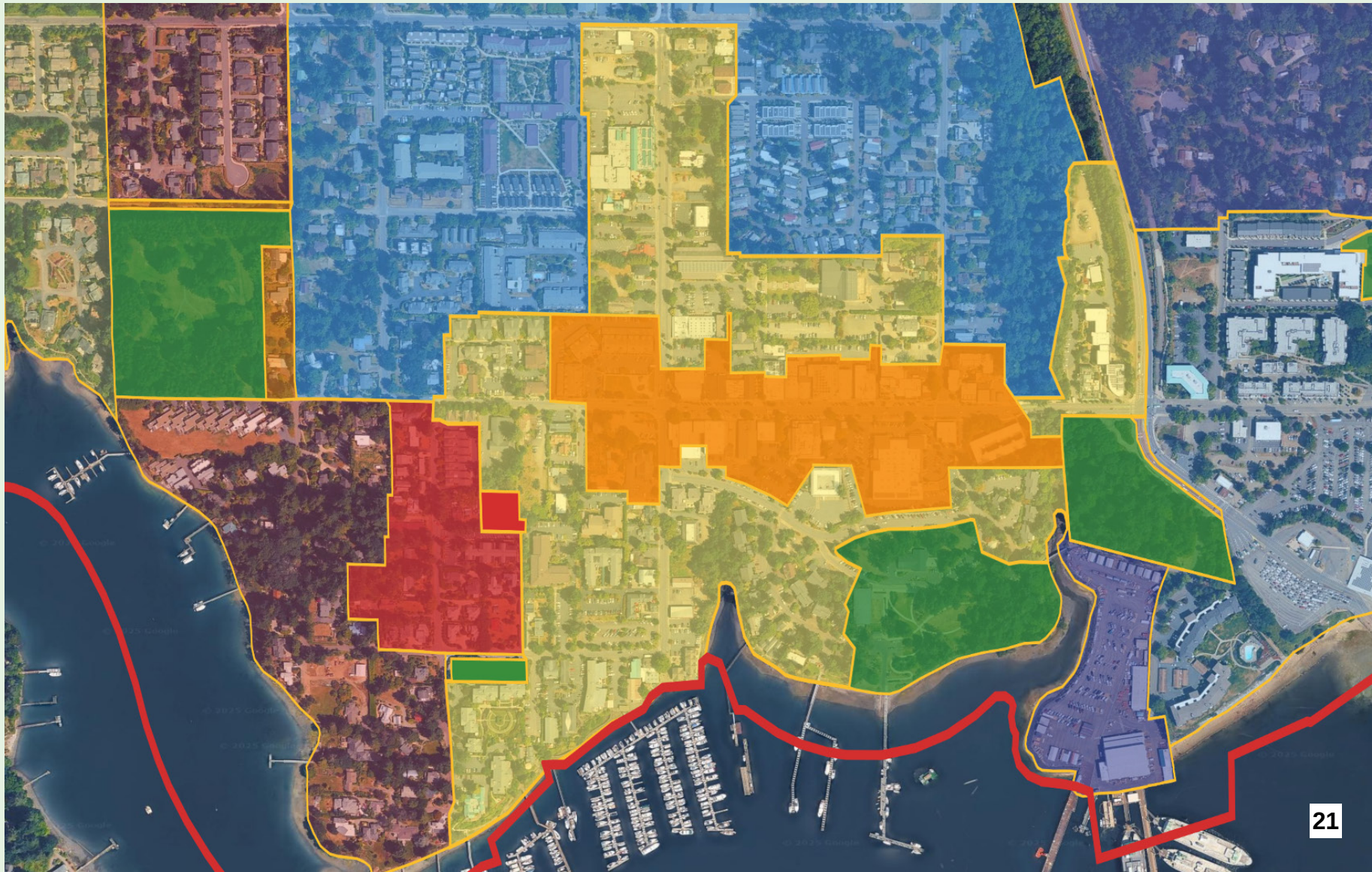
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1a. Should it become a district instead of an overlay?

1b. Review boundary

1c Review Stepback Diagrams



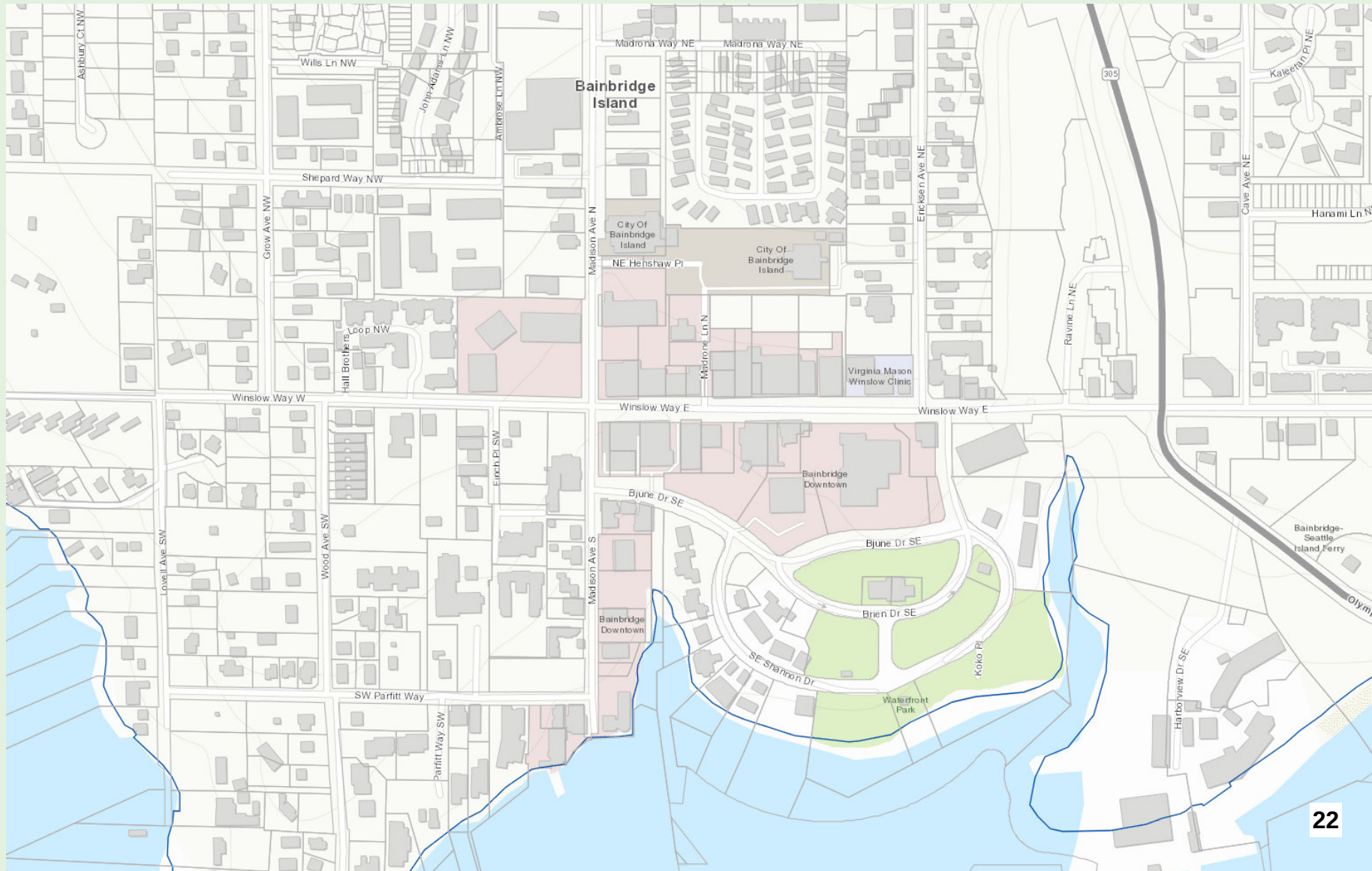
Today's Agenda:

1. Review Winslow Way Overlay

1a. Should it become a district instead of an overlay?

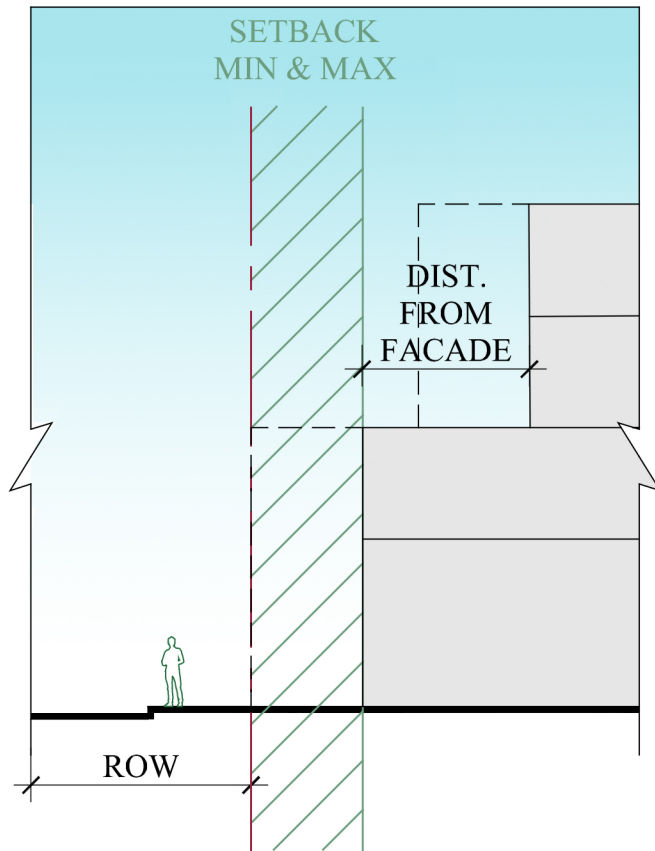
1b. Review boundary

1c Review Stepback Diagrams

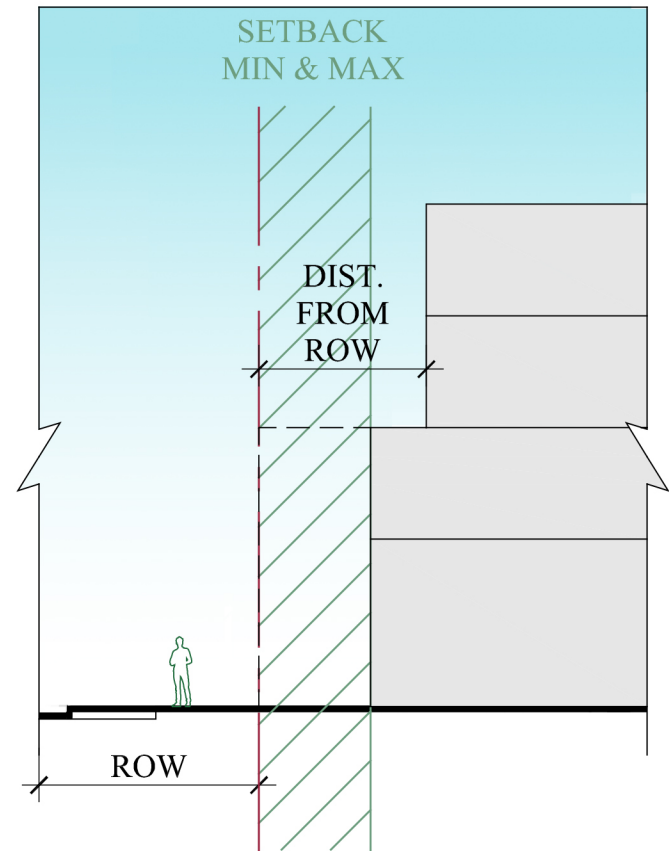


Measuring the Stepback

WINSLOW WAY STEPBACK DIAGRAM



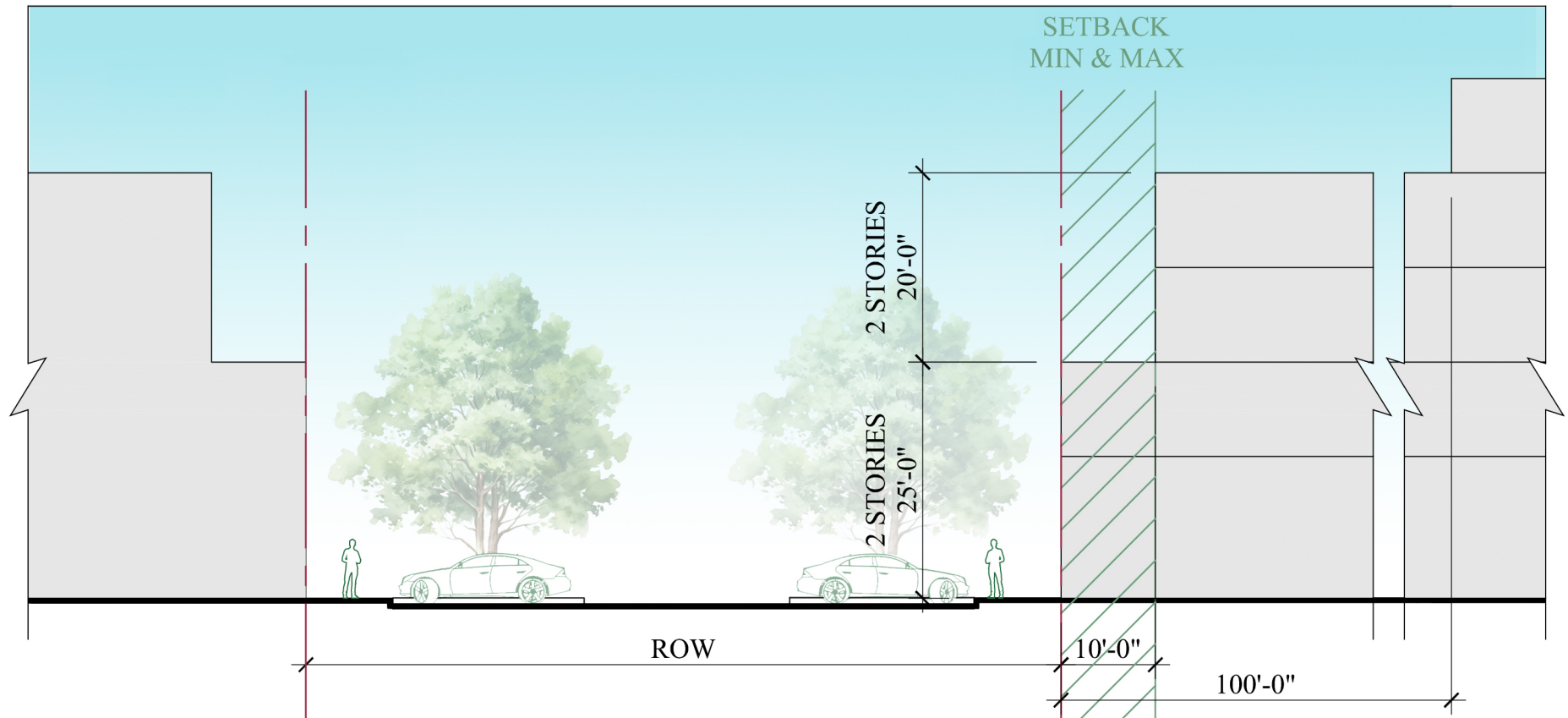
1. Measuring Stepback from Building Facade



