



CITY OF  
BAINBRIDGE ISLAND

**PLANNING COMMISSION SPECIAL MEETING  
THURSDAY, DECEMBER 4, 2025**

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

AND

ZOOM WEBINAR  
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/85387328629](https://bainbridgewa.zoom.us/j/85387328629)  
OR TELEPHONE: US: +1 253 205 0468  
WEBINAR ID: 853 8732 8629

**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 / CONFLICTS DISCLOSURE - 6:05 PM**

**3. PUBLIC COMMENT INSTRUCTIONS - 6:10 PM**

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing [pcd@bainbridgewa.gov](mailto: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](mailto: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.

**3.a Public Comment Instructions - 6:10 PM** 10 Minutes  
[Instructions\\_for\\_Providing\\_Public\\_Comment\\_for\\_all\\_PC\\_agendas\\_20250103.pdf](#)

**4. NEW BUSINESS - 6:20 PM**

**4.a Discuss Planning Commission Agenda Setting Meeting** 10 Minutes

**5. UNFINISHED BUSINESS - 6:30 PM**

**5.a Recommendations on Updates to the Winslow Subarea Plan** 2 Hours  
[Suggested Motions for Remaining Winslow Subarea Plan Items for Planning Commission Recommendation\\_12.04.25 and 12.11.2025.pdf](#)  
[Dec 4 PC WSP Land Use Materials.pdf](#)  
[CPP 1220 Housing Targets.pdf](#)  
[2025 Bremerton-Silverdale MSA HUD Median Income Table.pdf](#)  
[Resolution No. 2025-18 Related to Comp Plan and WSP update Schedule.pdf](#)  
[Planning Commission 2025 Motions for WSP Comp Plan.pdf](#)

**6. FOR THE GOOD OF THE ORDER - 8:30 PM**

**7. ADJOURNMENT - 8:35 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](mailto:pcd@bainbridgewa.gov) by noon on the day preceding the meeting.**

**Public Comment may be limited to allow time for the Commissioners to deliberate. To provide additional public**

**comment, email your comment to [ped@bainbridgewa.gov](mailto:ped@bainbridgewa.gov) or mail it to Planning and Community Development, 208 Madison Avenue North, Bainbridge Island, WA 98110.**



CITY OF  
BAINBRIDGE ISLAND

## Planning Commission Special Meeting Agenda Bill

**MEETING DATE:** December 4, 2025

**ESTIMATED TIME:** 10 Minutes

**AGENDA ITEM:** Public Comment Instructions - 6:10 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](#)



CITY OF  
BAINBRIDGE ISLAND

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](mailto: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](mailto: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](mailto: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.



CITY OF  
BAINBRIDGE ISLAND

## Planning Commission Special Meeting Agenda Bill

**MEETING DATE:** December 4, 2025

**ESTIMATED TIME:** 10 Minutes

**AGENDA ITEM:** Discuss Planning Commission Agenda Setting Meeting

**AGENDA CATEGORY:** Discussion

**PROPOSED BY:** Planning &  
Community Development

**PREVIOUS PLANNING COMMISSION REVIEW DATE(S):**

**PREVIOUS COUNCIL REVIEW DATE(S):**

**RECOMMENDED MOTION:**

Discussion only.

**SUMMARY:**

The Planning Commission Chair requested this agenda item to discuss the preparation meeting that the Chair and Vice Chair have with City planning staff the week before Commission meetings.



CITY OF  
BAINBRIDGE ISLAND

## Planning Commission Special Meeting Agenda Bill

**MEETING DATE:** December 4, 2025

**ESTIMATED TIME:** 2 Hours

**AGENDA ITEM:** Recommendations 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, October 2, 23, and 30, and November 6, 2025

**PREVIOUS COUNCIL REVIEW DATE(S):**

Monthly updates to City Council, including October 28 and November 12, 2025.

**RECOMMENDED MOTION:**

In order to facilitate the Planning Commission finalizing recommendations for the Winslow Subarea Plan at its meetings on December 4 and 11, City staff have created a list of suggested motions to address outstanding policy questions.

**SUMMARY:**

During the September 3rd Special Meeting, the Planning Commission approved the following motions establishing a "Standards" and "Incentives" subcommittees to work on specific topics in between Planning Commission meetings, and bring back recommendations or options for the full Planning Commission to consider. The *Standards* and *Incentives* subcommittee work was presented to and discussed by the Planning Commission in October and November.

On November 12, 2025 the City Council approved Resolution No. 2025-18 that included a schedule planning to have the updates to the Winslow Subarea Plan and Comprehensive Plan completed by June 30, 2025. That schedule provided that the Planning Commission will complete preliminary recommendations for the Winslow Subarea Plan in December 2025, then move onto to reviewing the citywide Comprehensive Plan starting in January.

City staff have prepared a series of suggested motions for the December agendas to assist the Commission in completing its work on the Winslow Subarea Plan. The graphics in the Dec. 4 Land Use materials accompany and support discussion of the suggested motions.

**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 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.

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:**

- [Suggested Motions for Remaining Winslow Subarea Plan Items for Planning Commission Recommendation\\_12.04.25 and 12.11.2025.pdf](#)
- [Dec 4 PC WSP Land Use Materials.pdf](#)
- [CPP 1220 Housing Targets.pdf](#)
- [2025 Bremerton-Silverdale MSA HUD Median Income Table.pdf](#)
- [Resolution No. 2025-18 Related to Comp Plan and WSP update Schedule.pdf](#)
- [Planning Commission 2025 Motions for WSP Comp Plan.pdf](#)

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION

Remaining Winslow Subarea Plan (WSP) Items for Planning Commission Recommendations  
December 4<sup>th</sup> and December 11, 2025

**A. December 4, 2025 Planning Commission Special Meeting**

**1. Affordable Housing: Inclusionary Zoning**

The City has a voluntary inclusionary zoning program available in residential (BIMC Chapter 18.21) and mixed use zones (BIMC Sections 18.12.030.D & E). The Planning Commission’s discussion this year has focused on incentivizing affordable housing, such as allowing extra building height/additional story, but not requiring affordable housing.

***Suggested Motion on Remaining Item:***

- I move to recommend that for all Winslow mixed use zones, R-8 and R-14 zones, the City utilize a *[mandatory or voluntary]* inclusionary zoning program...

*[if voluntary]* that allows an additional story in building height as previously discussed by the Planning Commission and again later in this meeting.

\_\_\_\_\_ PASS                      \_\_\_\_\_ DID NOT PASS

**2. Confirm Expanded WSP Boundary**

***Suggested Motion on Remaining Item:***

- I move to recommend that the outer boundary of the Winslow Subarea be expanded north, northeast and west as recommended by the Planning Commission on February 27, 2025.

\_\_\_\_\_ PASS                      \_\_\_\_\_ DID NOT PASS

**3. Elimination of the use of Floor Area Ratio (FAR) as a Standard in Winslow Mixed Use Zones**

During the Planning Commission’s 2025 work on zoning in Winslow’s mixed use zones, the idea of using building height and lot coverage in lieu of FAR as the main standards was discussed. has been raised as an option, but the Planning Commission has not made any motions about this topic.

***Suggested Motion on Remaining Item:***

- I move to recommend that the Planning Commission recommend that building height and lot coverage be used in lieu of FAR as main standards for future development in Winslow mixed use zones.

\_\_\_\_\_ PASS                      \_\_\_\_\_ DID NOT PASS

**4. Finalize Recommendations for a Ferncliff Zone**

The Planning Commission Standards Subcommittee presented work for the areas north of the Ferry zone, including 3 options for a new “Ferncliff Zone”, that would have similar development standards to the “Madison Zone” on the west side of State Route 305.

***Suggested Motions on Remaining Items:***

- I move to recommend Option 2B as the area for the Ferncliff Zone (*refer to accompanying graphic*)  
\_\_\_\_\_ PASS \_\_\_\_\_ DID NOT PASS
- I move to recommend that the Ferncliff Zone have a maximum FAR of \_\_\_\_ and a maximum building height of 35 feet, with an additional story available if 100% affordable housing for the additional story or tuck-under parking is provided; and that small-scale commercial or mixed use uses such as offices and retail are only permitted for the properties along Ferncliff Avenue. *NOTE: Dependent on #3 Motion policy direction on FAR.*  
\_\_\_\_\_ PASS \_\_\_\_\_ DID NOT PASS
- I move to recommend that the name of the Ferncliff and Madison Zones be changed to the “Connection” Zone.  
\_\_\_\_\_ PASS \_\_\_\_\_ DID NOT PASS

**5. Finalize Recommendations for a Residential Area Adjacent to Ferncliff Zone**

***Suggested Motion on Remaining Item:***

- I move to recommend that the resulting residential area adjacent to the Ferncliff zone west of Ferncliff Avenue be zoned R-4.3.  
\_\_\_\_\_ PASS \_\_\_\_\_ DID NOT PASS

**6. Confirm Ferry Zone Development Standards**

The Planning Commission passed motions on a Ferry Zone boundary in May and September and further recommended base building height of 3 stories with an additional story available if 100% affordable housing for the additional story or tuck-under parking is provided and including both would allow 2 additional stories, up to 55 feet.

***Suggested Motion on Remaining Item:***

- I move to recommend a maximum FAR of \_\_\_\_ for the Ferry Zone. *NOTE: Dependent on #3 Motion policy direction on FAR.*  
\_\_\_\_\_ PASS \_\_\_\_\_ DID NOT PASS

**7. Confirm Development Standards for High School Zone**

The Planning Commission passed motions on a High School Zone Boundary in May and September and further recommended base building height of 3 stories with an additional story available if 100% affordable housing for the additional story or tuck-under parking is provided, and including both would allow 2 additional stories, up to 55 feet.

***Suggested Motions on Remaining Items:***

- I move to recommend a maximum FAR of [redacted] for the High School Zone. *NOTE: Dependent on #3 Motion policy direction on FAR*

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS

- I move that the residential area west and northwest of the High School Zone currently shown as “TBD” be zoned R-8.

