



CITY OF
BAINBRIDGE ISLAND

**PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 11, 2025**

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

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/86561143070](https://bainbridgewa.zoom.us/j/86561143070)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 865 6114 3070

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 20251023 - Draft.pdf](#)

3.b Minutes

[Planning Commission Special Meeting 20251204 Minutes.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 - 6:10 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 Recommendations on Updates to the Winslow Subarea Plan 3 Hours

[12 11 PC Remaining Winslow Subarea Plan Items for Planning Commission Recommendation.pdf](#)

[Dec 11 PC WSP Land Use Materials.pdf](#)

[CPP 1220 Housing Targets.pdf](#)

[2025 Bremerton-Silverdale MSA HUD Median Income Table.pdf](#)

[Planning Commission 2025 Motions for WSP Comp Plan.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 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 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: December 11, 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 November 13, 2025, meeting minutes, as presented.

ATTACHMENTS:

[Planning Commission Minutes 20251023 - Draft.pdf](#)



Planning Commission Regular Meeting October 23, 2025

Meeting Minutes

1) **CALL TO ORDER/LAND ACKNOWLEDGMENT -**

Chair Sarah Blossom called the meeting to order at 6:05 PM and read the Land Acknowledgement. Present in chambers were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme, Ben Deines, and Sean Sullivan. Absent and excused was Commission Peter Schaab. Absent was Commissioner Ariel Birtley. Also present in chambers were COBI staff - Acting PCD Director Darron Buchanan, Senior Planner Jennifer Sutton, and City Council-Liaison Jon Quitslund. Present via the Zoom platform was Consultant Joe Tovar.

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

MOTION: I move to approve the agenda.

Garcia / Deines - The motion carried unanimously, 5-0.

No conflicts disclosed.

3) **PLANNING COMMISSION MEETING MINUTES -**

[3.a Minutes](#)

[Cover Page](#)

[Planning Commission Minutes 20250925.pdf](#)

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

Garcia / Preudhomme – The motion carried unanimously, 5-0.

[3.b Minutes](#)

[Cover Page](#)

[Planning Commission Minutes 20251002.pdf](#)

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

Garcia / Preudhomme – The motion carried unanimously, 5-0.

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 -

No Director's report.

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](#)

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

[REAC WSP LU Policy 6 Recommendation 10.9.25.pdf](#)

Consultant Joe Tovar offered a summary of the progress made, outlined what still needs to be accomplished and made recommendations for the next meeting.

Commissioner Preudhomme presented the work of the Standards subcommittee.

Discussion only. Commissioner Sullivan left the meeting at 8:00 PM.

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

Senior Planner Jennifer Sutton provided information about the 10/30/2025 Planning Commission meeting.

8) ADJOURNMENT - 9:21 PM

Sarah Blossom, Chair

Renee Argetsinger, Clerk to the Planning Commission



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: December 11, 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 minutes from the December 4th, 2025, Planning Commission meeting, as presented.

ATTACHMENTS:

[Planning Commission Special Meeting 20251204 Minutes.pdf](#)



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.

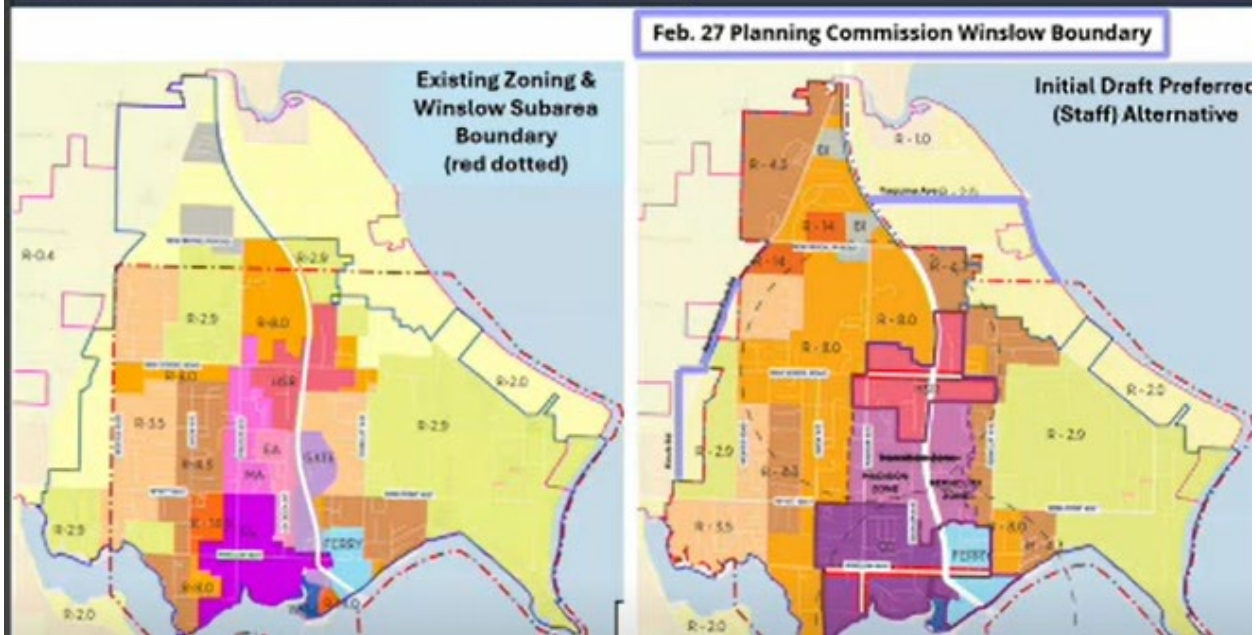
MOTION: I move to ask staff and consultants to bring back a proposal for a mandatory inclusionary zoning program for large scale development.