2. Measuring Stepback from R.O.W.

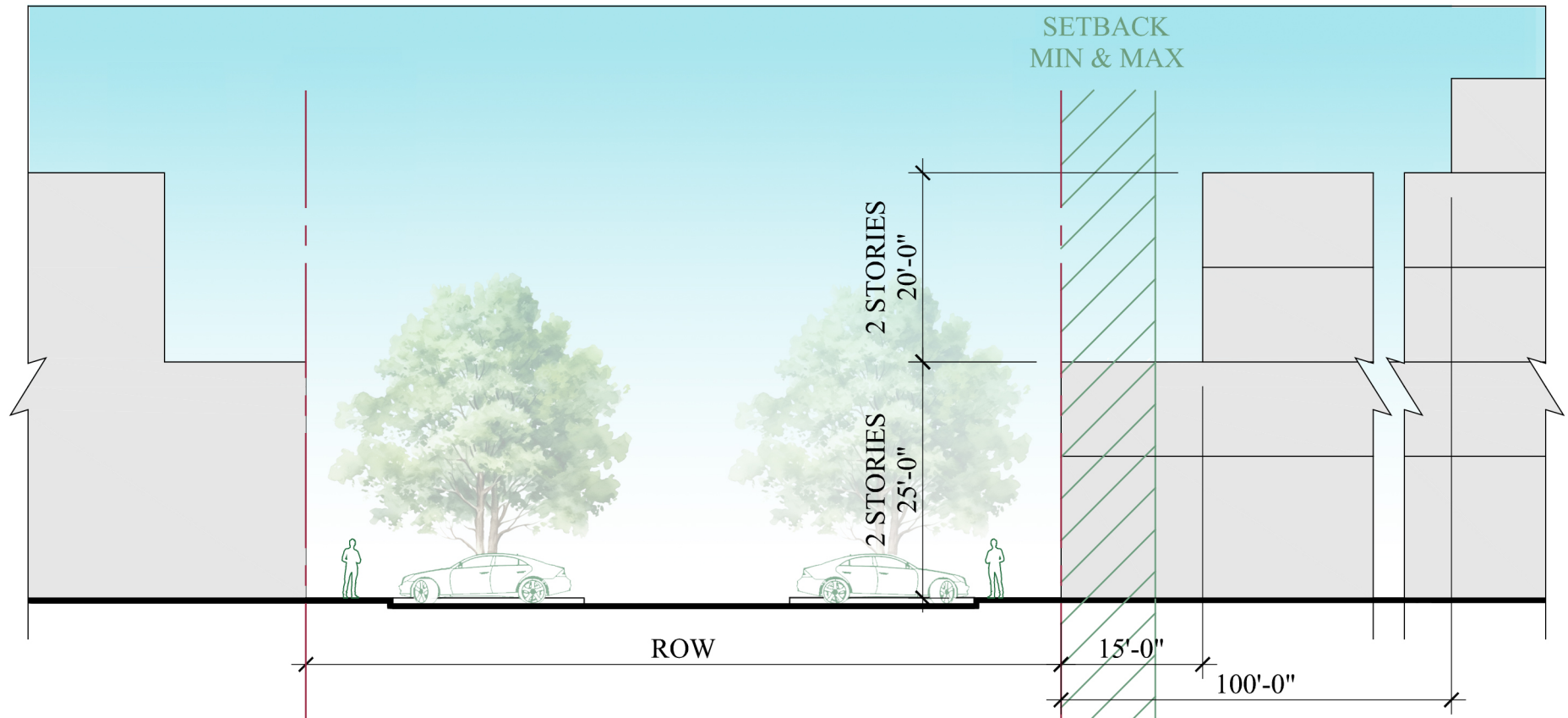
OPTION 1: 10ft Stepback

WINSLOW WAY STEPBACK DIAGRAM



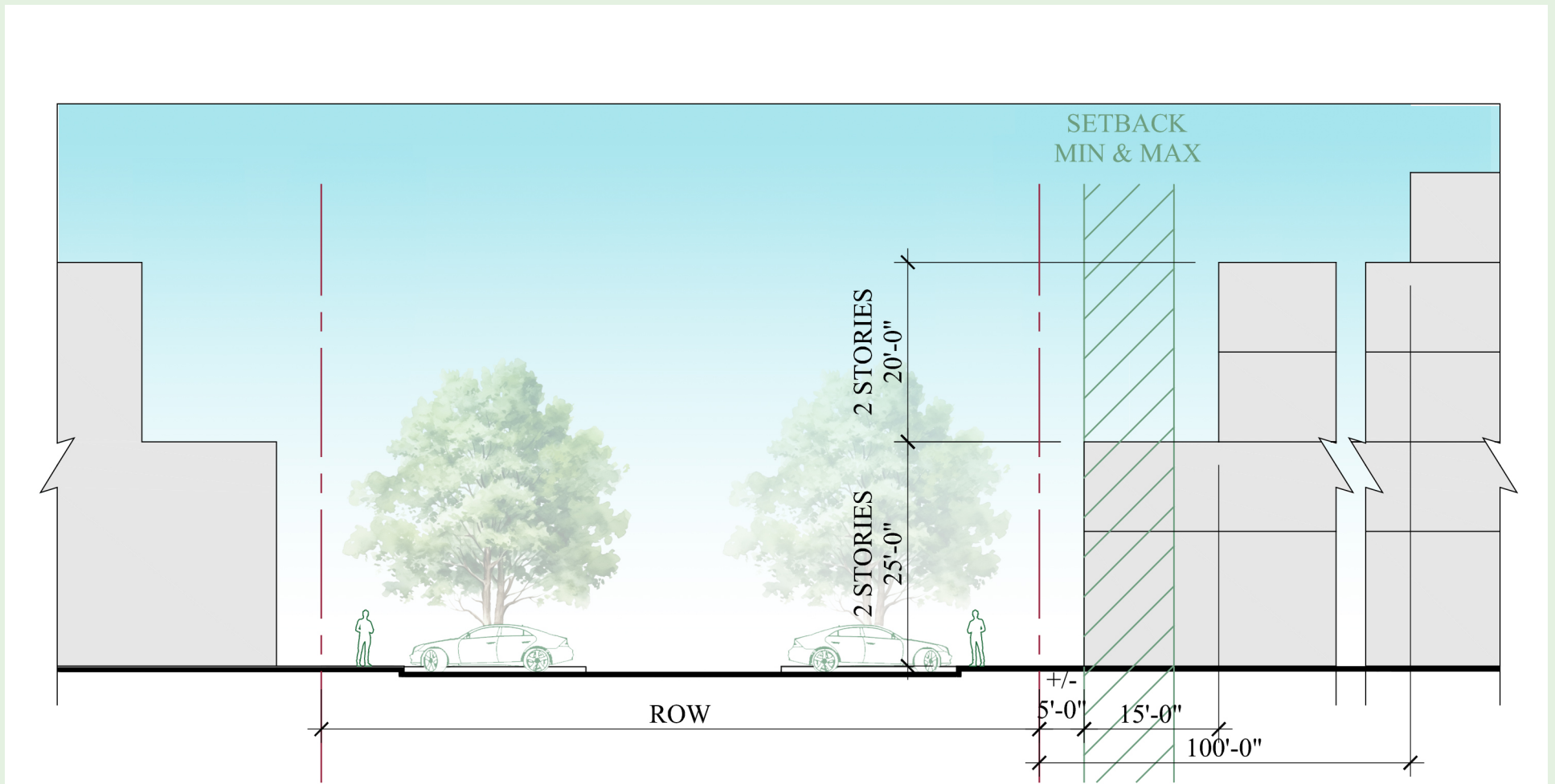
OPTION 2: 15ft Stepback

WINSLOW WAY STEPBACK DIAGRAM



OPTION 3: 15ft Stepback + 5ft Setback

WINSLOW WAY STEPBACK DIAGRAM

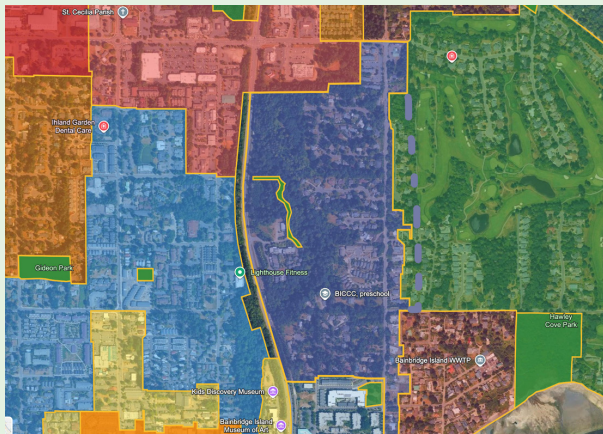


Today's Agenda:

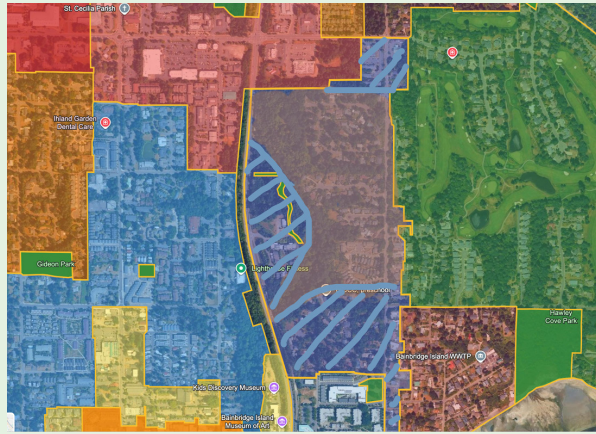
2. Review Ferncliff District

-Compare 3 options for moving forward

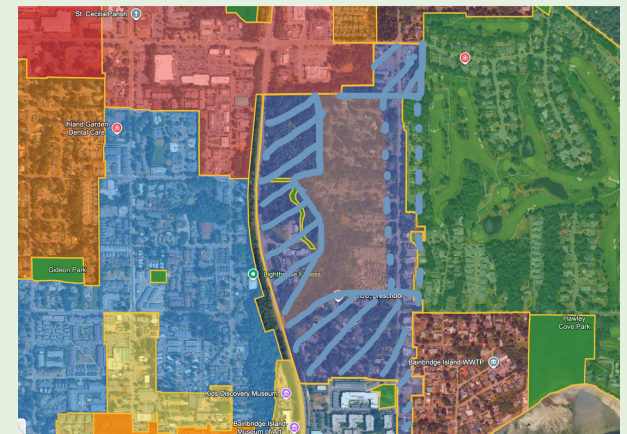
OPTION 1



OPTION 2A



OPTION 2B

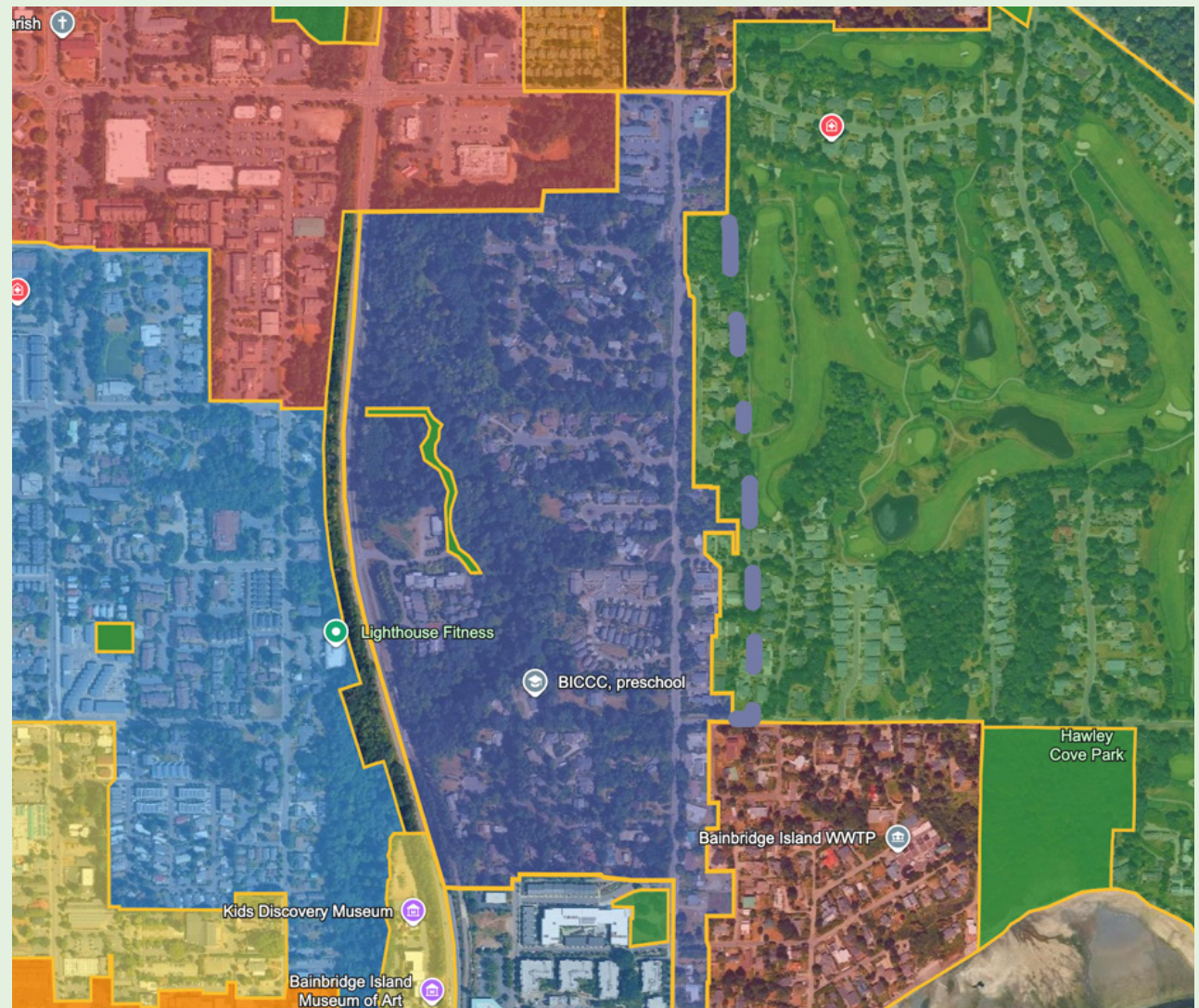


OPTION 1: New Ferncliff Zone

Review of Options for Ferncliff District

Allowed Building Types Overview

	Ferncliff Zone (TBD)
Block-Scale (Regulated by Building Envelope only)	
Mid-Rise Building	X
Mid-Rise Building (Mixed Use)	X
Block-Scale (Regulated by Building Form)	
Multiplex: Large (9-18 Units)	X
Courtyard Building	X
Townhouses (1-3 Units, includes Triplex Stacked)	P
House-Scale (Regulated by Building Form)	
Multiplex: Small (5-8 Units)	X
Fourplex	P
Cottage Court	P
Duplex	P
Single-Family Home	P
ADU	P