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS

**8. Confirm Central Core Boundary and Development Standards**

***Suggested Motion on Remaining Items:***

- I move to recommend the Central Core Zone boundary originally recommended by the Planning Commission on June 5, 2025, except for the “Winslow Way Overlay District” corridor area and stepbacks recommended by the Planning Commission on October 30, 2025.

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS

- I move to recommend the following height standards for the Central Core Zone, as initially recommended on September 3, 2025: that the base height in the Central Core area to be as existing code of 3 stories, with an additional story available if 100% affordable housing for the additional story or tuck-under parking is provided, and including both would allow 2 additional stories, up to 55 feet.

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS

- I move to recommend a maximum FAR of [redacted] for the Central Core Zone. *NOTE: Dependent on #3 Motion policy direction on FAR*

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS

- I move to recommend that the area west of the Central Core Zone currently shown as “TBD” be zoned R-8.

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS

- I move to recommend adding additional policies regarding a Civic + Cultural Connection overlay district to the Winslow Subarea Plan at this time.

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS

**9. Confirm Madison (or Connection) Zone Development Standards<sup>3</sup>**

***Suggested Motion on Remaining Item:***

- I move to recommend that the Madison Zone have a maximum FAR of [redacted] and further recommended base building height of 3 stories with an additional story available if 100% affordable

housing for the additional story or tuck-under parking is provided, and including both would allow 2 additional stories, up to 55 feet. **NOTE: Dependent on #3 Motion policy direction on FAR**

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS

**B. December 11, 2025 Planning Commission Regular Meeting (DRAFT)**

**10. Confirm zoning for Northern (New Brooklyn and Sportsman Club Roads) Winslow Subarea**

On April 22, 2025, the Planning Commission considered both a staff recommended zoning standard and an alternative for the New Brookly Road and Sportsman Club Road area.

***Suggested Motion on Remaining Item:***

- I move to confirm the Planning Commission’s recommendation on the following zone boundaries, originally recommended on April 22, 2025: 1) that the property currently known as “The Farm” should remain Business/Industrial and 2) that the vacant properties adjacent to the south and west should be a mixed use designation similar to the Madison or Connection zone.

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS

- I move to recommend that rest of the New Brooklyn and Sportsman Club Road area in the expanded WSP boundary be zoned R-4.3 along the west side of Sportsman Club Road, R-8 zone along the east side of Sportsman Club Road, R-14 at the corner of New Brooklyn and Sportsman Roads, and otherwise maintain existing Business/Industrial for zoning along New Brooklyn Road.

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS

**11. Affordable Housing: Additional Strategies**

***Suggested Motion on Remaining Item:***

- I move to recommend that within the Winslow mixed use zones, R-8 and R-14 zones any development that provides at least half of its units as affordable to households at or below 50% AMI (very low income) or as permanent supportive housing (PSH) is eligible for waiving of zoning development standards and additional building height, up to 5 stories. This is in recognition that providing for these lower incomes is difficult to achieve, and that the City seeks to remove as many barriers as possible to enable construction of such units.

\_\_\_\_\_ PASS      \_\_\_\_\_ DID NOT PASS



**CITY OF  
BAINBRIDGE ISLAND**

**Prepared for:**  
*Planning Commission  
Special Meeting*

*December 6, 2025*

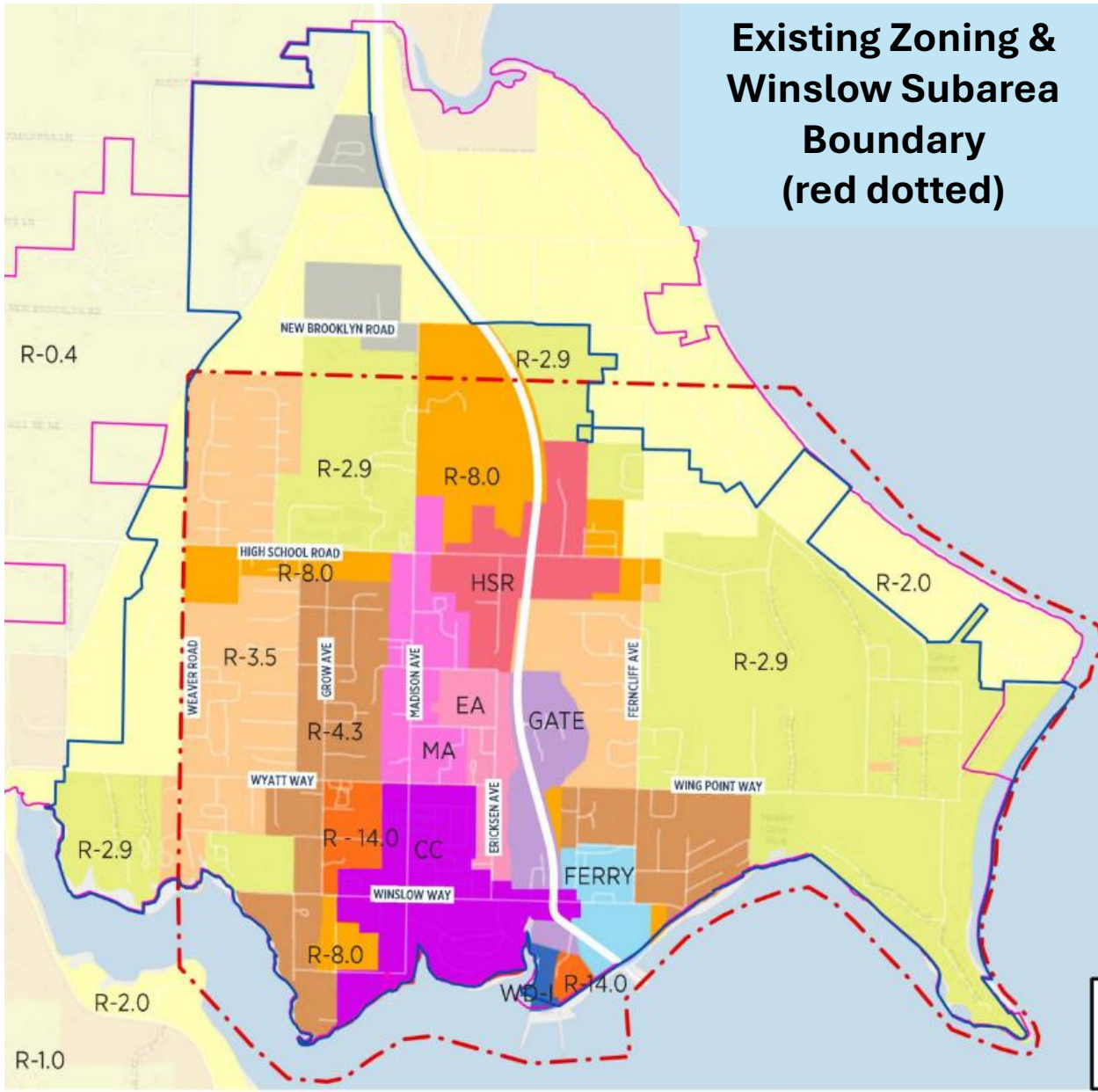
# **Policy Recommendations for the Winslow Subarea Plan**