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

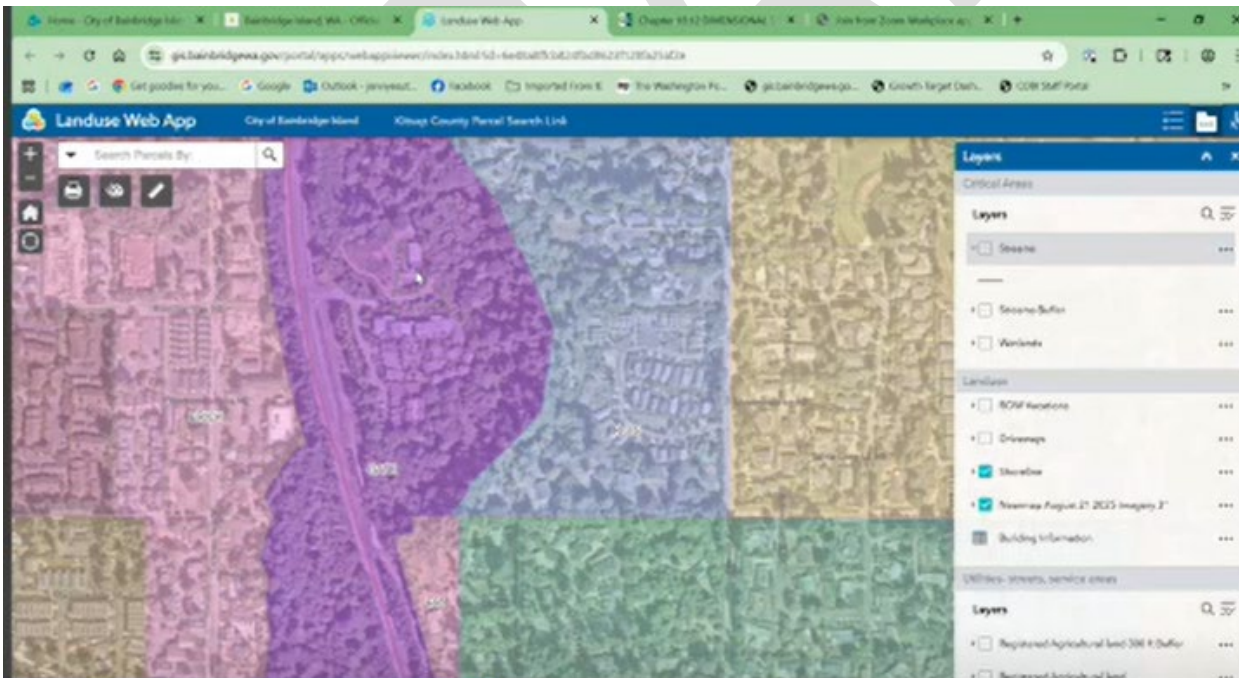


MOTION: I move that the parcels zoned R8 between Highway 305 and Cave Avenue, and the parcels east of 305 zoned Gateway District, be added to the Madison District.

Blossom/Sullivan: The motion carried 5-1.

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

NOES: Peter Schaab,



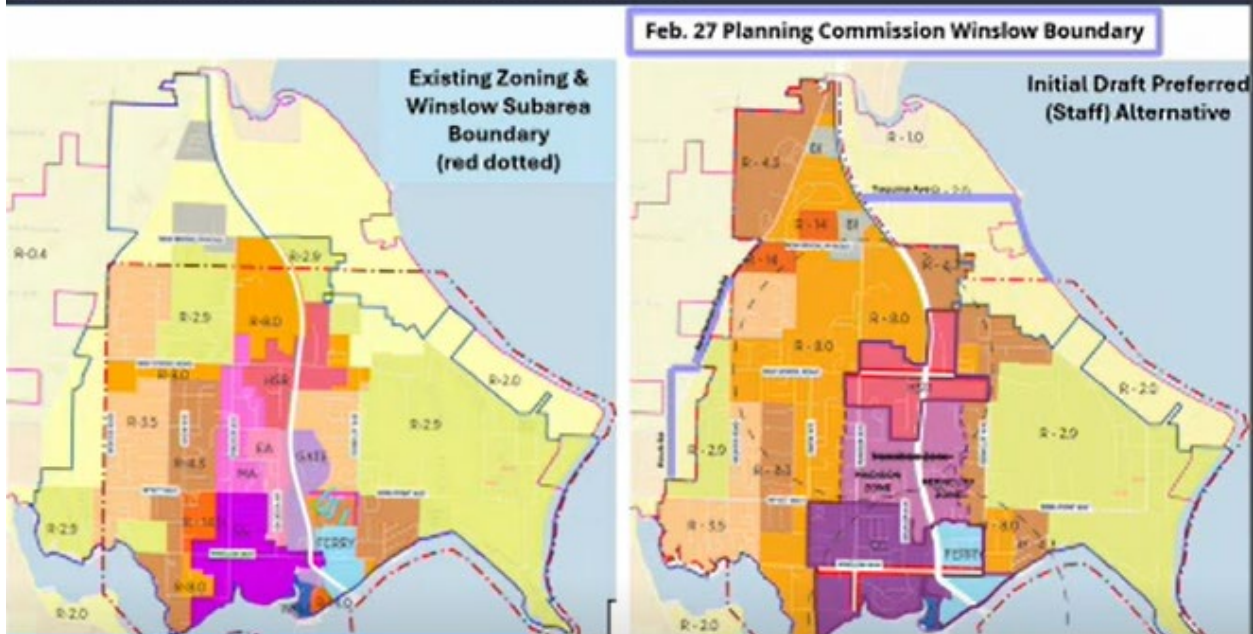
MOTION: I move to recommend that the area currently designated as R4.3 to the west of Ferncliff Avenue and south of Wing Point Way be moved to the Madison District or connection.

Preudhomme/Sullivan: The motion failed 3-3.

AYES: Benjamin Deines, Sean Sullivan, Alex Preudhomme

NOES: Sarah Blossom, Peter Schaab, Criss Garcia

Motion #2: Modified Winslow Subarea Boundary



MOTION: I move to recommend the area highlighted in Cyan be moved to the Madison District 4 or connection, as presented on the screen at 7:33 PM.

Preudhomme/Deines: The motion passed 4-2.

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

NOES: Peter Schaab, Criss Garcia

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

Outstanding Policy Issues

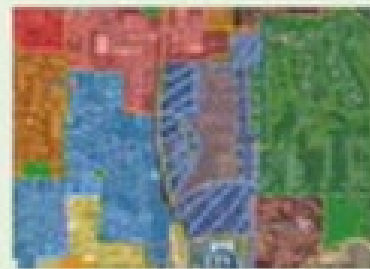
- Ferncliff Zone Boundary
- Development Standards
- Rename to "Connection" Zone?
- Adjacent Residential Zoning

Ferncliff Zones Development Standards		
	Existing Standards (Gateway Zone)	Draft Pref. Alternative (Transition Zone)
Mixed Use Density	0.5 (base)	0.2
FAR	1.0 (max)	0.2
Max. Building Height	45 ft	45 ft

OPTION 1

OPTION 2A

OPTION 2B



MOTION: I move that staff study and draft a proposal for exclusive ingress and egress, utilizing the easement to the north of the property through the ACE parking lot.

Blossom/Sullivan: The motion passed unanimously, 6-0.