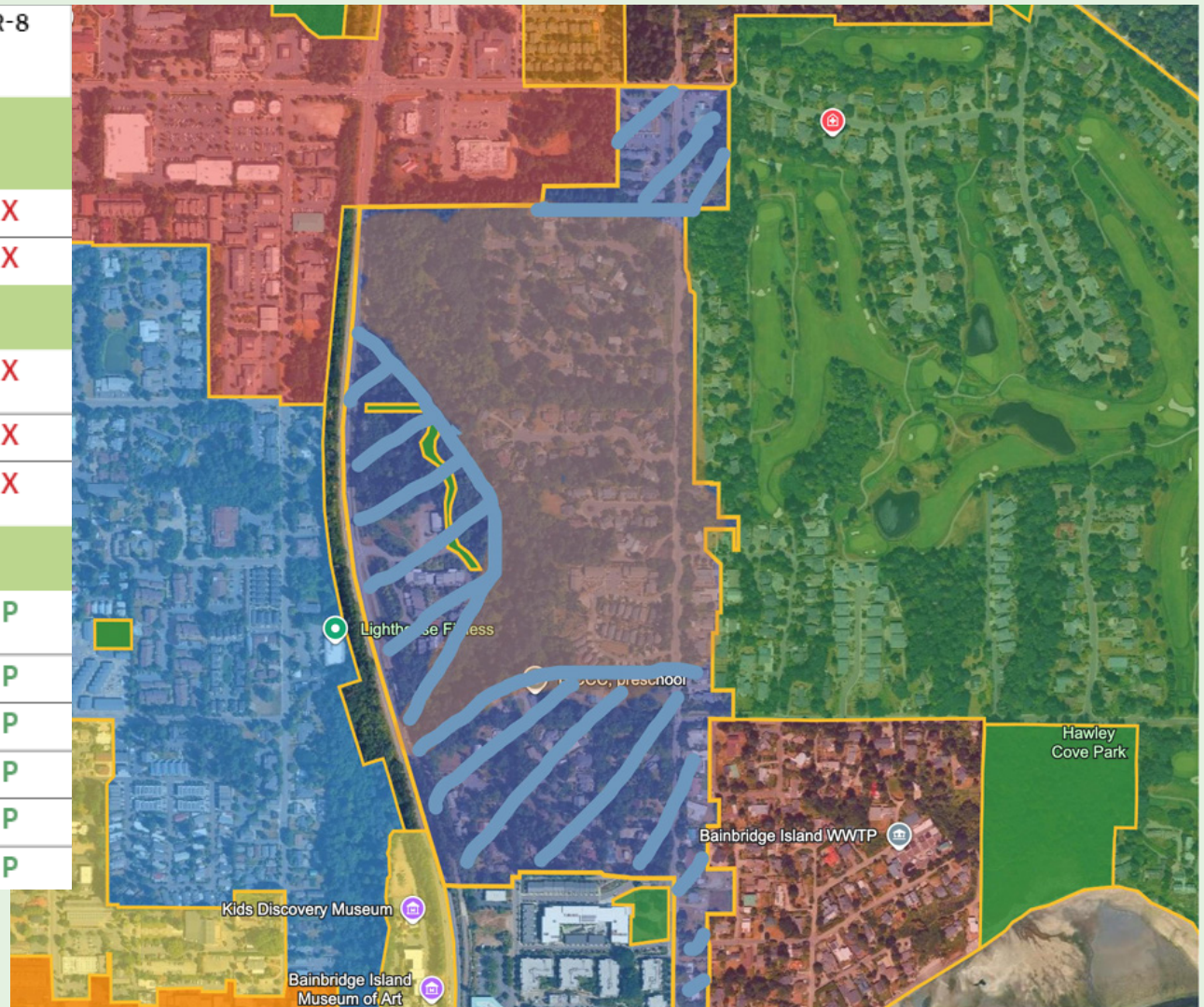


OPTION 2A: Connection + R Zone

Review of Options for Ferncliff District

Allowed Building Types Overview

	Connection District (Madison)	R-8
Block-Scale (Regulated by Building Envelope only)		
Mid-Rise Building	X	X
Mid-Rise Building (Mixed Use)	X	X
Block-Scale (Regulated by Building Form)		
Multiplex: Large (9-18 Units)	P	X
Courtyard Building	P	X
Townhouses (1-3 Units, includes Triplex Stacked)	P	X
House-Scale (Regulated by Building Form)		
Multiplex: Small (5-8 Units)	P	P
Fourplex	P	P
Cottage Court	P	P
Duplex	C	P
Single-Family Home	C	P
ADU	C	P