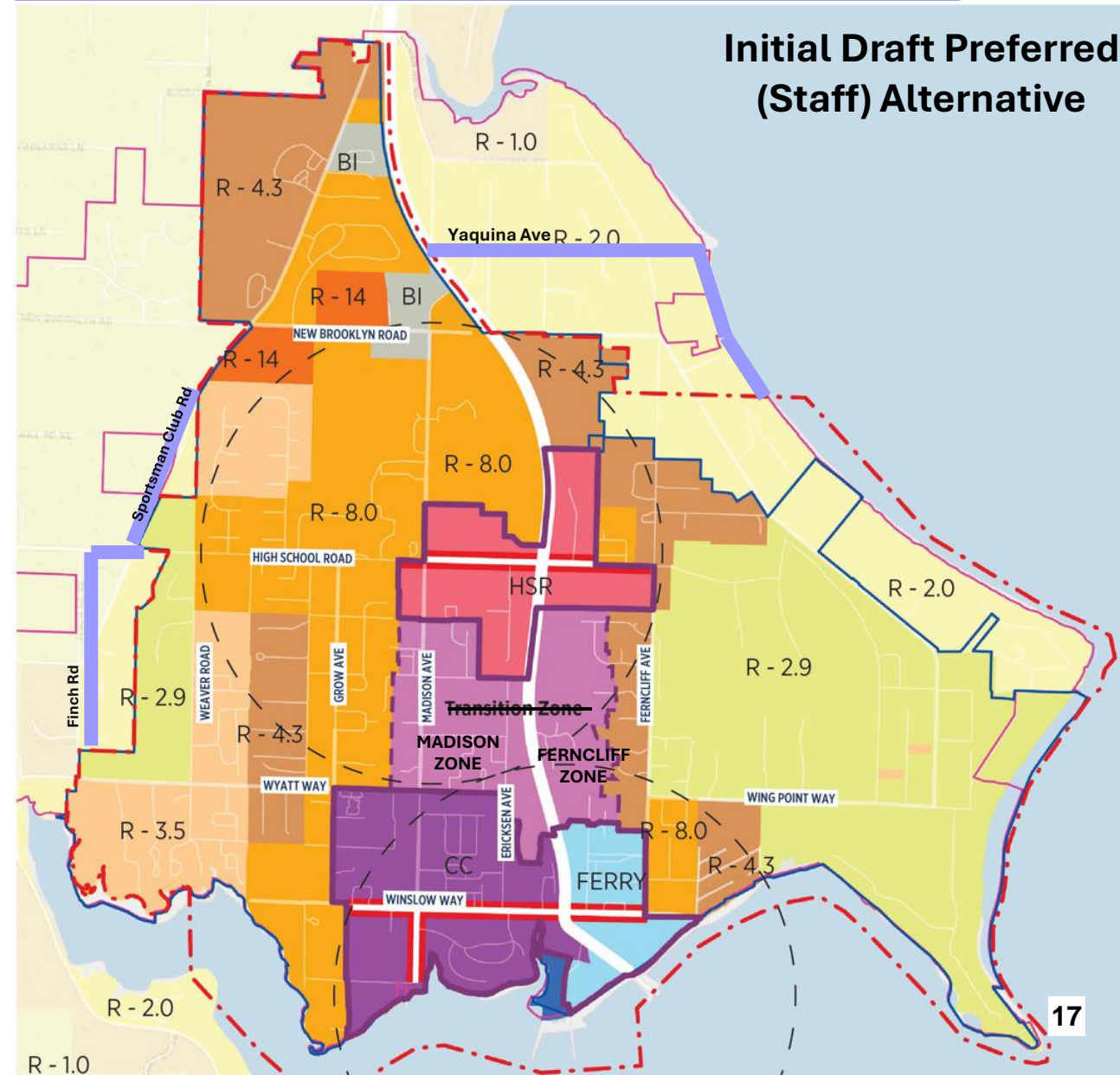
**CITY OF  
BAINBRIDGE ISLAND**

**Motion #1:  
Mandatory or Voluntary  
Inclusionary Zoning**

# Motion #2: Modified Winslow Subarea Boundary



## Feb. 27 Planning Commission Winslow Boundary





**CITY OF  
BAINBRIDGE ISLAND**

**Motion #3:  
Eliminate Use of  
Floor Area Ratio (FAR) as a  
Development Standard**

# Motion #4 & 5: Finalize Recommendations for a Ferncliff Zone & Adjacent Residential Zone

## Outstanding Policy Issues

- Ferncliff Zone Boundary
- Development Standards
- Rename to “Connection” Zone?
- Adjacent Residential Zoning

Ferncliff Zones Development Standards		
	Existing Standards (Gateway Zone)	Draft Pref. Alternative (Transition Zone)
Mixed Use Density FAR	0.5 (base) 1.0 (max)	1.2
Max. Building Height	45 ft	45 ft

OPTION 1



OPTION 2A



OPTION 2B



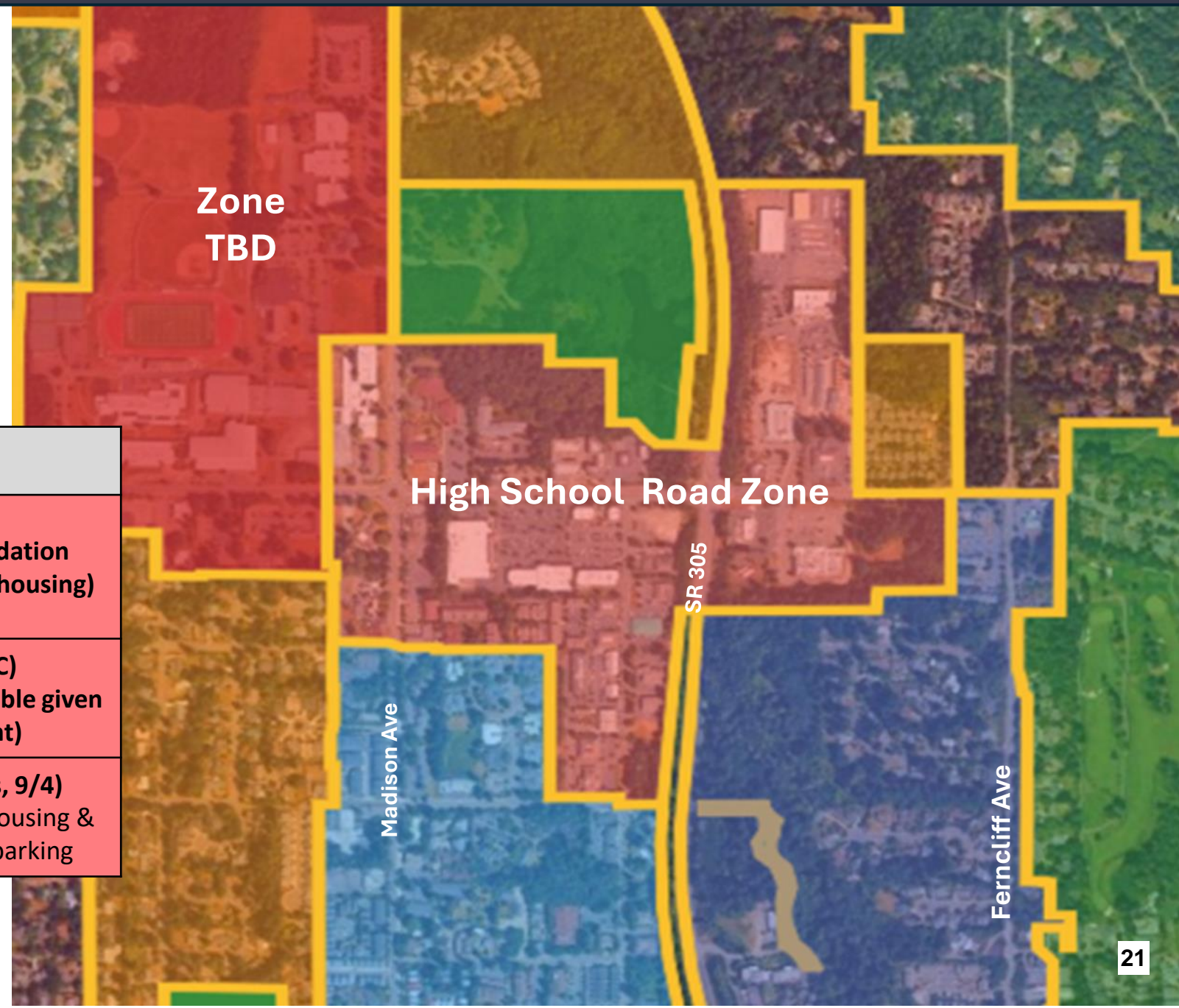
# Motion #6: Confirm Ferry Zone Standards

## Outstanding Policy Issues

- **Development Standards**

Ferry Zone Development Standards		
	Existing Standard	5/1 PC Recommendation (with affordable housing)
Mixed Use Density Floor Area Ratio (FAR)	0.5 (base) 1.4 (max)	4.0 (5/1 PC) 3.0 (more achievable given bldg. height)
Max. Building Height	45 ft	55 ft (5 stories, 9/4) with affordable housing & underbuilding parking





## Outstanding Policy Issues

- **Development Standards**
- **Adjacent Area “TBD”**

HS Road Zone Development Standards		
	Existing Standard	PC Recommendation (with affordable housing)
Mixed Use Density Floor Area Ratio (FAR)	0.3 (base) 0.9 (max)	4.0 (5/8 PC) 3.0 (more achievable given bldg. height)
Max. Building Height	45 ft	55 ft (5 stories, 9/4) with affordable housing & underbuilding parking

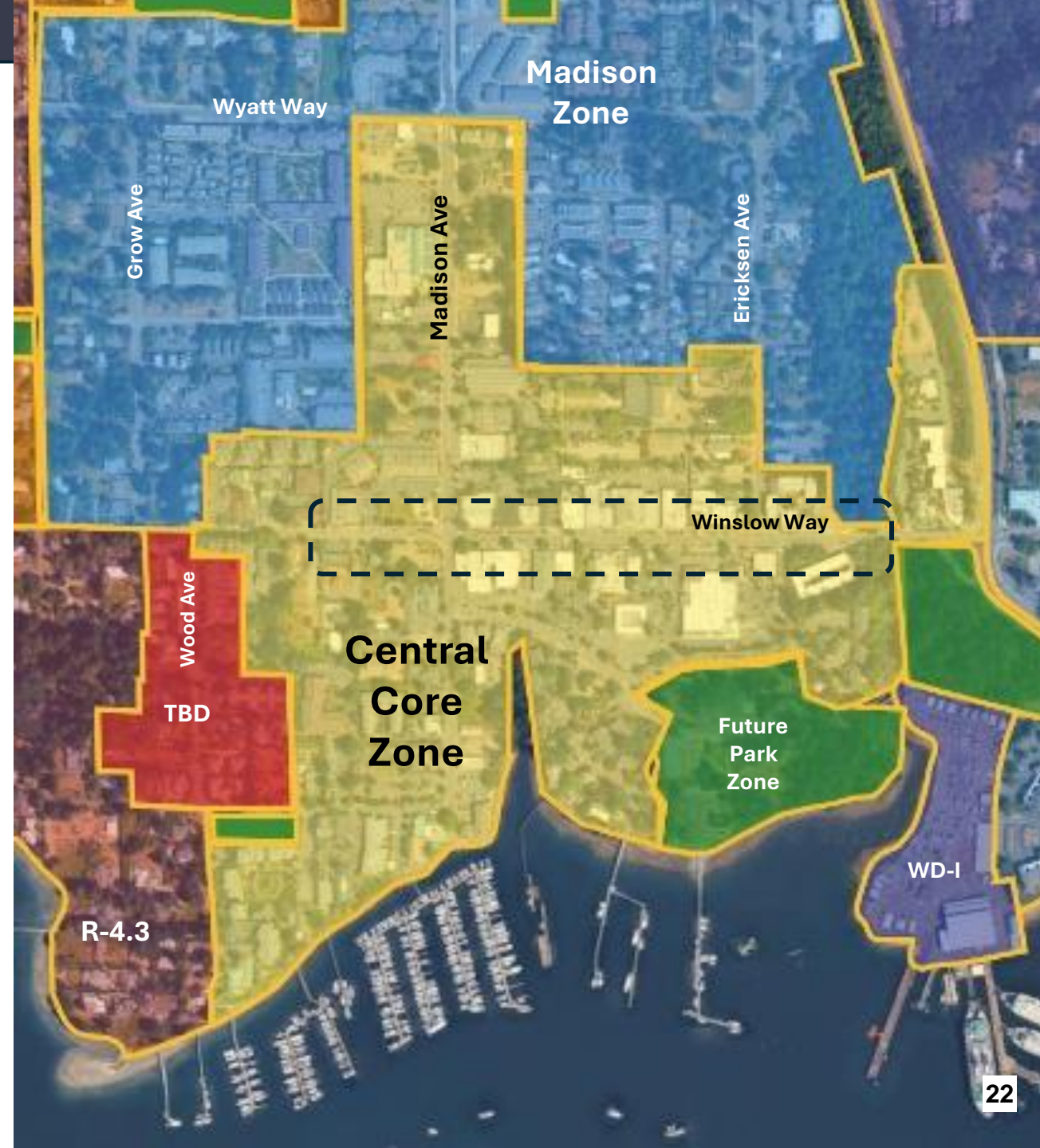
# Motion #8: Central Core Area

## Outstanding Policy Issues

- **Central Core Zone Boundary & WW Overlay**
- **Development Standards**
- **Adjacent Area “TBD”**

