



CITY OF
BAINBRIDGE ISLAND

**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, OCTOBER 30, 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, Peter Schaab, Sean Sullivan and Alex Preudhomme. Present via Zoom was Commissioner Ariel Birtley, who arrived at 6:26 PM. Absent and excused was Commissioner Ben Deines. Also present were Senior Planner Jennifer Sutton, Consultant Joe Tovar, Public Works Director Chris Wierzbicki, and City Council Liaison Jon Quitslund.

2) AGENDA REVIEW / CONFLICTS DISCLOSURE -

No conflicts disclosed.

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

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

3) PUBLIC COMMENT INSTRUCTIONS -

3.a) Public Comment Instructions -

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[Instructions for Providing Public Comment for all PC agendas 20250103.pdf](#)

Public Comment Received.

4) UNFINISHED BUSINESS -

4.a) **Presentation of the Groundwater Management Plan Peer Review - Public Works,**

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[Keta Waters Presentation.pdf](#)

[Bainbridge Island GWMP Peer Review Documents.pdf](#)

Joe and Adam Massmann of Keta Waters answered questions of the Planning Commissioners regarding the GWMP and the report they recently submitted. Discussion only.

Commissioner Sullivan left the meeting at 7:48 pm.

4.b) Discuss future of Planning Commission Subcommittees for work on the Winslow Subarea Plan

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[September_19__2025_Tovar_Memo_to_Planning_Commission.pdf](#)

Consultant Joe Tovar presented on his report to the City Council. Discussion only.

4.c) Continued Discussion on Updates to the Winslow Subarea Plan

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[251017_PC Meeting Packet_Oct 24 Meeting.pdf](#)

[Incentives-Subcommittee-Garcia-Presentation-Draft-2025.10.24.pdf](#)

[Tovar 10.24.25 Memo re Regulatory Barriers.pdf](#)

Commissioner Preudhomme left the meeting at 9:09 PM.

MOTION: I move that staff bring back a policy and an outline of a what a proposed code language could look like for a Winslow Way overlay district, that begins at the west edge of the Winslow Green Development, and goes east to Hwy 305, and is 100 feet north and south of the right-of-way of Winslow Way.

Blossom/Garcia – The motion carried unanimously, 4-0. Commissioners Preudhomme and Sullivan were absent.

MOTION: I move to define for the Winslow Way Overlay - a 2–5-foot setback and a 5–15-foot setback, measured from the right-of-way.

Garcia/Blossom – The motion carried unanimously, 4-0. Commissioners Preudhomme and Sullivan were absent.

5) FOR THE GOOD OF THE ORDER - 9:10 PM

Chair Sarah Blossom met with a developer and would like to have him come talk to the Planning Commission.

Vice-Chair Criss Garcia – would like to revisit pages 114-116 and page 123 of the agenda packet.

Commissioner Peter Schaab – Asked for kindness with the upcoming election next week and cautioned to review materials carefully as there is some misinformation being disseminated in the community.

Commissioner Ariel Birtley – requested another work planning session and to make a list of action items.

6) ADJOURNMENT - 9:49 PM

_____/s/_____
Sarah Blossom, Chair

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