



CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION SPECIAL MEETING 20251204
THURSDAY, DECEMBER 4, 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 Acknowledgment. Present were in chambers were Commissioners Sarah Blossom, Criss Garcia, Peter Schaab, Alex Preudhomme, and Sean Sullivan. Commissioner Ben Deines arrived at 7:03 PM and Commissioner Ariel Birtley was absent and excused. Also present in chambers were Council Liaison Jon Quitslund, PCD Director Patty Charnas, Acting Planning Manager Darron Buchanan, and Senior Planner Jennifer Sutton.

2) **AGENDA REVIEW / CONFLICTS DISCLOSURE -**

MOTION: I move to approve the agenda as presented.

Peter Schaab/Garcia: The motion passed unanimously 5-0. Commissioner Deines was absent.

No conflicts of interest were disclosed.

3) PUBLIC COMMENT INSTRUCTIONS -

3.a) **Public Comment Instructions -**

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_for_all_PC_agendas_20250103.pdf](#)

Public Comment was received.

4) [NEW BUSINESS -](#)

4.a) [Discuss Planning Commission Agenda Setting Meeting](#)

[Cover Page](#)

Discussion only.

5) [UNFINISHED BUSINESS -](#)

5.a) **Recommendations on Updates to the Winslow Subarea Plan**

[Cover Page](#)

[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](#)

MOTION: I move to recommend that for all Winslow mixed-use zones, R8 and R14 zones, the City use a voluntary inclusionary zoning program.

Peter Schaab/Blossom: The motion passed unanimously 5-0. Commissioner Deines was absent.

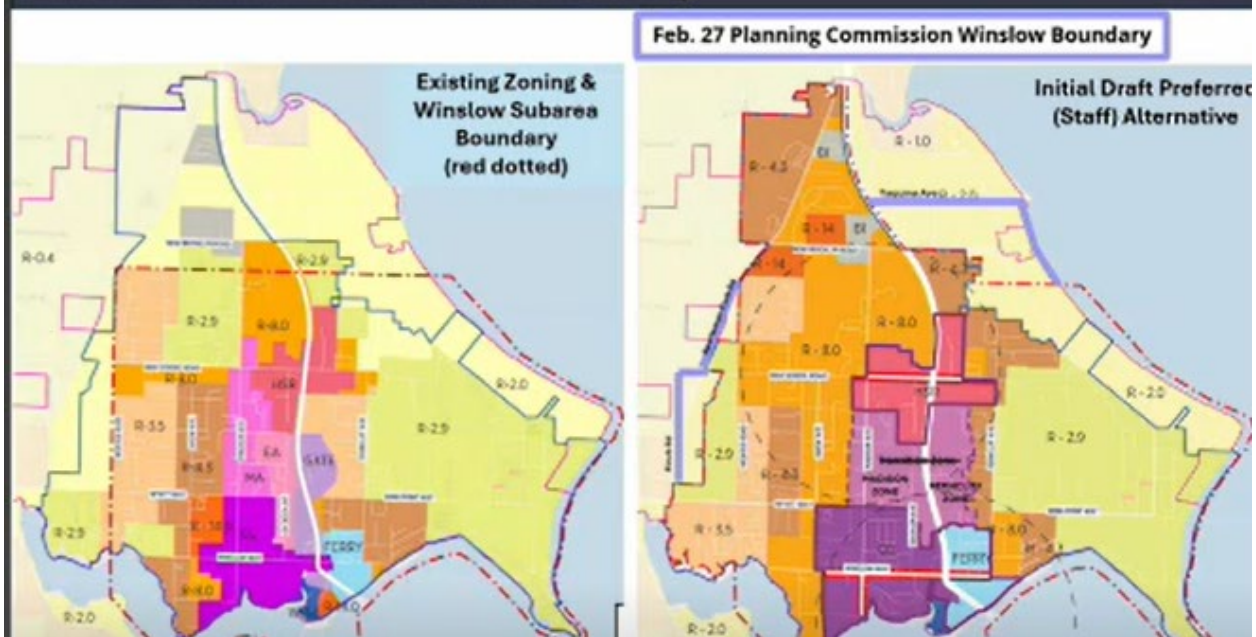
MOTION: I move to ask staff and consultants to bring back a proposal for a mandatory inclusionary zoning program for large scale development.

Blossom/Sullivan: The motion passed unanimously 5-0. Commissioner Deines was absent.

MOTION: I move to recommend that the outer boundary of the Winslow Subarea be as recommended by staff in the draft preferred alternative.

Blossom/Sullivan: The motion passed unanimously 5-0. Commissioner Deines was absent.