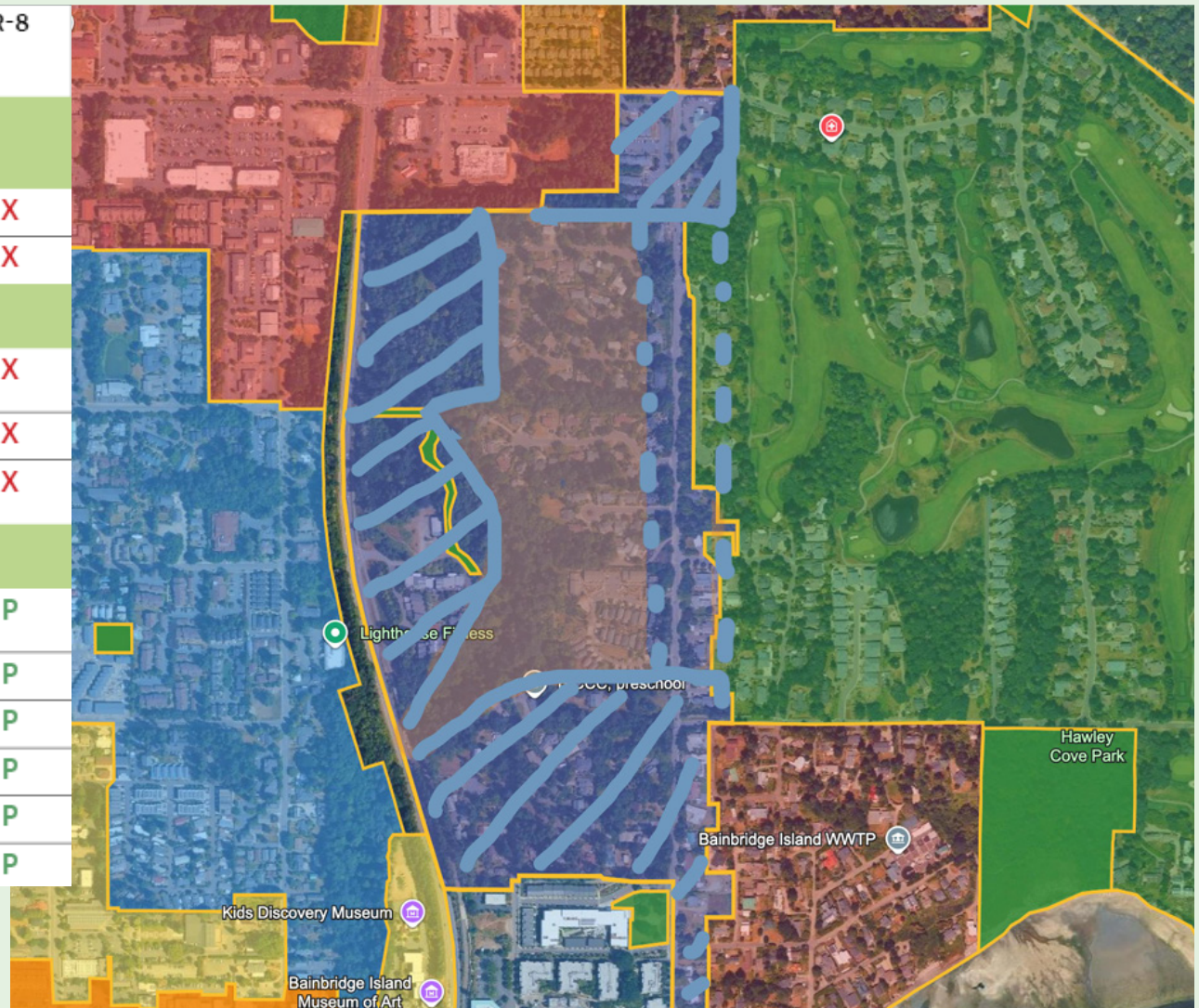


OPTION 2B: Connection + R Zone

Review of Options for Ferncliff District

Allowed Building Types Overview

	Connection District (Madison)	R-8
Block-Scale (Regulated by Building Envelope only)		
Mid-Rise Building	X	X
Mid-Rise Building (Mixed Use)	X	X
Block-Scale (Regulated by Building Form)		
Multiplex: Large (9-18 Units)	P	X
Courtyard Building	P	X
Townhouses (1-3 Units, includes Triplex Stacked)	P	X
House-Scale (Regulated by Building Form)		
Multiplex: Small (5-8 Units)	P	P
Fourplex	P	P
Cottage Court	P	P
Duplex	C	P
Single-Family Home	C	P
ADU	C	P



Today's Agenda:

3. Review building Types diagram

-Adjust allowed building types by zone.



Where we left off:

Zone						"Missing Middle" Types (4 stories or less)									
	Mid-Rise Multifamily (4-5 stories)	Mid-Rise Mixed Use (4-5 stories)	Low-Rise Multifamily (4 stories or less)	Low-Rise Mixed Use (4 stories or less)	Multiplex: Large Scale (9-18 units)	Triplex: Stacked (live/work possible)	Multiplex: Medium (5-8 units; live/work possible)	Courtyard Building (live/work possible)	Townhouse (live/work possible)	Cottage Court	Fourplex: Stacked	Duplex: Stacked	Duplex: Side-By-Side	Accessory Dwelling Unit (ADU)	Detached Single-Family House
Ferry Urban Center T-5.5	✓	✓	✗	✗	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	✗
High School Urban Center T-5.5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	✗
Core Urban Center T-5.0	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	✗
Winslow Way Overlay	✗	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
Madison / Connection Urban Transition T-4.5	✗	✗	TBD	TBD	✓	✓	✓	✓	✓	✓	✓	✗ (conversion of existing SFR permitted)	✗ (conversion of existing SFR permitted)	✓ (conversion of existing SFR permitted)	✗
Ferncliff OPTION 1 Suburban Transi T-4.0	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓
Ferncliff OPTION 2 Suburban Transi T-4.0	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Subcommittee Review of Types

Zone	Proposals	Framework	Max FAR	Max Height	Max Lot Coverage	Frontage (% of lot frontage with building facade within facade zone)	Facade (% of building facade within facade zone) *Facade can include primary elevation with side F&C examples	Setback Front/Corner Resi	Setback Front/Corner Comm	Setback Side Resi	Setback Side Comm	Stepbacks	Minimum Public Open Space *Only for lots larger than 1st acre	Minimum Parking Requirements (directional; needs deeper dive)	Defined by Building Envelope		Defined by Form>>>		"Missing Middle" Types										Accessory Dwelling Unit (ADU)	Detached Single-Family House
															Mid-Rise Multifamily (4-5 stories)	Mid-Rise Mixed Use (4-5 stories)	Low-Rise Multifamily (4-stories-or-less)	Low-Rise Mixed-Use (4-stories-or-less)	Multiplex: Large Scale (9-18 units)	Triplex: Stacked (live/work possible)	Multiplex: Medium Small (5-8 units; live/work possible)	Courtyard Building (live/work possible)	Townhouse (1-3 units; live/work possible)	Cottage Court	Fourplex: Stacked	Duplex: Stacked	Duplex: Side-By-Side			
Ferry Urban Center T-5.5	Current Standards	Base	0.5	35 ft	75%																									
	Jan/25 Preferred Alternative	Base	1.4	45 ft	75%																									
	SubComm Meetings	Base	3.0	65 ft	Not Provided																									
		Parking Bonus AffHou Tier 1 AffHou Tier 2 Max w/ Bonus	n/a	35 ft	80%		75%	n/a					After 2 stories, back 10 ft		1 0.75 0 0	✓ ✓ 	✓ ✗ 	✓ ✗ 	✓ ✓ 	✓ ✓ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 			
High School Urban Center T-5.5	Current Standards	Base	0.3	35 ft	50%																									
	Jan/25 Preferred Alternative	Base	0.9	45 ft	50%																									