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

Outstanding Policy Issues

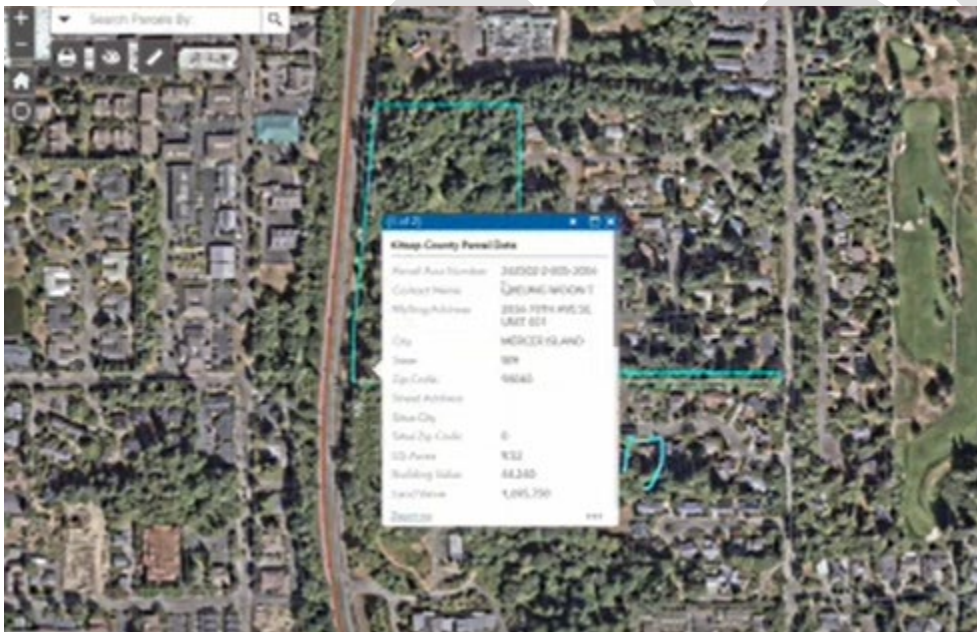
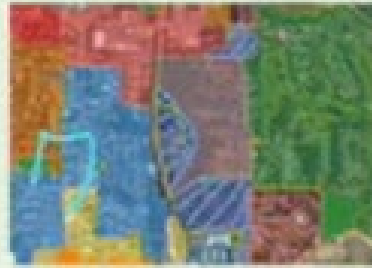
- **Ferncliff Zone Boundary**
- **Development Standards**
- **Rename to "Connection" Zone?**
- **Adjacent Residential Zoning**

Ferncliff Zones Development Standards		
	Existing Standards (Gateway Zone)	Draft Prev. Alternative (Transition Zone)
Mixed Use Density 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 MUE	2.5 (base) 3.0 (max)	3.2
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

DRAFT



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: December 11, 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. 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.

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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 Regular Meeting Agenda Bill

MEETING DATE: December 11, 2025 **ESTIMATED TIME:** 3 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, and December 4, 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 Planning Commission made progress at its meeting on December 4, making several motions on inclusionary zoning, the

"Winslow" boundary, and building heights. December 11 meeting materials have been updated to reflect Commission progress, and note outstanding policy issues. The graphics in the December 11th Land Use materials presentation 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. 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:

[12 11 PC Remaining Winslow Subarea Plan Items for Planning Commission Recommendation.pdf](#)

[Dec 11 PC WSP Land Use Materials.pdf](#)

[CPP 1220 Housing Targets.pdf](#)

[2025 Bremerton-Silverdale MSA HUD Median Income Table.pdf](#)

[Planning Commission 2025 Motions for WSP Comp Plan.pdf](#)

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.

Motions added Dec. 4:

On December 4 the Planning Commission approved a series of motions related to the area identified as a potential “Ferncliff” zone in the meeting materials and the adjacent residential area.

- I move that the previously proposed Ferncliff District be amended as follows: The parcels zoned R-8 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.

_____ PASS _____ DID NOT PASS

- I move that the parcels zoned R-8 between Highway 305 and Cave Avenue, and the parcels east of 305 zoned Gateway District, be added to the Madison District.

_____ PASS _____ DID NOT PASS

- I move to recommend that the area currently designated as R-4.3 to the west of Ferncliff Avenue and south of Wing Point Way be moved to the Madison District or Connection.

_____ PASS _____ DID NOT PASS

- I move to recommend the area highlighted in Cyan be moved to the Madison District 4 or connection, as presented on the screen at 7:33 PM.

_____ PASS _____ DID NOT PASS

- I move that staff study and draft a proposal for exclusive ingress and egress, utilizing the easement to the north of the property through the ACE parking lot.

_____ PASS _____ DID NOT PASS

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

_____ PASS _____ DID NOT PASS

Suggested Motions on Remaining Items NOT made at Dec. 4 meeting.

- 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 providing 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

Suggested Motion on Remaining Item NOT made at Dec. 4 meeting:

- I move to recommend a maximum FAR of ___ for the High School Zone.

_____ 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

Motion added Dec. 4:

- 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.

_____ PASS _____ DID NOT PASS

Suggested Motion on Remaining Items NOT made at Dec. 4 meeting.:

- 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 a maximum FAR of ___ for the Central Core Zone.

_____ 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 (now Connection) Zone Development Standards³

Motion added Dec. 4:

- 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 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.

_____ PASS _____ DID NOT PASS

Suggested Motion on Remaining Item NOT made at Dec. 4 meeting:

- I move to recommend a maximum FAR of ___ for the Connection Zone.

_____ PASS _____ DID NOT PASS

B. December 11, 2025 Planning Commission Regular Meeting

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 Brooklyn Road and Sportsman Club Road area. See also corresponding map graphic in presentation.

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. Confirm residential zoning for Northwestern Winslow Subarea

The Planning Commission not fully the area of northwest Winslow between High School and New Brooklyn Roads between Madison Avenue and Sportsman Club Road, except that the Commission had previously indicated that the BI school district property as “TBD” (see Motion #7 above). See also corresponding map graphic in presentation.

Suggested Motion on Remaining Item:

- I move to recommend that the residentially zoned area of northwest Winslow between High School and New Brooklyn Roads between Madison Avenue and Sportsman Club Road, utilize [**current zoning boundaries OR zoning boundaries as shown as the “Draft Alternative”**].

_____PASS _____DID NOT PASS

12. Confirm residential zoning for Southwestern Winslow Subarea

The Planning Commission discussed the residential area of southwest Winslow (west of June 5, 2025 recommended Madison & Central Core zones) in Spring 2025 but has not approved any motions on future zoning for this area. Note “TBD” area immediately adjacent to Central Core zone subject of Motion #8 above. See also corresponding map graphic in presentation.

Suggested Motion on Remaining Item:

- I move to recommend that the residentially zoned area of southwest Winslow utilize [**current zoning boundaries OR zoning boundaries as shown as the “Draft Alternative”**].

_____PASS _____DID NOT PASS

13. Confirm residential zoning for Southeastern Winslow Subarea

The Planning Commission has previously discussed the residential area of southeastern Winslow regarding the “Hawley neighborhood” (April 2, 2025) and a potential Ferncliff zone (see Motions #4 and 5 above), but has not approved any other motions on future zoning for this residential area. See also corresponding map graphic in presentation.