Development Standards	Central Core Zoning Boundary (6/5 PC Mtg.)	
	Existing Standard	Draft Pref. Alternative
Mixed Use Density FAR	1.0 (base) 1.5 (max)	2.0
Max. Building Height	45 ft	55 ft

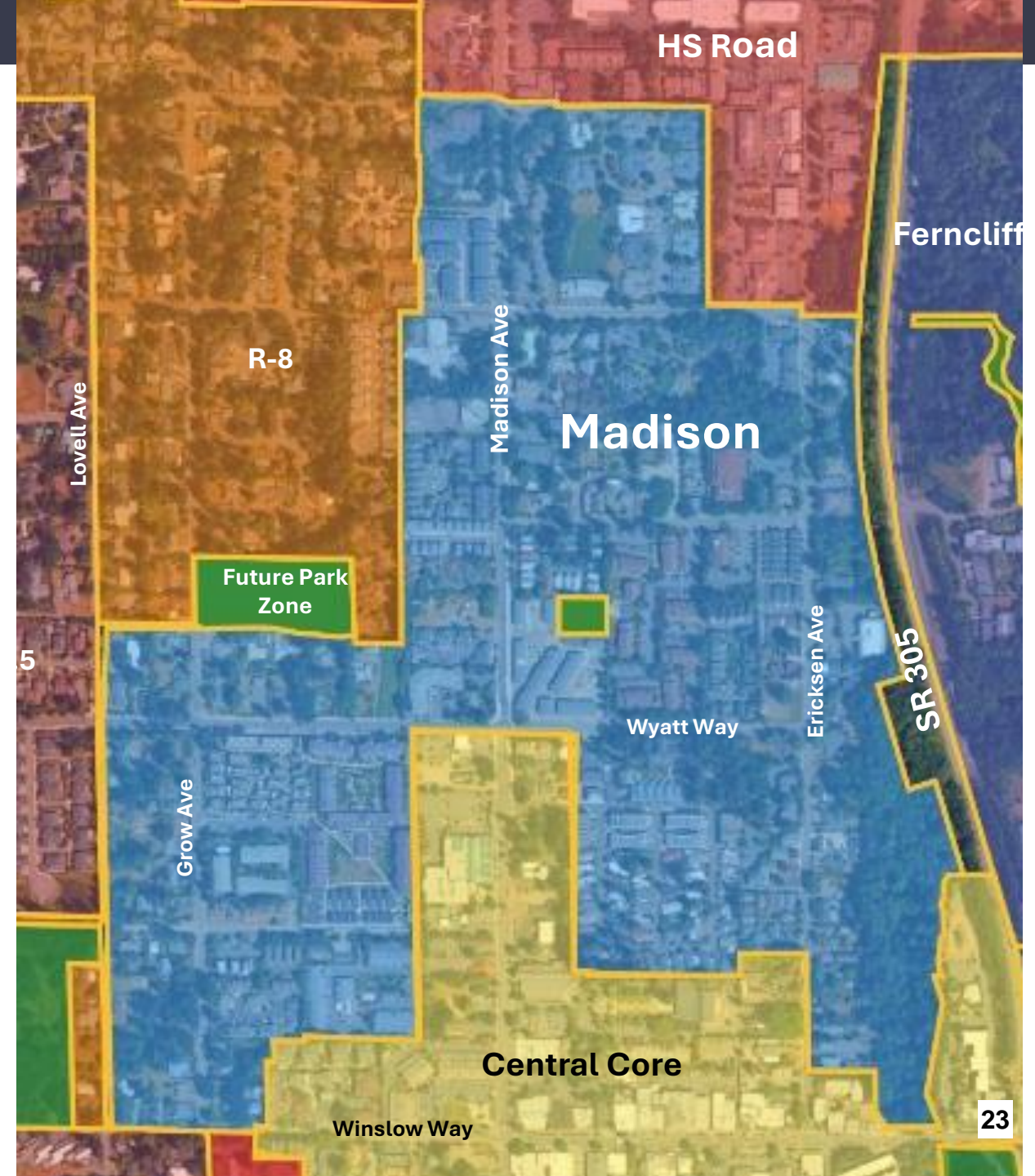
┌ Winslow Way Overlay District (10/30 PC Mtg) ┐



## Outstanding Policy Issues

- **Development Standards**
- **Rename to “Connection” Zone?**

Development Standards	Madison Zoning Boundary (6/5 PC Mtg.)	
	Existing Standard	Draft Pref. Alternative (Transition Zone)
Mixed Use Density FAR	0.5 (base) 0.9/1.0 (max)	1.2
Max. Building Height	35 ft	45 ft

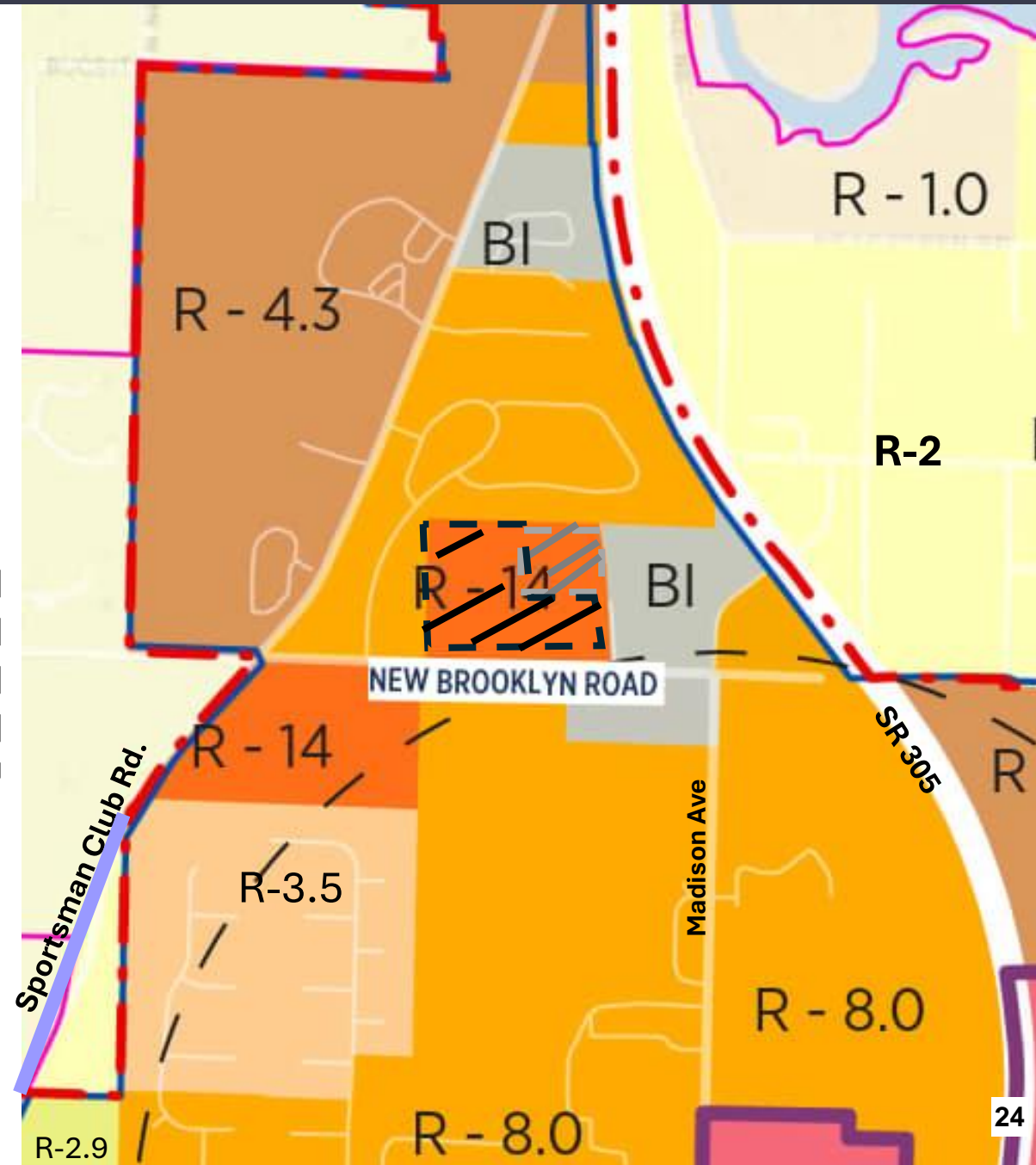


## Outstanding Policy Issues

- **Confirm 4/22/25 Boundary Recommendations**
- **Confirm Other Zoning Boundaries**

Keep B/I Zoning for  
“The Farm” (4/22  
PC Mtg.)

Recommend  
Mixed Use Zone TBD  
(4/22 PC Mtg.)