Motion #2: Modified Winslow Subarea Boundary



MOTION: I move to amend the Winslow boundary to add the portion on the west side that is within the purple line along Finch Road and Sportsman's Club.

Blossom/Sullivan: The motion passed unanimously 5-0. Commissioner Deines was absent.

MOTION: I move that the previously proposed Ferncliff District be amended as follows: The parcels zoned R8 between Highway 305 and Cave Avenue, and the parcels east of 305 zoned Gateway District, are added to the Madison District, and all other parcels retain their current zoning.

Blossom/Preudhomme: The motion failed 2-4.

AYES: Sarah Blossom, Criss Garcia

NOES: Benjamin Deines, Peter Schaab, Sean Sullivan, Alex Preudhomme

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

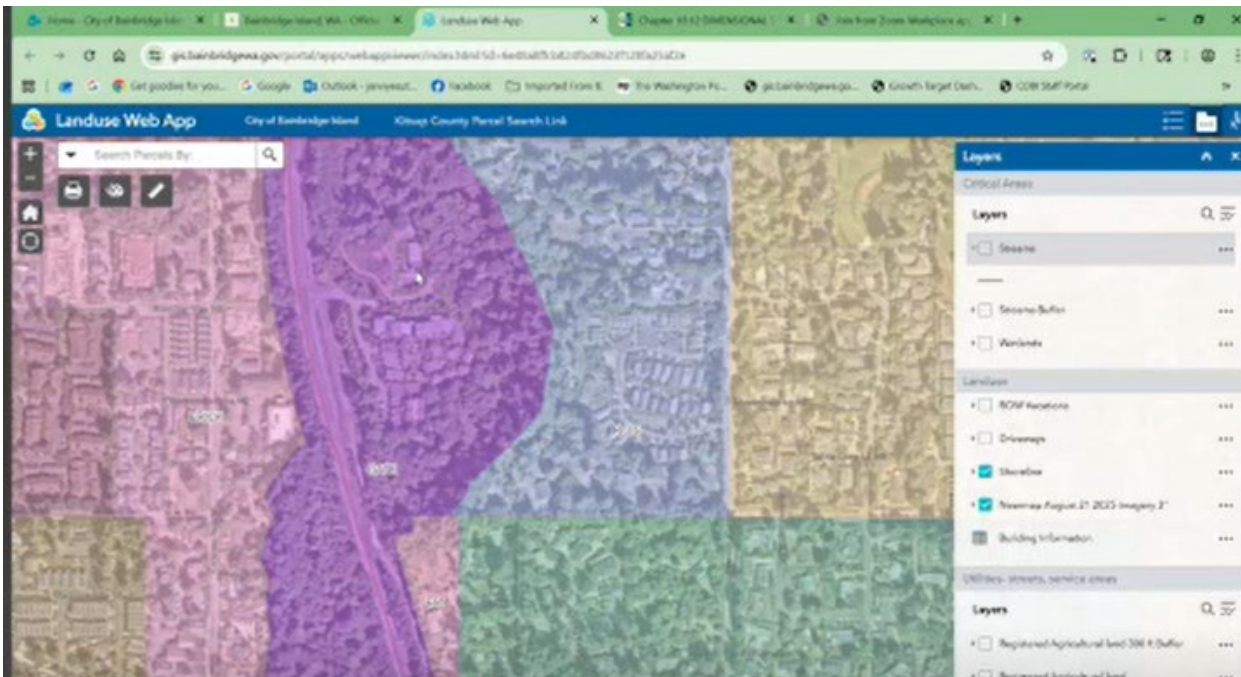


MOTION: I move that the parcels zoned R8 between Highway 305 and Cave Avenue, and the parcels east of 305 zoned Gateway District, be added to the Madison District.

Blossom/Sullivan: The motion carried 5-1.

AYES: Sarah Blossom, Criss Garcia, Benjamin Deines, Sean Sullivan, Alex Preudhomme

NOES: Peter Schaab,



MOTION: I move to recommend that the area currently designated as R4.3 to the west of Ferncliff Avenue and south of Wing Point Way be moved to the Madison District or connection.

Preudhomme/Sullivan: The motion failed 3-3.