Suggested Motion on Remaining Item:

- I move to recommend that the residentially zoned area of southeast Winslow utilize [**current zoning boundaries OR zoning boundaries as shown as the “Draft Alternative”**].

_____PASS _____DID NOT PASS

14. Confirm residential zoning for Northeastern Winslow Subarea

The Planning Commission has not discussed the residential area of northeastern Winslow, except for consideration of expanding the Winslow boundary north to Yaquina Avenue (see Motion #2 above). See also corresponding map graphic in presentation.

Suggested Motion on Remaining Item:

- I move to recommend that the residentially zoned area of northeast Winslow utilize [**current zoning boundaries OR zoning boundaries as shown as the “Draft Alternative”**].

_____PASS _____DID NOT PASS

15. Consider Reducing Parking Standards

The Planning Commission discussed parking standards for the Winslow Subarea periodically during meetings.

Suggested Motion on Remaining Item:

- I move to recommend that the City reduce existing residential parking requirements by one-half.

_____ PASS _____ DID NOT PASS

16. 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



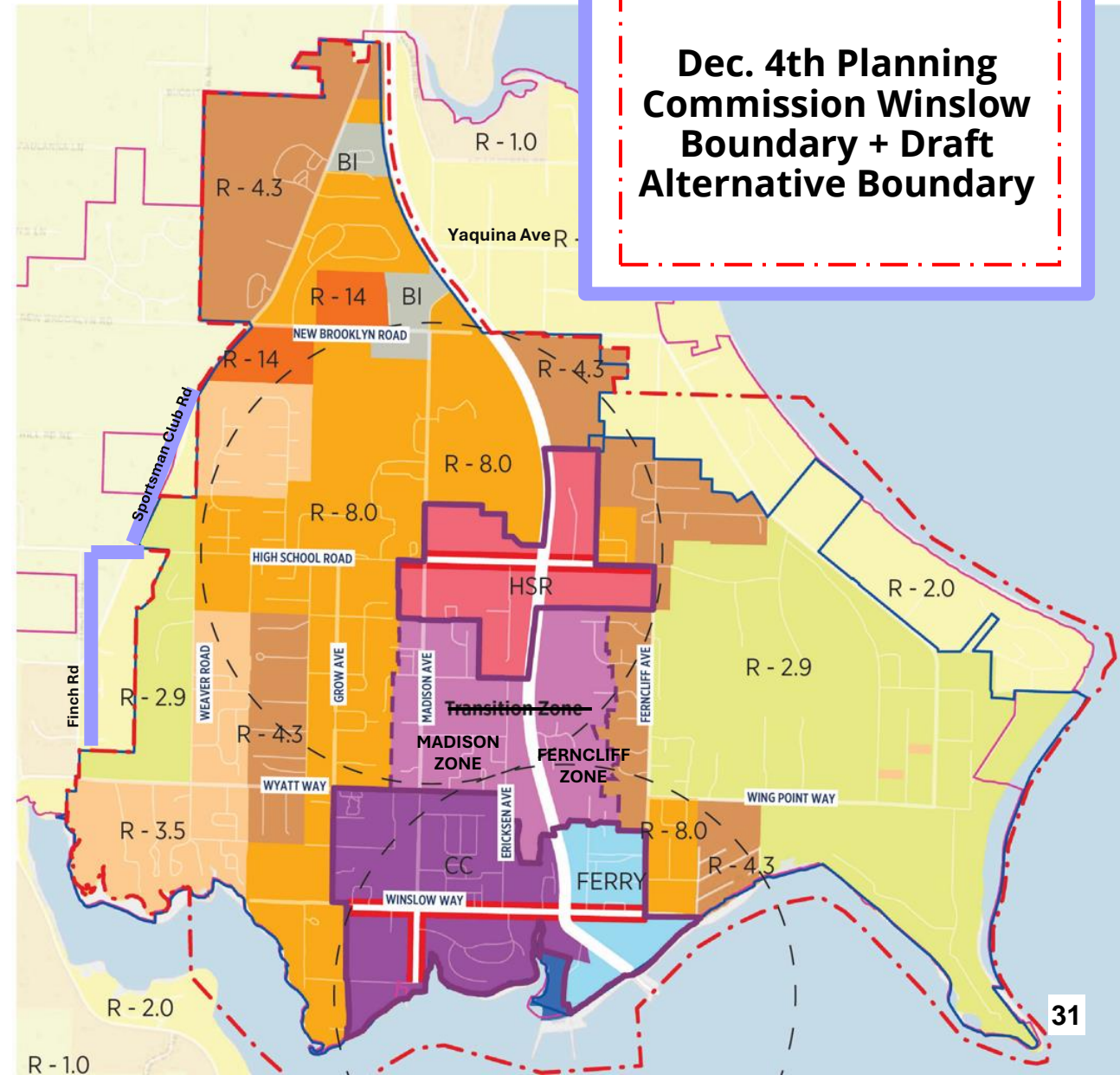
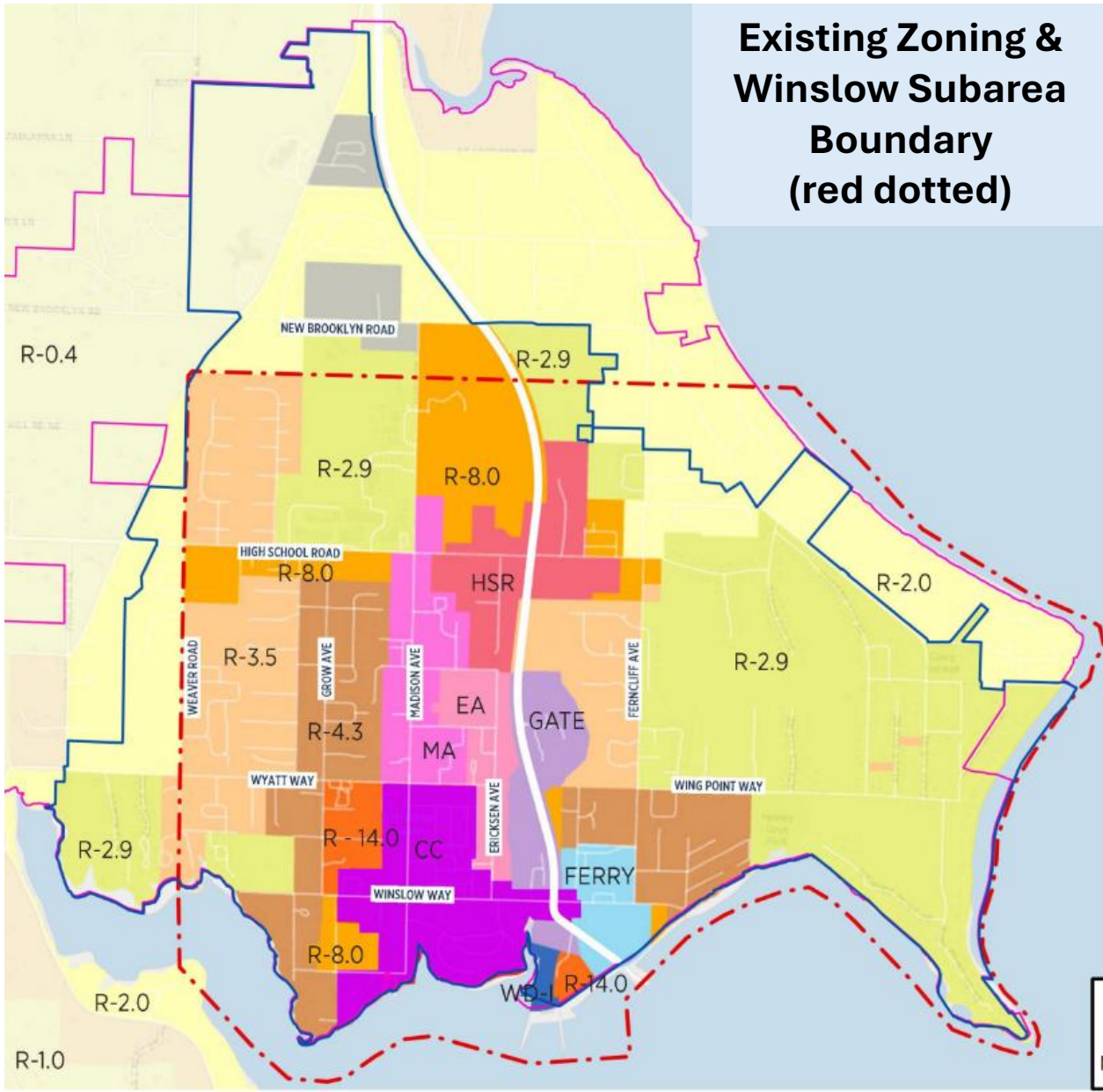
**CITY OF
BAINBRIDGE ISLAND**