**CITY OF  
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# **Motion #11: Additional Affordable Housing Strategies**

## Appendix F: Housing Allocation Through 2044

The purpose of these housing allocations is for jurisdictions to provide capacity for housing and to remove barriers to developing housing. This table lists the housing units needed for each income level, as defined by the percentage of Area Median Income.

			Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing** Needs (Temporary)
			0 – 30%		>30- 50%	>50- 80%	>80- 100%	>100- 120%	>120%	
		Total	Non- PSH*	PSH						
<b>Unincorporated Kitsap County</b>	Estimated Housing Supply (2020)	69,987	1,802	8	7,335	21,046	13,531	7,815	18,450	153
	Allocation (2020- 2044)	14,498	2,768	1,214	2,376	1,996	1,028	1,012	4,103	612
<b>Bainbridge Island city</b>	Estimated Housing Supply (2020)	11,251	331	0	331	788	1,150	2,073	6,578	0
	Allocation (2020- 2044)	1,977	377	166	324	272	140	138	560	83
<b>Bremerton city</b>	Estimated Housing Supply (2020)	18,351	1,346	106	3,030	8,960	2,496	879	1,534	316
	Allocation (2020- 2044)	9,556	1,824	800	1,566	1,316	678	667	2,705	403
<b>Port Orchard city</b>	Estimated Housing Supply (2020)	6,209	288	0	619	2,051	1,246	717	1,288	11
	Allocation (2020- 2044)	4,943	944	414	810	680	351	345	1,399	209
<b>Poulsbo city</b>	Estimated Housing Supply (2020)	5,116	356	0	422	1,062	915	594	1,767	1
	Allocation (2020- 2044)	1,977	377	166	324	272	140	138	560	83

\*"Permanent supportive housing" (PSH) is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be



CITY OF  
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## CITY OF BAINBRIDGE ISLAND 2025 MEDIAN INCOME LIMITS BY HOUSEHOLD SIZE BREMERTON-SILVERDALE MSA (HUD)

Maximum Gross Income Limits by Category (BIMC 18.21.020)	Household Size							
	1	2	3	4	5	6	7	8
<b>100% of Median Household Income</b>	\$87,050	\$99,500	\$111,950	\$124,300	\$134,300	\$144,250	\$154,200	\$164,150
<b>Extremely Low Income: ≤ 30% of Median Household Income</b>	\$26,150	\$29,850	\$33,600	\$37,300	\$40,300	\$43,300	\$48,650	\$54,150
<b>Very Low Income: 31% - 50% of Median Household Income</b>	\$43,550	\$49,750	\$55,950	\$62,150	\$67,150	\$72,100	\$77,100	\$82,050
<b>Low Income: 51% - 80% of Median Household Income</b>	\$69,650	\$79,600	\$89,550	\$99,450	\$107,450	\$115,400	\$123,350	\$131,300
<b>Moderate Income: 81% - 95% of Median Household Income</b>	\$82,700	\$94,550	\$106,350	\$118,100	\$127,600	\$137,050	\$146,500	\$155,950
<b>Middle Income: 96% - 120% of Median Household Income</b>	\$104,450	\$119,400	\$134,350	\$149,150	\$161,150	\$173,100	\$185,050	\$197,000



CITY OF  
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## CITY OF BAINBRIDGE ISLAND

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## RESOLUTION NO. 2025-18

**A RESOLUTION** of the City of Bainbridge Island, Washington, adopting a schedule to complete the state mandated Periodic Update of the City's Comprehensive Plan and development regulations by June 30, 2026; directing the planning staff and planning commission to achieve certain deliverables by specific target dates, limit the scope of staff proposed or planning commission recommended amendments to only those essential to achieving compliance with state law; deferring non-essential tasks, and clarifying the roles of the planning staff, the planning commission, and the City council liaisons to perform this work.

**WHEREAS**, the Growth Management Act (GMA) at RCW 36.70A.130 required that the City adopt a Periodic Update of its Comprehensive Plan and Development Regulations by December of 2024; and

**WHEREAS**, Bainbridge Island's Periodic Update is now eleven months overdue, which exposes the community to legal and financial risks, including appeals to the State Growth Management Hearings Board, a compliance audit by the Washington State Department of Commerce, the loss of state grant eligibility for infrastructure and environmental improvements, and the imposition by the state of financial sanctions; and

**WHEREAS**, among the state grants currently at risk is a \$720,500 Department of Ecology grant to fund improvements to aquifer recharge functions in the Manzanita Watershed that will be forfeited if the City remains in noncompliance with the Periodic Update mandate beyond mid-2026; and

**WHEREAS**, at the Council's request the City Attorney in August 2025 wrote a Legal Opinion which advises the City to consider the guidance provided by the State Growth Management Hearings Board in the cases *Futurewise v. Mercer Island* and *Kitsap Association of Property Owners v. Kitsap County*; and

**WHEREAS**, since January 2025, the Planning Commission has been engaged in the development of the Winslow Subarea Plan, where the majority of the City's future growth is anticipated to occur; and

**WHEREAS**, while the Planning Commission's work on the Winslow Subarea Plan over the past eleven months has made progress, achieving the City Council's objective of adopting the Periodic Update by mid-2026 will require that the Commission conclude its Winslow Subarea Plan work by the end of the current calendar year, and significantly accelerate the pace of work as it turns to updating the Elements of the comprehensive plan in 2026 that directly relate to new state mandates; and

**WHEREAS**, accelerating this pace requires adapting and clarifying the scope of the Planning Commission’s review and relying on the expertise of the Planning Department and its consultants to format, flesh out and subsequently present for Commission consideration the limited number of essential amendments needed to achieve a GMA compliant periodic update; and

**WHEREAS**, the City Council concludes that this accelerated pace of work and clarification of the respective roles of the Planning Commission, Planning Staff and consultants is necessary to meet the urgent need to adopt the required periodic update amendments by no later than June 30, 2026.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES RESOLVE AS FOLLOWS:**

**Section 1.** The City Council adopts the Periodic Update work program in Attachment A and directs the Planning Department and Planning Commission to implement the target dates, task sequences, roles and deliverables detailed in this Resolution.

**Section 2.** The Planning Commission is directed to finish its draft of the Winslow Subarea Plan and related regulations by December 18, 2025 with the understanding that the Planning Department and its consultants will then format and continue to flesh out that draft Subarea Plan and regulations for subsequent review as a part of the City’s periodic update Preferred Alternative.

**Section 3.** The Planning Department is directed to prepare proposed amendments to the Comprehensive Plan Introduction and the below listed Comprehensive Plan Elements and to submit a recommended draft of each to the Planning Commission for review during meetings in the following months:

January 2026: Review of the Introduction, Housing, Land Use, and Transportation Elements

February 2026: Review of the Water Resources, Environment, and Utilities Elements

March 2026: Review of the Capital Facilities Element and the Winslow Subarea Plan and development regulations.

**Section 4.** The Planning Commission is directed to limit the scope of its review exclusively to the above listed Introduction and Elements and include in the Preferred Alternative only those policies and development regulations identified by the Planning Department and City Attorney as essential to achieving compliance with State Law and internal consistency among the Elements.

**Section 5.** The City’s appointed advisory committees, boards, and councils are invited to submit written comments on Comprehensive Plan Elements to the Planning Department and Planning Commission by the end of 2025.

**Section 6.** The Planning Department is directed to revise the Comprehensive Plan to adopt by reference the City’s Housing Action Plan, Groundwater Management Plan, Climate Action Plan, and Island-wide Mobility Plan.

**Section 7.** During review of the Comprehensive Plan Elements listed in Section 3, the Planning Department and Planning Commission are to identify policies addressing:

- (1) Near term City actions to remove or reduce regulatory barriers to the creation of housing; and
- (2) Strategies for immediate and long-term actions to conserve water and improve aquifer recharge.

The Steering Committee will discuss structure, process, direction, and resources for a Housing Implementation Strategy to plan for and subsidize the lowest AMI income brackets. A Housing Implementation Strategy would draw upon the Housing Action Plan, identify City and partner organization actions, and identify public funding tools. The Steering Committee may provide recommendations for subsequent consideration and action by the Planning Commission or City Council, and if adopted, could be included by reference in the Comprehensive Plan.

**Section 8.** The Planning Department is directed to work with consultants to prepare the Housing capacity analysis and Final Environmental Impact Statement for the Comprehensive Plan and Winslow Subarea Plan.

**Section 9.**

- (a) Regarding the scope, approach, and schedule set forth in this Resolution for City completion of the Periodic Update, the Planning Department is directed to give appropriate notice to the general public, to the City’s appointed advisory committees, and to the City Council, of all public meetings and public hearings. Written comments and questions pertaining to agenda items will be welcomed by Planning staff, the Planning Commission, and the Council.
- (b) Regarding the scope, approach, and schedule set forth in this Resolution for City completion of the Periodic Update, the Planning Department is directed to give appropriate notice to the Puget Sound Regional Council, the Kitsap Regional Coordinating Council, Kitsap County, the Washington State Departments of Commerce and Ecology, the Suquamish Tribe, and the Office of the Governor.

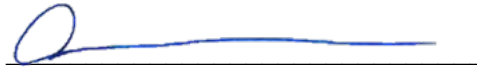
**Section 10.** The City Council shall appoint two Council members to serve as “Periodic Update Liaisons” to attend the 2026 meetings of the Planning Commission. It is the purpose of these Council liaisons not only to provide updates to the full Council on the progress being made, but also to provide support and clarification as needed to the Planning Commission regarding the direction provided by this Resolution.

**Section 11.** The City Council shall refrain from assigning non-Periodic Update responsibilities to the Planning Commission for the first six months of 2026.

**Section 12.** This resolution shall take effect and be in full force immediately upon passage.

PASSED by the City Council this 12<sup>th</sup> day of November 2025.

APPROVED by the Mayor this 12<sup>th</sup> day of November 2025.