	SubComm Meetings	Base	2.5	65 ft	Not Provided																									
		Base Parking Bonus AffHou Tier 1 AffHou Tier 2 Max w/ Bonus	n/a	35 ft	65%		70%	n/a				n/a			✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 			
Core Urban Center T-5.0	Current Standards (based on Core District)	Base Bonus	1.0 1.5	35 ft 45 ft	100% (90% in Erickson) 100% (90% in Erickson)																									
	Jan/25 Preferred Alternative	Base	2.0	55 ft	Not Provided																									
	SubComm Meetings	Base Parking Bonus AffHou Tier 1 AffHou Tier 2 Max w/ Bonus	n/a n/a n/a n/a	35 ft +10 ft +0ft +10ft	45% +0% +10% +20%		75%	10-20 ft	5-15 ft	0 ft	0 ft	n/a	10%	1 1 0.75 0.5	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 		
		Base Parking Bonus AffHou Tier 1 AffHou Tier 2 Max w/ Bonus	n/a n/a n/a n/a	35 ft +10 ft +0ft +10ft	45% +0% +10% +20%		85%	n/a	n/a	0-10 ft	0 ft	0 ft	After 2 stories, back 15 ft After 100 ft from RD06, 1 screen allowed	10%	✗ ✓ 	✗ ✓ 	✗ ✓ 	✗ ✓ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 		
Madison / Connection Urban Transition T-4.5	Current Standards (based on Madison Overlay District)	Base Bonus	0.5 1.0	25 ft 35 ft	35% 35%																									
	Jan/25 Preferred Alternative	Base	1.2	45 ft	Not Provided																									
	SubComm Meetings	Base Single Bonus Double Bonus													✗ ✗ 	✗ ✗ 	TBD TBD	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 		
		Base Single Bonus Double Bonus													✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 		
Farmcliff OPTION 1 Suburban Transi T-4.0	Current Standards (based on Gateway Overlay District – R-3.5)	Base Bonus	0.16 n/a	25 ft 30 ft	25% n/a																									
	Jan/25 Preferred Alternative	Base	1.2	45 ft	Not Provided																									
	SubComm Meetings	Base Single Bonus Double Bonus													✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 		
		Base Single Bonus Double Bonus													✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✗ ✗ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 		
Farmcliff OPTION 2 Suburban Transi T-4.0	Current Standards (based on Gateway Overlay District – R-3.5)	Base Bonus	0.16 n/a	25 ft 30 ft	25% n/a																									
	Jan/25 Preferred Alternative	Base	1.2	45 ft	Not Provided																									
	SubComm Meetings	Base Single Bonus Double Bonus													✗ ✗ 	✗ ✗ 	✗ ✗ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 		
		Base Single Bonus Double Bonus													✗ ✗ 	✗ ✗ 	✗ ✗ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 	✓ ✓ 		
R-14 Suburban Residential T-3.5															✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
R-8 Suburban Residential T-3.5															✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
R-6 Suburban Residential T-3.0															✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
R-4 Suburban Residential T-3.0															✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
R-4.3 Suburban Residential T-3.0															✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
R-3.5 Suburban Residential T-3.0															✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
R-2.9 Rural Town T-2.5															✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
R-2 Rural Town T-2.5															✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
R-1 Rural T-2.0															✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
R-0.4 Rural T-2.0															✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
R-0.4 Rural T-2.0															✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