Prepared for:
*Planning Commission
Meeting*

December 11, 2025

Outstanding Policy Recommendations for the Winslow Subarea Plan

Topic #2: Modified Winslow Subarea Outer Boundary



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

December 4 Planning Commission Recommendations

- Zone Boundary (shaded periwinkle)
- Rename to “Connection” Zone (together w/Madison zone)
- R-8 Adjacent Residential Zoning (shaded orange)
- Building Height (see table)

Outstanding Policy Issues

- Floor Area Ratio



Connection Zone Development Standards

	Existing Standards (Gateway Zone)	Draft Pref. Alternative (Transition Zone)	Current PC Recommendations Connection Zone
Mixed Use Density FAR	0.5 (base) 1.0 (max)	1.2	TBD
Max. Building Height	45 ft	45 ft	12/4 PC: 25 ft. base height with: +1 add. story for AH (20% of units @ ≤ 80%AMI) •+1 additional story for tuck under pkg. •4 stories max if AH & tuck under pkg.

Topic #6: Confirm Ferry Zone Standards

December 4 Planning Commission Recommendations

- Building Height (see table)

Outstanding Policy Issues

- Floor Area Ratio

Ferry Zone Development Standards		
	Existing Standard	Current PC Recommendations
Mixed Use Density Floor Area Ratio (FAR)	0.5 (base) 1.4 (max)	4.0 (5/1 PC) NOTE: 3.0 (more achievable given bldg. height)
Max. Building Height	45 ft	12/4 PC: 35 ft. base height with: •+1 add. story for AH (25% of units @ ≤ 80%AMI) •+1 additional story for tuck under pkg. •5 stories max if AH & tuck under pkg.



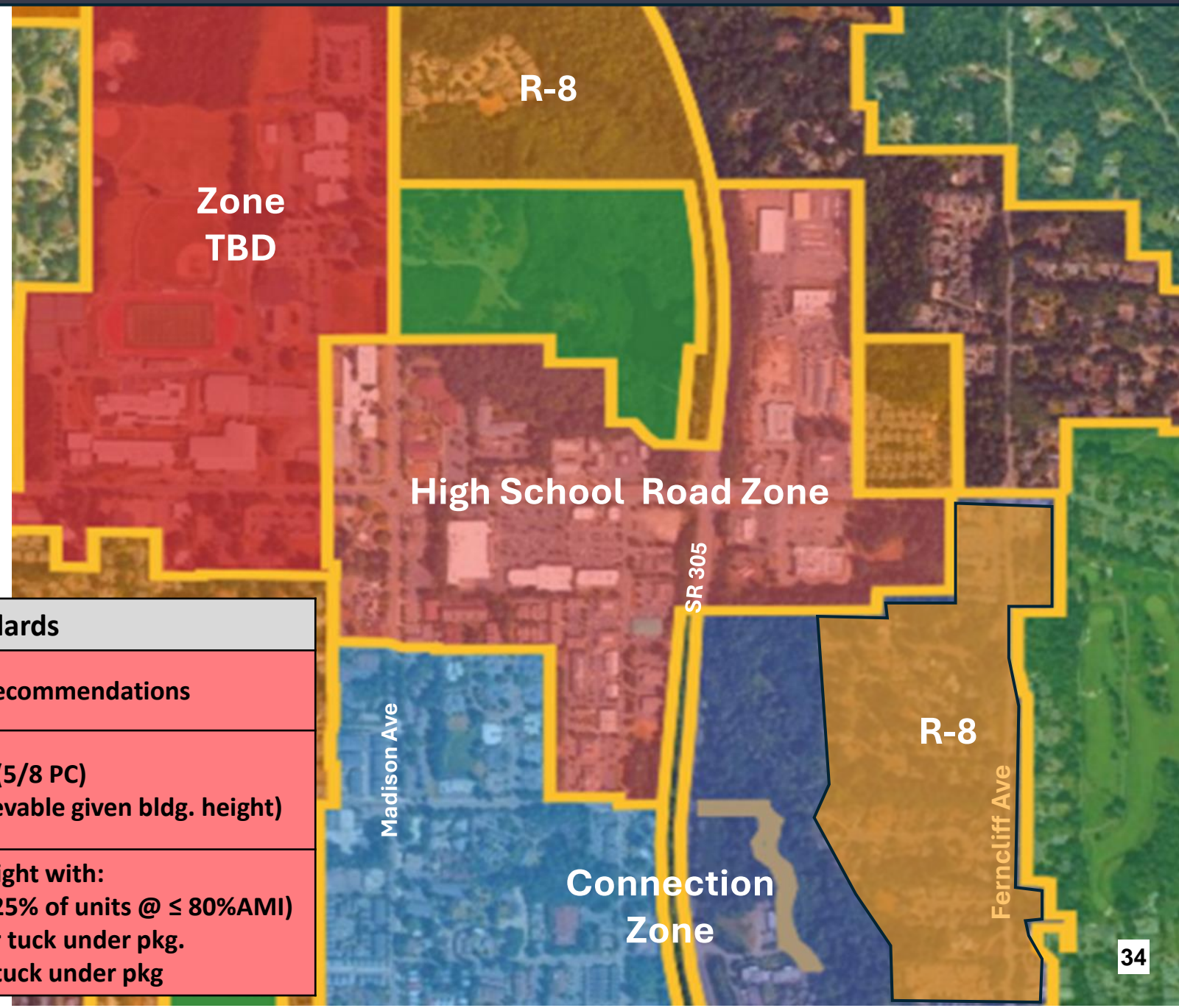
Topic #7: Confirm High School Zone Standards & Adjacent Zoning