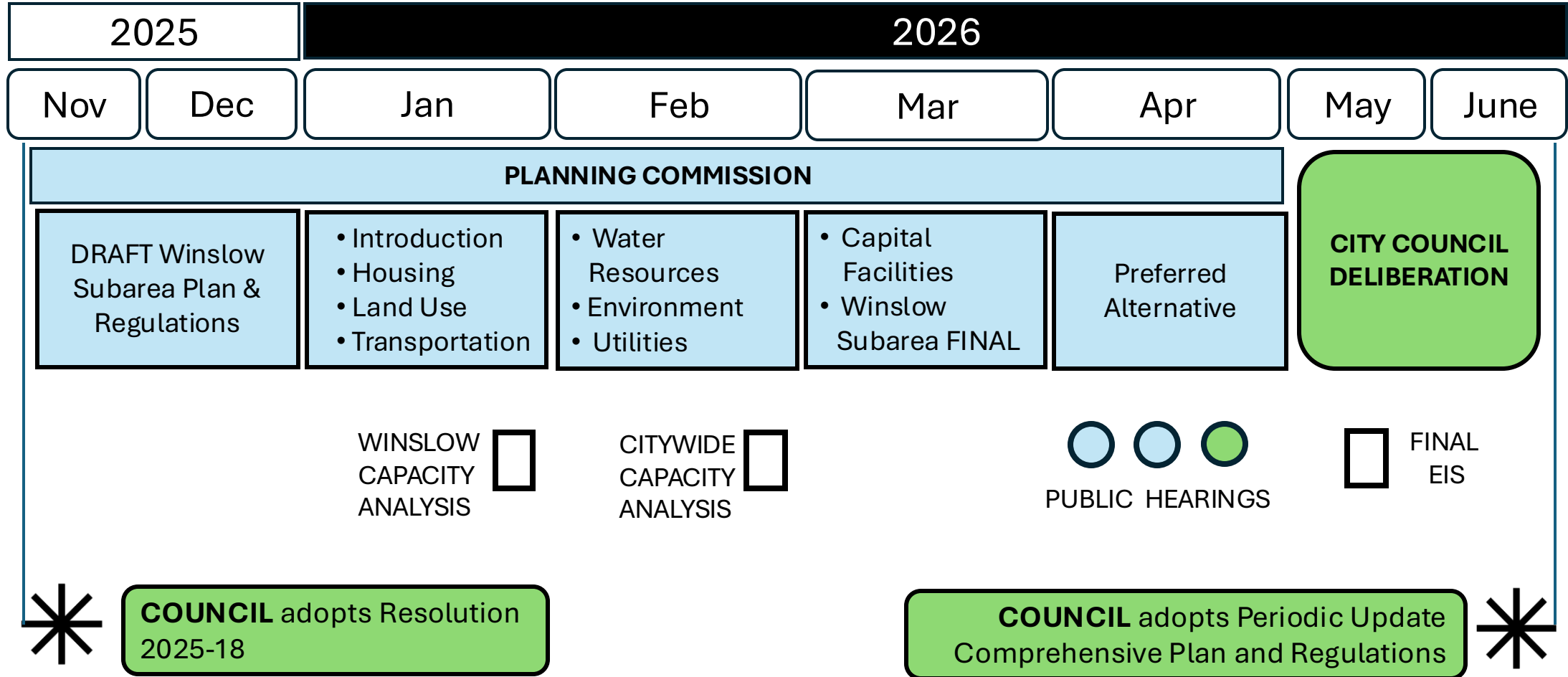
Ashley Mathews, Mayor

ATTEST/AUTHENTICATE:

By: 

Christine Brown, MMC, City Clerk

# ATTACHMENT A - CITY OF BAINBRIDGE ISLAND PERIODIC UPDATE WORK PROGRAM



**Planning Commission Motions Made for the Winslow Subarea Plan and Comprehensive Plan**

<p>Jan 9, 2025</p>	<p><b>MOTION:</b> I move to request that the Planning staff bring back to the Planning Commission:</p> <ol style="list-style-type: none"> <li>1. A review of the TDR program, and what may be needed to improve or complete the program,</li> <li>2. A matrix for how the number of affordable units was derived using the implementation plan from the housing action plan,</li> <li>3. City owned land that's undeveloped or otherwise available for housing.</li> </ol> <p><b>Blossom / Deines:</b> The motion passed unanimously, 5-0.</p>
<p>Feb 27, 2025</p>	<p><b>MOTION:</b> I move for this Commission to adopt for future discussion purposes, the preliminary bound Winslow Subarea boundary as shown currently. We can provide that graphic. With emphasis - that this is a preliminary subarea boundary for study and is subject to change as we refine our zoning recommendations and development standard recommendations.</p> <p><b>Schaab/Garcia</b> The motion carried unanimously. 5 -0.</p>
<p>Feb 27, 2025</p>	<p><b>MOTION:</b> I move that staff schedule a Special Planning Commission meeting for Wednesday, March 5th, from 6:00 - 8:00 PM.</p> <p><b>Blossom/Preudhomme</b> The motion carried unanimously. 5 -0.</p>
<p>Mar 3, 2025</p>	<p><b>MOTION:</b> I move to approve the High School Road District boundary by amending the preferred alternative boundary by adding the portion of the school district parcel that includes the Commodore Building, removing the city-owned property north of Virginia Villa, and removing Island Terrace.</p> <p><b>Blossom/Garcia</b> The motion carried unanimously.</p>
<p>Mar 3, 2025</p>	<p><b>MOTION:</b> I move to adopt a relative scale for this discussion and our near-term discussions that is inspired by the transect, the scale that runs from T1-T6. T1 being the least dense, least developed, likely natural, and T6 being the highest end of that development intensity.</p> <p><b>Schaab/Blossom</b> The motion carried unanimously.</p>
<p>Mar 13, 2025</p>	<p><b>MOTION:</b> I move that the Planning Commission requests that staff ask legal counsel if, for the 2024 Comprehensive Plan Periodic Update - creating a long range plan to meet our affordable housing allocations by updating the goals and policies of the Winslow Subarea Plan and the Comprehensive Plan only (without updating our zoning and development standards concurrently) will adequately meet the planning requirement of House Bill 1220.</p> <p><b>Blossom/Schaab:</b> The motion carried unanimously.</p>

Mar 13, 2025	<p><b>MOTION:</b> I move that this Planning Commission adopt, as a preliminary zoning boundary for the ferry district, what was presented as the preferred alternative with the eastern 3 lots removed and the property north of Gilmore Way, between Ferncliff and Hwy 305, as shown in the image created during this meeting.</p> <p><b>Blossom/Schaab:</b> The motion carried unanimously.</p>
Mar 13, 2025	<p><b>MOTION:</b> I motion to recommend to the Planning Department to study along Ferncliff Ave NE from Winslow Way, up to High School Rd, the potential for a transition zone of one parcel fic plus or minus one parcel for future conversations.</p> <p><b>Preudhomme/Garcia:</b> The motion carried unanimously.</p>
Mar 13, 2025	<p><b>MOTION:</b> I motion to recommend to the City Council that we create a Master Plan Process to address the ferry district and as a complementary/ after the fact step to the Comprehensive Plan in Winslow Subarea.</p> <p><b>Preudhomme/Garcia:</b> The motion carried unanimously.</p>
Mar 13, 2025	<p><b>MOTION:</b> I move to recommend that a Master Plan be developed for the High School Road as part of a post Comprehensive Plan update action.</p> <p><b>Schaab/Garcia:</b> The motion carried unanimously.</p>
Mar 27, 2025	<p><b>MOTION: MOTION:</b> I move that we get an independent legal opinion on whether the City of Bainbridge Island (COBI), in its Comprehensive Plan update, is legally obligated by the Growth Management Act (GMA) to ensure that COBI actually achieves the housing allocation numbers set forth on Appendix F of the Kitsap Countywide Planning Policies, or alternatively, whether the GMA simply requires that the update provide sufficient capacity of land and include policies and provisions to permit or allow for the 3 achievement of those targets, consistent with COBI's obligation to balance and harmonize the multiple goals and/or requirements of the GMA.</p> <p><b>Garcia/Blossom:</b> The motion passed unanimously.</p>
April 2, 2025	<p><b>Motion:</b></p> <p>I move to accept the core district boundary as proposed by staff with the addition of 4 lots on the east side of Erickson, south of Wyatt.</p> <p><b>Blossom/Deines</b> – The motion carried unanimously.</p>
April 2, 2025	<p><b>Motion:</b></p> <p>I move to amend the staff proposed preferred alternative transition zone, dividing it into two zones. One zone would be the Madison Zone, that includes everything west of 305, (shown as part of the transition zone in the staff preferred alternative) plus the few parcels between Gideon Park and Wyatt. The second zone: east of 305 all the way over to Ferncliff, including one parcel thick east of Ferncliff, and</p>

	everything between the High School Rd District and the Ferry District (excluding Island Terrace – TBD).
April 2, 2025	<b>Motion:</b> I move to designate the area south of south of Wing Point Way, west of Hawley Cove Park, as east of one parcel from Ferncliff Avenue, and inclusive of the 3 parcels that were left undecided after the ferry terminal conversation, as one zone. Maintain existing Zone 4.3 <b>Schaab/Garcia</b> – The motion carried unanimously.
April 2, 2025	<b>Motion:</b> I move to recommend that Bainbridge Island’s Groundwater Management Plan (GWMP) be peer reviewed. <b>Garcia/Schaab:</b> The motion carried unanimously.
May 1, 2025	<b>MOTION:</b> I move that we set a height limit of 65 feet for the Ferry District zone that would be achieved with incentives, the base zone would be lower, and there would be street frontage setback requirements forthcoming for some streets. <b>Deines/Schaab</b> – The motion carried unanimously.
May 1, 2025	<b>MOTION:</b> I move to establish a Floor Area Ratio (FAR) of 4.0 (highest ratio) for the ferry district, achievable only with incentives, and that a lower FAR would be established for the base. <b>Deines/Schaab</b> – The motion carried unanimously.
May 8, 2025	<b>MOTION:</b> I move that the High School Road District be allowed and Incentivized Maximum of 55 feet and 4.0 FAR Incentivized Housing Allowance. <b>Garcia/Deines</b> – The motion carried unanimously.
May 22, 2025	<b>MOTION:</b> I move to schedule a public hearing on Ordinance No. 2025-13 for the June 12, 2025, Planning Commission meeting. <b>Schaab/Garcia:</b> The motion carried unanimously.
June 5, 2025	<b>MOTION:</b> I move to amend the previously decided on Core boundary to the area shown in yellow on the map. <b>Blossom/Deines:</b> The motion carried unanimously.
June 5, 2025	<b>MOTION:</b> I move that we amend our previously determined boundary for the Madison district to the area that is in light blue as depicted on the screen at 8 25 pm. <b>Blossom/Garcia:</b> The motion carried unanimously.
June 5, 2025	<b>MOTION:</b> I move to include the city owned parcel south of Sakai Park in the High School Rd district. <b>Blossom/Garcia:</b> The motion carried unanimously.
June 12, 2025	<b>Motion:</b> I move to direct staff to amend Ordinance No. 2025-13, so that BIMC 18.09. 005 includes language that gives the director the authority to approve similar uses that are unlisted and further define similar uses as those that are similar in use and indistinguishable in terms of land use impacts.