Subcommittee Review of Types

Zone	Defined by Building Envelope				Defined by Form>>>				*Missing Middle* Types (4 stories or less)						
	Mid-Rise Multifamily (4-5 stories)	Mid-Rise Mixed Use (4-5 stories)	Low-Rise Multifamily (4 stories or less)	Low-Rise Mixed-Use (4 stories or less)	Multiplex: Large Scale (9-18 units)	Triplex: Stacked (live/work possible)	Multiplex: Medium Small (5-8 units; live/work possible)	Courtyard Building (live/work possible)	Townhouse (1-3 units; live/work possible)	Cottage Court	Fourplex: Stacked	Duplex: Stacked	Duplex: Side-By-Side	Accessory Dwelling Unit (ADU)	Detached Single-Family House
Ferry Urban Center T-5.5	✓	✓	✗	✗	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	✗
High School Urban Center T-5.5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	✗
Core Urban Center T-5.0	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	✗
Winslow Way Urban Center	✗	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
Madison / Connection Urban Transition T-4.5	✗	✗	TBD	TBD	✓	✓	✓	✓	✓	✓	✓	✗ (conversion of existing SFR permitted)	✗ (conversion of existing SFR permitted)	✓ (conversion of existing SFR permitted)	✗
Ferncliff OPTION 1 Suburban Transition T-4.0	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓
Ferncliff OPTION 2 Suburban Transition T-4.0	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Allowed Building Types Overview

Allowed Building Types Overview

	High Intensity Zones				Moderate Intensity Zones					Low Intensity Zones				
	Ferry District	High School District	Winslow Way District	Core District	Connection District (Madison)	Madison Overlay	Ferncliff Zone (TBD)	R-14	R-8	R-4.3	R-2.9	R-2	R-1	R-0.4
Block-Scale (Regulated by Building Envelope only)														
Mid-Rise Building	P	P	X	P	X	X	X	X	X	X	X	X	X	X
Mid-Rise Building (Mixed Use)	P	P	P	P	X	X	X	X	X	X	X	X	X	X
Block-Scale (Regulated by Building Form)														
Multiplex: Large (9-18 Units)	-	-	-	-	P			X	X	X	X	X	X	X
Courtyard Building	-	-	-	-	P			P	X	X	X	X	X	X
Townhouses (1-3 Units, includes Triplex Stacked)	-	-	-	-	P			P	X	X	X	X	X	X
House-Scale (Regulated by Building Form)														
Multiplex: Small (5-8 Units)	-	-	-	-	P			P	P	X	X	X	X	X
Fourplex	-	-	-	-	P			P	P	P	X	X	X	X
Cottage Court	-	-	-	-	P			P	P	P	X	X	X	X
Duplex	-	-	-	-	C			P	P	P	P	P	P*	P*
Single-Family Home	-	-	-	-	C			P	P	P	P	P	P	P
ADU	-	-	-	-	C			P	P	P	P	P	P	P

Key: P = Allowed, X = Not Allowed, C = Conditional.

*Only on lots without an ADU. Max unit size limited to 1,400 sf

Notes in Red are PC Subcommittee Recommendations

Race Equity Advisory Committee (REAC) Recommendation for DRAFT Land Use Goals/Policies for the Winslow Subarea Plan // October 9, 2025

NEW Proposed WSP Goal LU 6: Intentionally prioritize diversity, equity, inclusion, and belonging in the Winslow subarea through the built environment.

Policy LU 6.A Actively work to understand and remedy the lasting impacts of past exclusionary policies and practices such as the internment of Japanese Americans during WWII, racial housing covenants, and home financing practices that blocked some groups from home ownership and wealth-building on Bainbridge Island.

Policy LU 6.B Center historically marginalized groups in current and future planning processes in partnership with the Race Equity Advisory Committee.

Policy LU 6.C Encourage affordable housing development throughout Winslow utilizing all tools available such that people of all income levels have options for housing in our downtown core.

Policy LU 6.D Foster a variety of housing types in residential and mixed-use areas which accommodate diverse needs and demographics, welcome new residents, and supply housing for generations to come, including options for both renting and home ownership.

Policy LU 6.E Use specificity in language when considering desired attributes such as and related to “character,” “atmosphere,” “feel,” or “function” to avoid subjective or biased interpretation, and to encourage a Winslow that reflects and invites a multicultural community.

Note:

The existing Comp Plan has a [Glossary](#), with goal and policy defined as follows:

Goal: An expression of a general, ultimate ideal to be sought. It reflects basic community values and establishes the basis for formulating policies.

Policy: An agreed course of action adopted and pursued by decision makers for achieving one or several goals and objectives and which are used to guide the formulation of regulations and programs.