December 4 Planning Commission Recommendations

- Building Height (see table)

Outstanding Policy Issues

- Floor Area Ratio
- Adjacent Area “TBD”



HS Road Zone Development Standards

	Existing Standard	Current PC Recommendations
Mixed Use Density Floor Area Ratio (FAR)	0.3 (base) 0.9 (max)	4.0 (5/8 PC) Note: 3.0 (more achievable given bldg. height)
Max. Building Height	45 ft	12/4 PC: 35 ft. base height with: •+1 add. story for AH (25% of units @ ≤ 80%AMI) •+1 additional story for tuck under pkg. •5 stories max if AH & tuck under pkg

Topic #8: Central Core Area

December 4 Planning Commission Recommendations

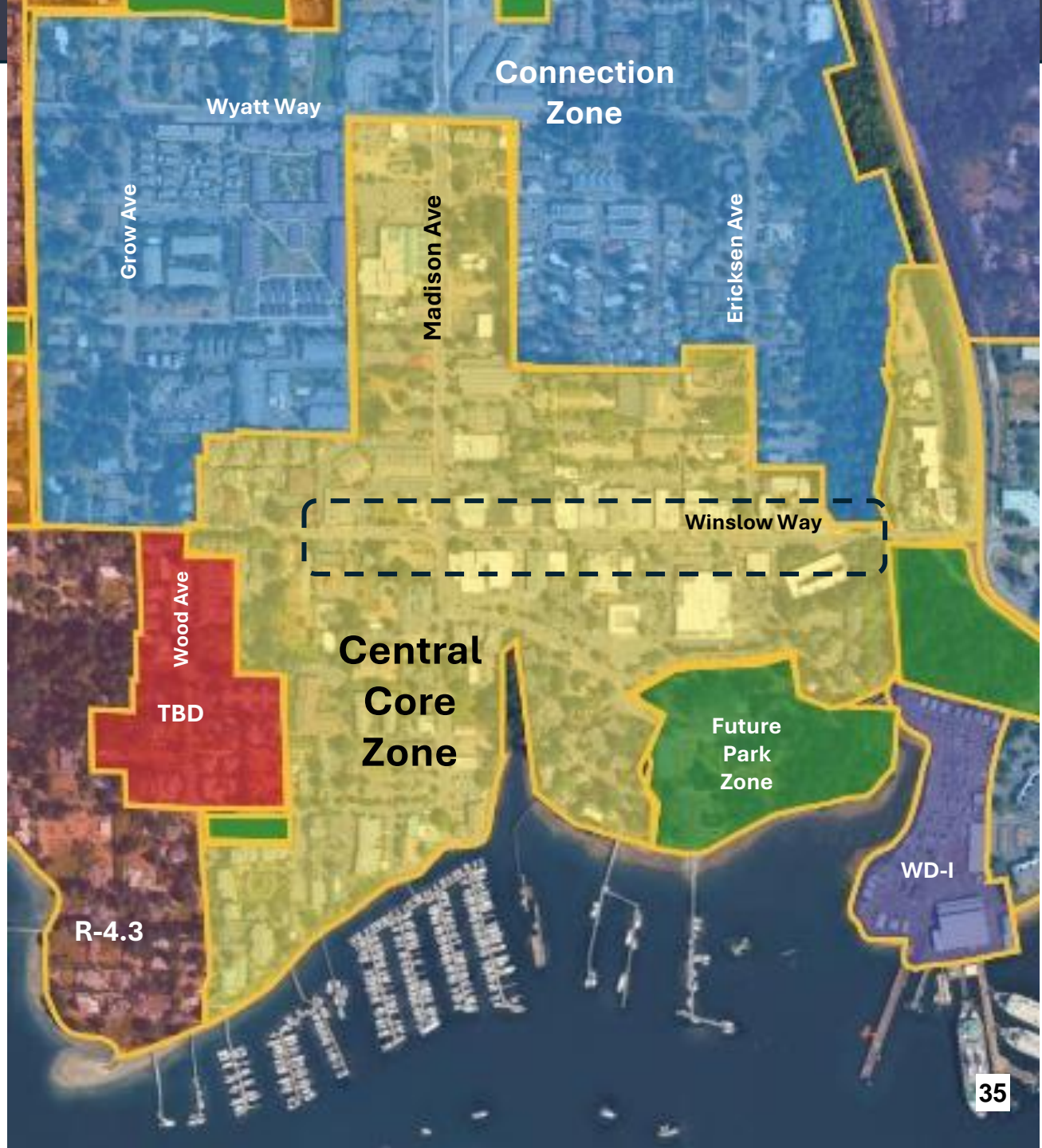
- Building Height (see table)

Outstanding Policy Issues

- Floor Area Ratio
- Adjacent Area “TBD”
- Civic + Cultural Connection Overlay CPA

Central Core Zone Development Standards			
	Existing Standard	Draft Pref. Alternative	Current PC Recommendations
Mixed Use Density Floor Area Ratio (FAR)	1.0 (base) 1.5 (max)	2.0	TBD
Max. Building Height	45 ft	55 ft	12/4 PC: 35 ft. base height with: •+1 add. story for AH (25% of units @ ≤ 80%AMI) •+1 additional story for tuck under pkg. •5 stories max if AH & tuck under pkg

Winslow Way Overlay District (10/30 PC Mtg)



Topic #8: Should Civic + Cultural Connection Overlay District Policies be added to Winslow Subarea Plan?

NOTE: The Planning Commission last discussed this Comprehensive Plan Amendment (CPA) request, to add the policies below, at its August 28, 2025, meeting and approved the following motion: I move to tentatively move policies WMP 2-12.1- 12.5 over to the Central Core section of the WSP and then revisit should to their own dedicated district on the 9/25 Planning Commission meeting. The topic was not discussed again by the Planning Commission.

Land Use Element Policy LU 7.8 Civic + Cultural Connection Overlay District The Civic + Cultural Connection Overlay is a densely developed district within the Mixed-Use Town Center. Within this Overlay District, mixed-use development is encouraged, pedestrian site porosity and dedicated public rights-of-way to enhance the walkability of Winslow are encouraged. Below-grade parking is encouraged. Developments are encouraged to thoughtfully meet the Civic and Cultural center of Bainbridge and provide public enhancements and gateways.