	<b>Blossom / Garcia</b> - The motion carried unanimously.
June 12, 2025	<b>Motion:</b> I propose a friendly amendment for the Planning Department to make further edits as discussed during this hearing. <b>Schaab/Deines-</b> The motion carried unanimously.
June 12, 2025	<b>Motion:</b> I move to schedule a public hearing on Ordinance No. 2025-18 for July 10, 2025. <b>Deines/Garcia</b> - The motion carried unanimously.
June 26, 2025	<b>MOTION:</b> I move to approve Ordinance No. 2025-13. with amendments. <b>Blossom/Schaab:</b> The motion carried unanimously, 6-0.
June 26, 2025	<b>Motion:</b> I move to recommend approval of Ordinance No. 2025-13 to the City Council as amended. <b>Schaab/Blossom:</b> The motion carried unanimously, 6-0.
June 26, 2025	<b>Motion:</b> move that the Planning Director ask the City Council this specific question: If the interim capacity analysis demonstrates that the recommended changes to the High School Road and Ferry Districts meets the capacity required by House Bill 1220, should the Planning Commission consider changes to existing height and FAR in the other Winslow subarea districts? <b>Blossom/Garcia:</b> The motion carried, 4-2. AYES: Sarah Blossom, Ariel Birtley, Peter Schaab, Criss Garcia NOES: Benjamin Deines, Alex Preudhomme
June 26, 2025	<b>MOTION:</b> I move to ask the Planning & Community Development Director to ask City Council for direction on if the Planning Commission does not spend time developing new standards outside of the Ferry and High School Road Districts should the surrounding zoning be based on the existing zoning maps and development standards or the Planning Commission developed zoning map and preferred alternative development standards. <b>Deines/Preudhomme:</b> The motion carried, 5-1. AYES: Sarah Blossom, Ariel Birtley, Benjamin Deines, Peter Schaab, Alex Preudhomme NOES: Criss Garcia

July 10, 2025	<p><b>MOTION:</b> I move to amend the language of Policy LU.1.C. to replace the word 'designate' with 'consider designating'.</p> <p><b>Blossom/Garcia: The motion carried unanimously, 5-0.</b></p>
July 10, 2025	<p><b>Motion:</b> I move to adopt the proposed Goal WSP Goal LU1 and associated policies as presented with updated language.</p> <p><b>Deines/Schaab:</b> The motion carried unanimously, 5-0.</p>
July 10, 2025	<p><b>Motion:</b> I move to adopt Overall Land Use Goal WMP 2-1 replacing the language 'efficient' with 'responsible' in the context of the use of land.</p> <p><b>Garcia/Schaab:</b> The motion carried unanimously, 5-0.</p>
July 10, 2025	<p><b>Motion:</b> I move to adopt proposed WSP Goal LU.2 and associated policies as shown on the screen (as presented).</p> <p><b>Deines/Schaab:</b> The motion carried unanimously, 5-0.</p>
July 10, 2025	<p><b>Motion:</b> I move to adopt Goal WMP 2-2, and its associated policies as presented with the right to reserve renaming geographic areas through final recommendation and to direct staff to consider additional policy language to supplement the Comprehensive Plan review process with subsequent development standards to support District specific goals.</p> <p><b>Schaab/Deines:</b> The motion carried unanimously, 5-0.</p>
July 10, 2025	<p><b>Motion:</b> I move to adopt Goal WMP 2-3, and associated policies as presented.</p> <p><b>Schaab/Deines:</b> The motion carried unanimously, 5-0.</p>
July 10, 2025	<p><b>Motion:</b> I move to adopt Proposed WSP Goal LU 3, and associated policies as presented.</p> <p><b>Schaab/Deines:</b> The motion carried unanimously, 5-0.</p>
July 10, 2025	<p><b>Motion:</b> I move to adopt Goal WMP 2-4, and associated policies as presented.</p> <p><b>Schaab/Deines:</b> The motion carried unanimously, 5-0.</p>
July 10, 2025	<p><b>Motion:</b> I move to adopt Proposed WSP Goal LU 4, and associated policies as presented.</p> <p><b>Schaab/Garcia:</b> The motion carried unanimously, 5-0.</p>
July 10, 2025	<p><b>Motion:</b> I move to adopt Proposed WSP Goal LU 6, and associated policies (with the understanding that REAC &amp; Equity staff will review LU 6.A) as presented.</p> <p><b>Schaab/Deines:</b> The motion carried unanimously, 5-0.</p>

July 24, 2025	<p><b>Motion:</b> I move that we set aside at least 2 full meetings (worth of time) in the work plan (whatever the extents of that work plan are in terms of the dates) to discuss island wide Comprehensive Plan issues.</p> <p><b>Deines/Blossom</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move to adopt the central core district policies 2.6.1 through 2.6.4 as presented.</p> <p><b>Schaab/Garcia</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move to strike WMP 2.7.1 and current LU 7. 4 and leave a note in the document saying that we would want to revisit this as street frontage consideration.</p> <p><b>Garcia/Sullivan</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move to remove LU Policy 7.6.</p> <p><b>Deines/Sullivan</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move adoption of policy of WMP 2.10.1, .2, .3, .4, .5, as amended, and the discussion pieces contextually.</p> <p><b>Garcia/Schaab</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move to adopt Policy 2.10.6, as presented.</p> <p><b>Schaab/Deines</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move to adoption of policy WMP 2.10.7 (novel) as written.</p> <p><b>Garcia/Denies</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move to adopt striking the older WMP 2.10.7.</p> <p><b>Schaab/Garcia</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move to strike LU 7.7.</p> <p><b>Schaab/Garcia</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move approval of Land Use Element Goal LU-88 as presented and 8.1 and 8.2 as presented and 8.3 as amended.</p> <p><b>Garcia/Schaab</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move to strike Policy LU 8.4 be struck as it's covered elsewhere.</p> <p><b>Garcia/Schaab</b> - The motion carried unanimously.</p>
July 24, 2025	<p><b>Motion:</b> I move to remove Policy LU 8.6 and add to the document a note to ensure that it is covered elsewhere, that those standards are provided by other townwide standards.</p> <p><b>Garcia/Schaab</b> - The motion carried unanimously.</p>
August 7, 2025	<p><b>Motion:</b> I move that we spend the session of the 28th lining and understanding the development standards that align with the Ferry and High School zones consultant model, including the model's function, assumptions, and input parameters.</p> <p><b>Garcia / Birtley</b> – The motion carried unanimously, 5-0.</p>
August 7, 2025	<p><b>Motion:</b> I move to request Planning staff to look into a time for us to have a work group session, with the public able to attend and have public comment in the beginning. We're requesting anywhere between 4-8 hours.</p>

	<b>Birtley / Schaab</b> – The motion carried unanimously.
August 14, 2025	<b>Motion:</b> I move to ask staff to bring back for the public hearing the draft language proposing 50% setback variance for one-story ADUs. <b>Garcia/Preudhomme</b> - The motion carried unanimously, 4-0.
August 14, 2025	<b>Motion:</b> I move to schedule a public hearing on September 11, 2025, Ordinance No. 2025-26 updating BIMC 18.09.030.I.5 related to accessory dwelling units. <b>Garcia/Birtley</b> - The motion carried unanimously, 4-0.
August 14, 2025	<b>Motion:</b> Move to schedule a public hearing on Ordinance No. 2025-21 for the September 11, 2025, Planning Commission meeting. <b>Preudhomme/Birtley</b> - The motion <b>failed</b> , 1-3. AYES: Alexander Preudhomme NOES: Sarah Blossom, Ariel Birtley and Criss Garcia
August 28, 2025	<b>Motion:</b> I move to schedule a public hearing on Ordinance No. 2025-21 for the September 11, 2025 Planning Commission meeting. <b>Schaab / Deines</b> – The motion carried, 3 – 1, AYES: Commissioners Deines, Schaab and Preudhomme, NOES: Commissioner Garcia
August 28, 2025	<b>MOTION:</b> I move to adopt a ninth guiding principle for the introduction to the comprehensive plan, reading: Accommodate housing affordable to all current and future residents of the island, promote a variety of housing typologies, and encourage preservation of existing housing stock. <b>Deines / Schaab</b> - The motion carried unanimously, 4 – 0.
August 28, 2025	<b>MOTION:</b> I move to tentatively move Policies WMP2-12.1 through 2-12.5 to the Central Core section of the Winslow Subarea Plan and then revisit whether these policies should to their own dedicated district on the September 25 Planning Commission meeting. <b>Schaab / Preudhomme</b> - The motion carried unanimously, 4 – 0.
August 28, 2025	<b>MOTION:</b> I motion to move policy CUL 1.8 and Policy CUL 3.7 for discussion on or after September 25th Planning Commission meeting. <b>Preudhomme / Schaab</b> - The motion carried unanimously, 4 – 0.
August 28, 2025	<b>MOTION:</b> I move to adopt Goal HS1, and all associated policies as displayed. <b>Schaab / Preudhomme</b> - The motion carried unanimously, 4 – 0.