AYES: Benjamin Deines, Sean Sullivan, Alex Preudhomme

NOES: Sarah Blossom, Peter Schaab, Criss Garcia

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

Outstanding Policy Issues

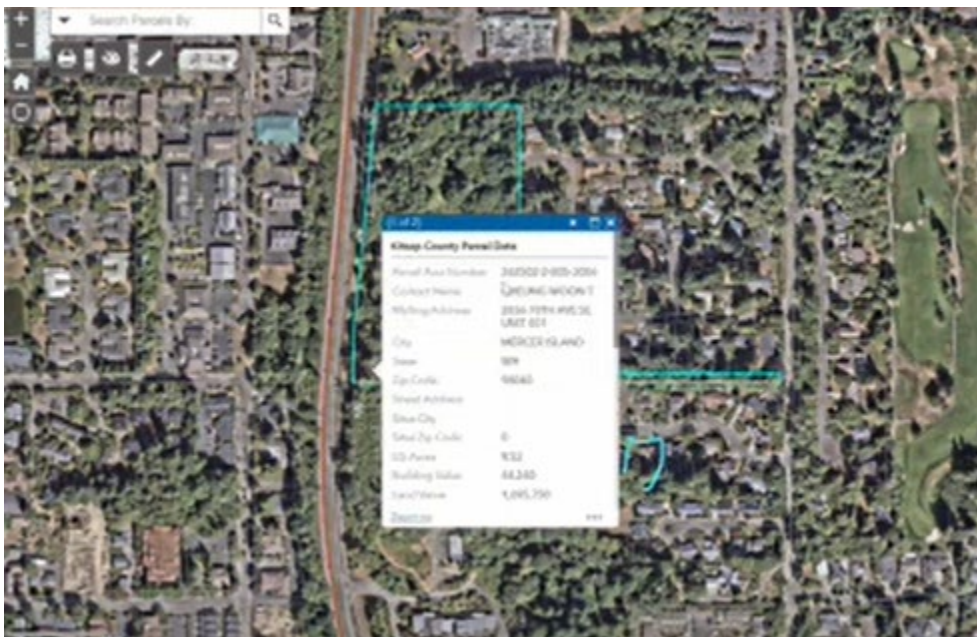
- Ferncliff Zone Boundary
- Development Standards
- Rename to "Connection" Zone?
- Adjacent Residential Zoning

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



Commissioner Sullivan excused himself from the meeting at 7:50 PM.

MOTION: I move to recommend that the remaining areas of the Ferncliff Zone (as presented on the screen at 7:56 PM) be moved to the R8 zone.

Preudhomme/Deines: The motion passed 4-1. Commissioner Sullivan was absent.

AYES: Benjamin Deines, Peter Schaab, Criss Garcia, Alex Preudhomme

NOES: Sarah Blossom

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 Prev. Alternative (Transition Zone)
Mixed Use Density RUE	0.5 (base) 1.0 (max)	1.2
Max. Building Height	45 ft	45 ft

OPTION 1



OPTION 2A



OPTION 2B



MOTION: I move that the name of the Ferncliff Zone be changed to the Connection zone.

Preudhomme/Peter Schaab: The motion passed unanimously, 5-0. Commissioner Sullivan was absent.

MOTION: I move to recommend retaining the existing height standard of 3 stories in the Ferry Zone with the following incentives available to allow a maximum building height of 5 stories:

1. An additional story is available if tuck under parking is provided.
2. An additional story is available if 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below.
3. If both tuck under parking and 25% of the affordable housing units are provided, two additional stories are available.

Blossom/Deines: The motion passed unanimously, 5-0. Commissioner Sullivan was absent.

MOTION: I move to recommend retaining the existing height standard of 3 stories in the High School Zone with the following incentives available to allow a maximum building height of 5 stories:

1. An additional story is available if tuck under parking is provided.
2. An additional story is available if 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below.
3. If both tuck under parking and 25% of the affordable housing units are provided, two additional stories are available.

Blossom/Peter Schaab: The motion passed unanimously, 5-0. Commissioner Sullivan was absent.

MOTION: I move to recommend retaining the existing height standard of 2 stories in the Connection Zone, with the following incentives available to allow a maximum building height of 4 stories.

1. An additional story is available if tuck under parking is provided.
2. An additional story is available if 20% of the residential units in the building provide housing for households earning 80% AMI and below.
3. If both tuck under parking and 20% affordable housing units are provided, two additional stories are available.

Blossom/Peter Schaab: The motion passed unanimously, 5-0. Commissioner Sullivan was absent.

MOTION: I move to recommend retaining the existing height standard of 3 stories in the Central Core zone with the following incentives available to allow a maximum building height of 5 stories:

1. An additional story is available if tuck under parking is provided.
2. An additional story is available if 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below.
3. If both tuck under parking and 20% of the affordable housing units are provided, two additional stories are available.

Blossom/Peter Schaab: The motion passed unanimously, 5-0.

6) FOR THE GOOD OF THE ORDER -

Discussion only.

7) ADJOURNMENT - 8:55 PM

_____/s/_____
Sarah Blossom, Chair

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