Policy WMP 2-12.1 – Encourage below-grade parking to further the goals of making the Winslow downtown a pedestrian oriented town center where residents and visitors are encouraged to ‘Park-First’ and do their business on foot.

Policy WMP 2-12.2 – Provide increased FAR incentives to encourage a diversity of housing to create a multigenerational and multi-income downtown core.

Policy WMP 2-12.3 – Permit increased height incentives to allow for additional pedestrian open and green space at the ground plane, encourage pedestrian thoroughfares where opportunities align with comprehensive plan goals with the goal of increasing the pedestrian orientation of Winslow.

Policy WMP 2-12.4 – Encourage mixed-use development to enhance the livability and vitality of Winslow as well as increasing tourist opportunities for visitors. Or encourage culturally oriented uses to bolster the civic and cultural heart of downtown.

Policy WMP 2-12.5 – In addition to the specific policies listed for this overlay district, comply with policies 2-6.1 and 2-6.3 for the Central Core Overlay District.

Topic #9: Madison (now Connection) Zone

December 4 Planning Commission Recommendations

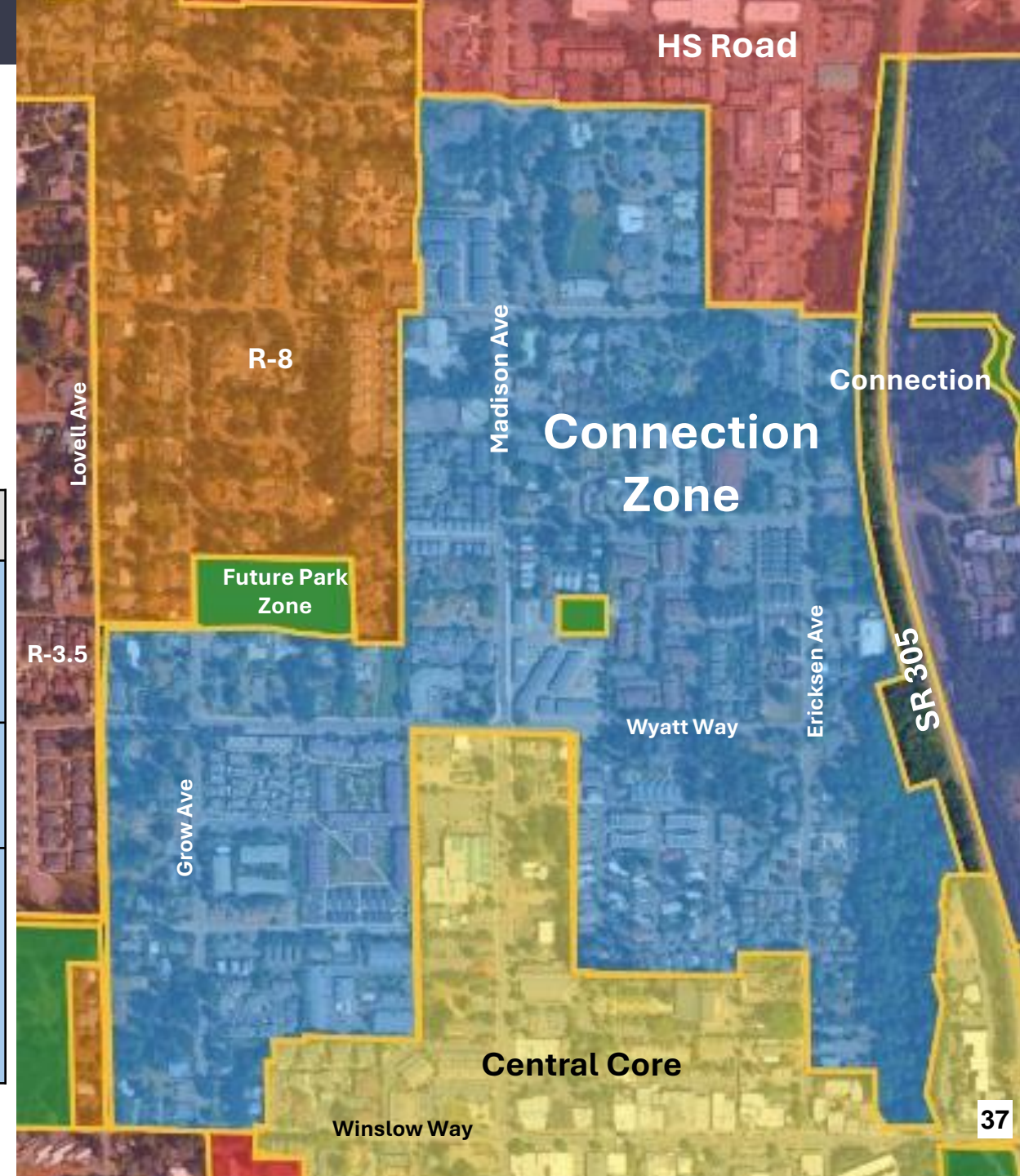
- Building Height (see table)
- Renamed “Connection” Zone

Outstanding Policy Issues

- Floor Area Ratio

Connection Zone Development Standards

	Existing Mad/Erick Zone Standards	Draft Pref. Alternative (Transition Zone)	Current PC Recommendations Connection Zone
Mixed Use Density FAR	0.5 (base) 0.9/1.0 (max)	1.2	TBD
Max. Building Height	35 ft	45 ft	12/4 PC: 25 ft. base height with: +1 add. story for AH (20% of units @ ≤ 80%AMI) •+1 additional story for tuck under pkg. •4 stories max if AH & tuck under pkg.