August 28, 2025	<p><b>MOTION:</b> I move to check if SU 1C has a similar policy in the utilities element and then we revisit it and potentially delete it if so.</p> <p><b>Deines / Preudhomme-</b> The motion carried unanimously, 4 – 0.</p>
August 28, 2025	<p><b>MOTION:</b> I move to adapt WSP SU 1.A, and SU 1.B as shown.</p> <p><b>Deines / Schaab -</b> The motion carried unanimously, 4 – 0.</p>
August 28, 2025	<p><b>MOTION:</b> I move that policy SU 1.D and WSP Goal SU 2 and associated policies be moved to the overall Comprehensive Plan as opposed to being specifically within the Winslow Subarea Plan.</p> <p><b>Deines / Schaab -</b> The motion carried unanimously, 4 – 0.</p>
September 3, 2025	<p><b>MOTION:</b> I move to recommend that the Core Zone utilize its existing base limit which is intended to be three stories, and that one or two stories can be added as an incentive for affordable housing, and one story can be added as an incentive for tuck-under parking per existing code.</p> <p><b>Deines / Birtley –</b> The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p><b>MOTION:</b> I move to adopt, as presented on screen, this preliminary matrix of desired housing types for new construction in the specified districts.</p> <p><b>Schaab / Garcia –</b> The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p><b>MOTION:</b> I move to establish a Winslow District's Standard 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.</p> <p><b>Schaab / Deines –</b> The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p><b>MOTION:</b> I nominate Alex, Ben, and Peter, I'm sorry, I'm not going to say all of your last names, for the subcommittee to work on the Winslow core and additional Subarea zones and overlay zones.</p> <p><b>Birtley / Garcia –</b> The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p><b>MOTION:</b> 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 committee feels are relevant.</p> <p><b>Birtley / Deines –</b> The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p><b>MOTION:</b> I move to nominate, Chair Blossom, Vice Chair Garcia, and Commissioner Birtley to the Incentives Subcommittee.</p> <p><b>Schaab / Deines –</b> The motion carried unanimously, 6 – 0.</p>

September 3, 2025	<p><b>MOTION:</b> I move to direct the Winslow District Standard Subcommittee to define overlay districts along Winslow Way, Madison Avenue, and Erickson Avenue.</p> <p><b>Schaab / Birtley</b> – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p><b>MOTION:</b> I move to recommend that the Madison zone (as its currently named) utilize the existing zoning height limits, adding one story whether that's to the base or the max for affordable housing or other incentivized benefits.</p> <p><b>Deines / Schaab</b> – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p><b>MOTION:</b> I'll make a motion for the Incentive Subcommittee to recommend criteria for the public benefit incentives in the Madison Zone.</p> <p><b>Garcia / Schaab</b> – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p><b>MOTION:</b> I move that the Winslow District Standards Subcommittee provide three alternatives to the existing Ferncliff District, as shown on the screen.</p> <p><b>Schaab / Deines</b> – The motion carried unanimously, 6 – 0.</p>
September 4, 2025	<p><b>MOTION:</b> I move to adopt the recommended protocols and expectations for Planning Commission subcommittees as displayed on the screen and in the handout.</p> <p><b>Garcia/Schaab:</b> The motion carried unanimously, 5-0.</p>
September 4, 2025	<p><b>MOTION:</b> I move that the Commission recommend the base height in the Ferry area to 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, with stepbacks, further provided that the inclusion of both affordable housing and tuck under parking would allow up to an additional two stories.</p> <p><b>Garcia/Preudhomme:</b> The motion carried unanimously, 5-0.</p>
September 4, 2025	<p><b>MOTION:</b> I make a motion that the issue of stepbacks and how to access the affordable housing incentives are referred to the respective subcommittees.</p> <p><b>Garcia/Preudhomme:</b> The motion carried unanimously, 5-0.</p>
September 4, 2025	<p><b>MOTION:</b> I move that the Commission recommend the base height in the High School District 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. This issue will be referred to a subcommittee to review and prepare a more detailed proposal, based on their research.</p> <p><b>Birtley/Preudhomme:</b> The motion carried unanimously, 5-0.</p>

September 4, 2025	<p><b>MOTION:</b> I move to consider the parcel shown in red (Island Terrace Apartments) as part of the Ferncliff District and subject to any changes that will occur to the Ferncliff District by the Winslow District Standards Subcommittee.</p> <p><b>Schaab/Preudhomme:</b> The motion carried unanimously, 5-0.</p>
September 4, 2025	<p><b>MOTION:</b> I would move that the Planning Director transmit a request from the Planning Commission: That the consultants specify the total population growth figure that underlies the assumption for the near-term action memo reference to modest growth assumptions. So that when the Planning Commission reconciles the groundwater Management Plan with the Comprehensive and Winslow Subarea Plans, we will be evaluating them on the same basis.</p> <p><b>Blossom/Schaab:</b> The motion carried unanimously, 5-0.</p>
September 11, 2025	<p><b>MOTION:</b> I move to amend Ordinance 2025-21, Footnote 8, as presented on the screen.</p> <p><b>[8]</b> In the Ferry and Central Core Overlay Districts east of State Route 305, the maximum FAR for development projects with 100% of residential units designated as affordable housing is <del>2.6</del> 2.5 when a property is receiving FAR purchased from the Islander Mobile Home Park pursuant to BIMC 18.12.030.E.1.b in an amount at least equal to the difference between the maximum FAR allowed in the underlying zoning district and the proposed FAR for the development project. A maximum of 10% of the affordable housing project's proposed FAR may be devoted to commercial or other nonresidential uses allowed within the districts, without the limitation described in footnote 2. The maximum building height for such affordable housing projects shall be 55 feet <del>as set forth in BIMC Table 18.12.020-3</del>, provided that rooftop structures required for emergency fire and life safety egress shall not be counted toward the maximum building height.</p> <p><b>Schaab/Sullivan</b> – The motion carried 4-2,  Yea: Commissioners Deines, Schaab, Sullivan and Preudhomme,  Nay: Blossom &amp; Garcia.</p>
September 11, 2025	<p><b>MOTION:</b> I would make a motion to require that affordable units built by utilizing the regulations in Footnote 8 shall remain affordable to households earning 80% AMI and below for 75 years.</p> <p><b>Blossom / Garcia</b> – The motion carried unanimously 6-0.</p>

September 25, 2025	<p><b>MOTION:</b> 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.</p> <p><b>Deines / Garcia:</b> The motion carried unanimously, 6-0.</p>
September 25, 2025	<p><b>MOTION:</b> I move to request language on Goal SU3, specific to Winslow, to be visited by the Climate Change Advisory Committee.</p> <p><b>Preudhomme / Birtley:</b> The motion carried unanimously, 6-0.</p>
September 25, 2025	<p><b>MOTION:</b> I move to approve Goal WMP 3.1 and the associated policies, as presented.</p> <p><b>Birtley / Preudhomme:</b> The motion carried unanimously, 6-0.</p>
September 25, 2025	<p><b>MOTION:</b> I move to adopt Goal WMP X as presented.</p> <p><b>Deines / Schaab -</b> The motion carried unanimously, 6-0.</p>
September 25, 2025	<p><b>MOTION:</b> I move that we accept the Open Space Goal WMP 4-1 and it's policies: .1, .2, .3, and .4, as amended.</p> <p><b>Garcia / Preudhomme -</b> The motion carried unanimously, 6-0.</p>
September 25, 2025	<p><b>MOTION:</b> 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.</p> <p><b>Deines / Birtley -</b> The motion carried unanimously, 6-0.</p>
September 25, 2025	<p><b>MOTION:</b> I move that Policy WMP 4-2.2 be rewritten as a goal in present tense, active voice and striking the last sentence.</p> <p><b>Garcia / Schaab -</b> The motion carried unanimously, 6-0.</p>
September 25, 2025	<p><b>MOTION:</b> I move that Goal WMP 4-2, Policy WMP 4-2.1 and Policy WMP 4-2.3, move to the parking lot.</p> <p><b>Birtley / Schaab -</b> The motion carried unanimously, 6-0.</p>
September 25, 2025	<p><b>MOTION:</b> I move that Policy WMP 4-1.3 be elevated to Goal.</p> <p><b>Garcia / Schaab -</b> The motion carried unanimously, 6-0.</p>
September 25, 2025	<p><b>MOTION:</b> I move that the Market Square Policy WMP 4-1.4 also be moved to the Goal level.</p> <p><b>Deines / Garica -</b> The motion carried unanimously, 6-0.</p>
September 25, 2025	<p><b>MOTION:</b> I move that the Ravine, Market Square, and Waterfront Goals have subsequent policies reflected in the existing language.</p> <p><b>Preudhomme / Deines -</b> The motion carried unanimously, 6-0.</p>

September 25, 2025	<p><b>MOTION:</b> As part of rewriting this: I move to include the term boardwalk, to be explicit about the full extent of the waterfront trail.</p> <p><b>Deines / Birtley</b> - The motion carried unanimously, 6-0.</p>
October 30, 2025	<p><b>MOTION:</b> 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.</p> <p><b>Blossom/Garcia</b> – The motion carried unanimously, 4-0.</p>
October 30, 2025	<p><b>MOTION:</b> I move to define for the Winslow Way Overlay - a 2–5-foot setback and a 5–15-foot stepback, measured from the right-of-way.</p> <p><b>Garcia/Blossom</b> – The motion carried unanimously, 4-0.</p>