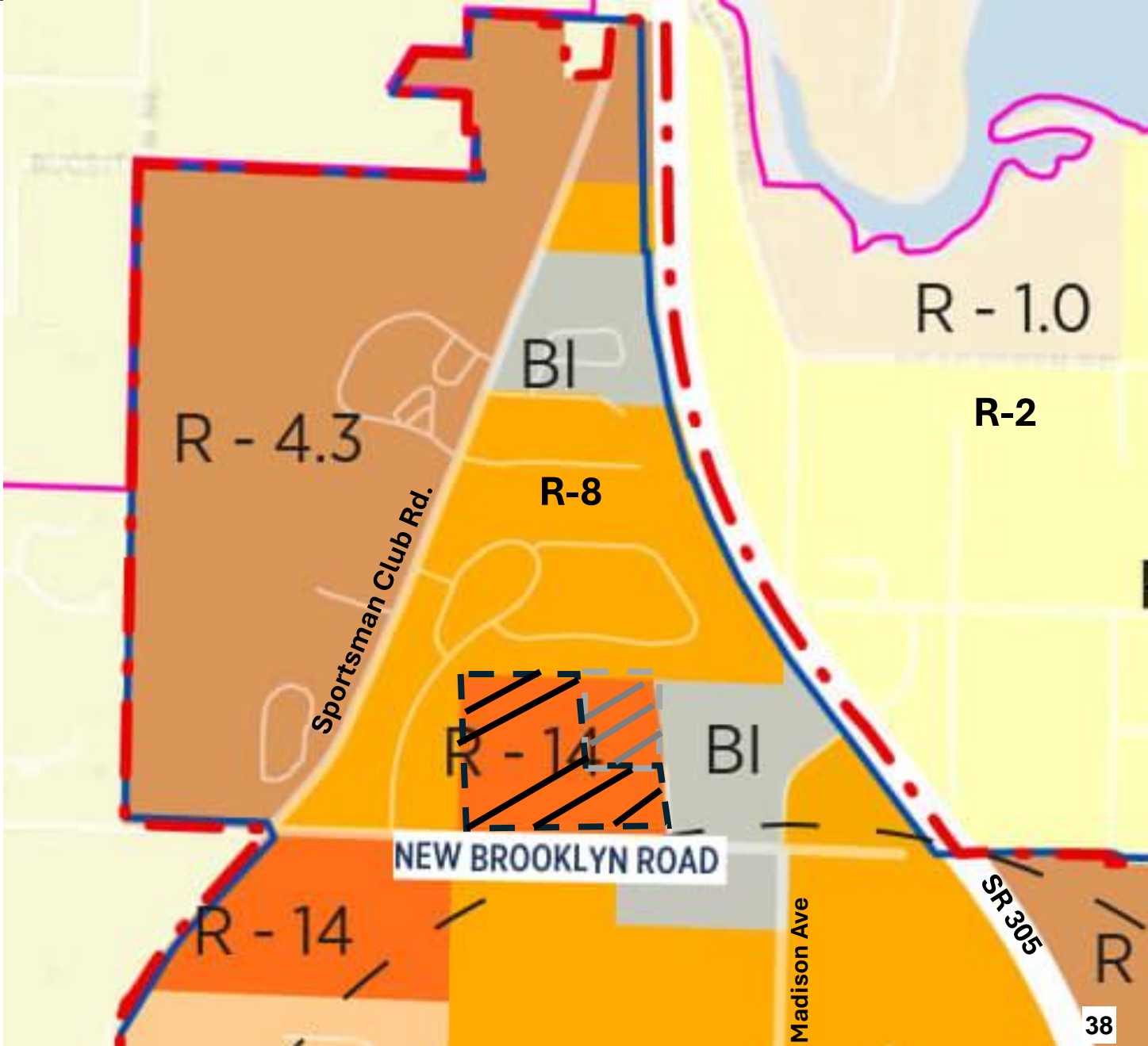


Outstanding Policy Issues

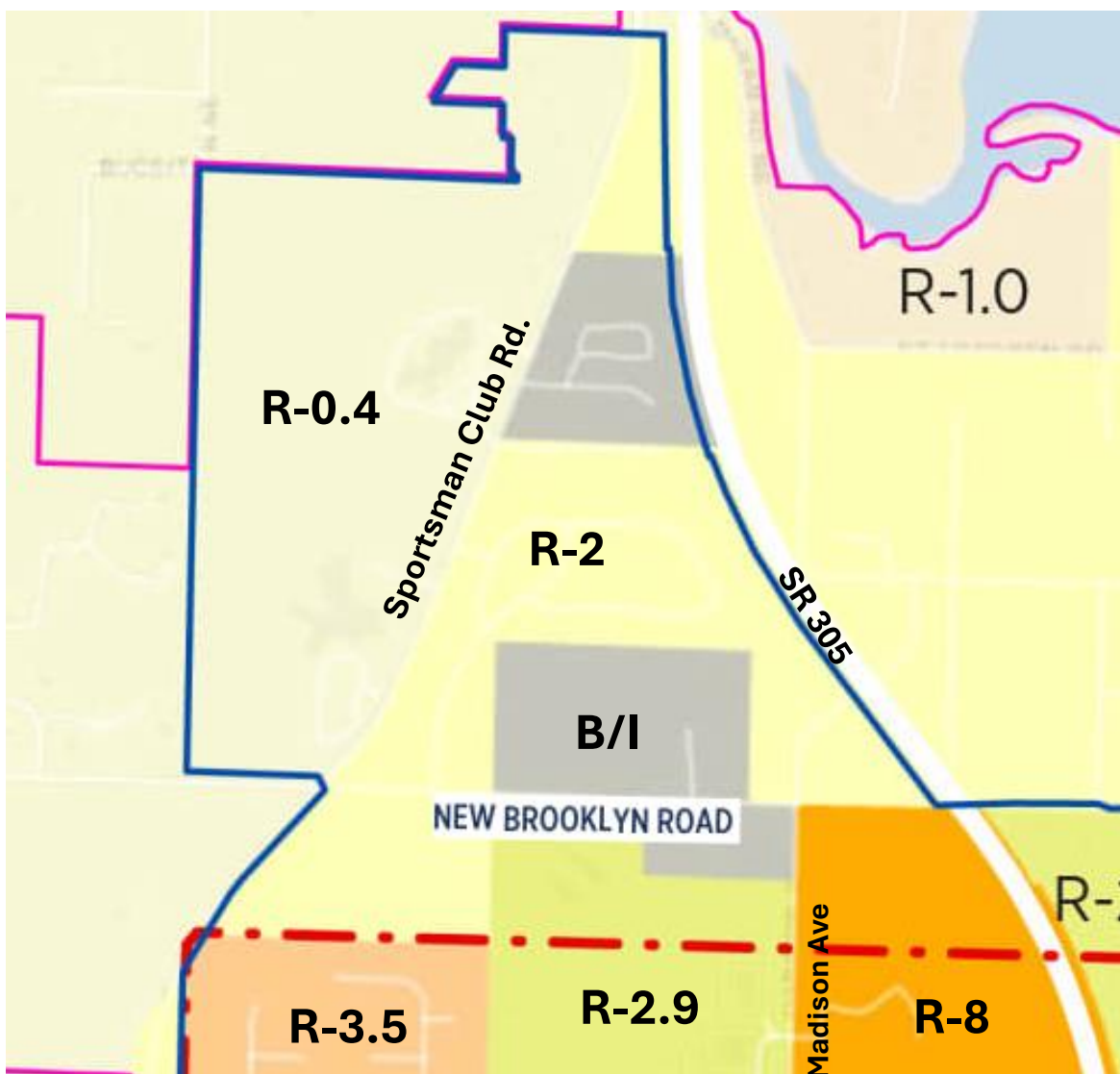
- **Confirm 4/22/25 Boundary Recommendations**
- **Confirm Other Zoning Boundaries**

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

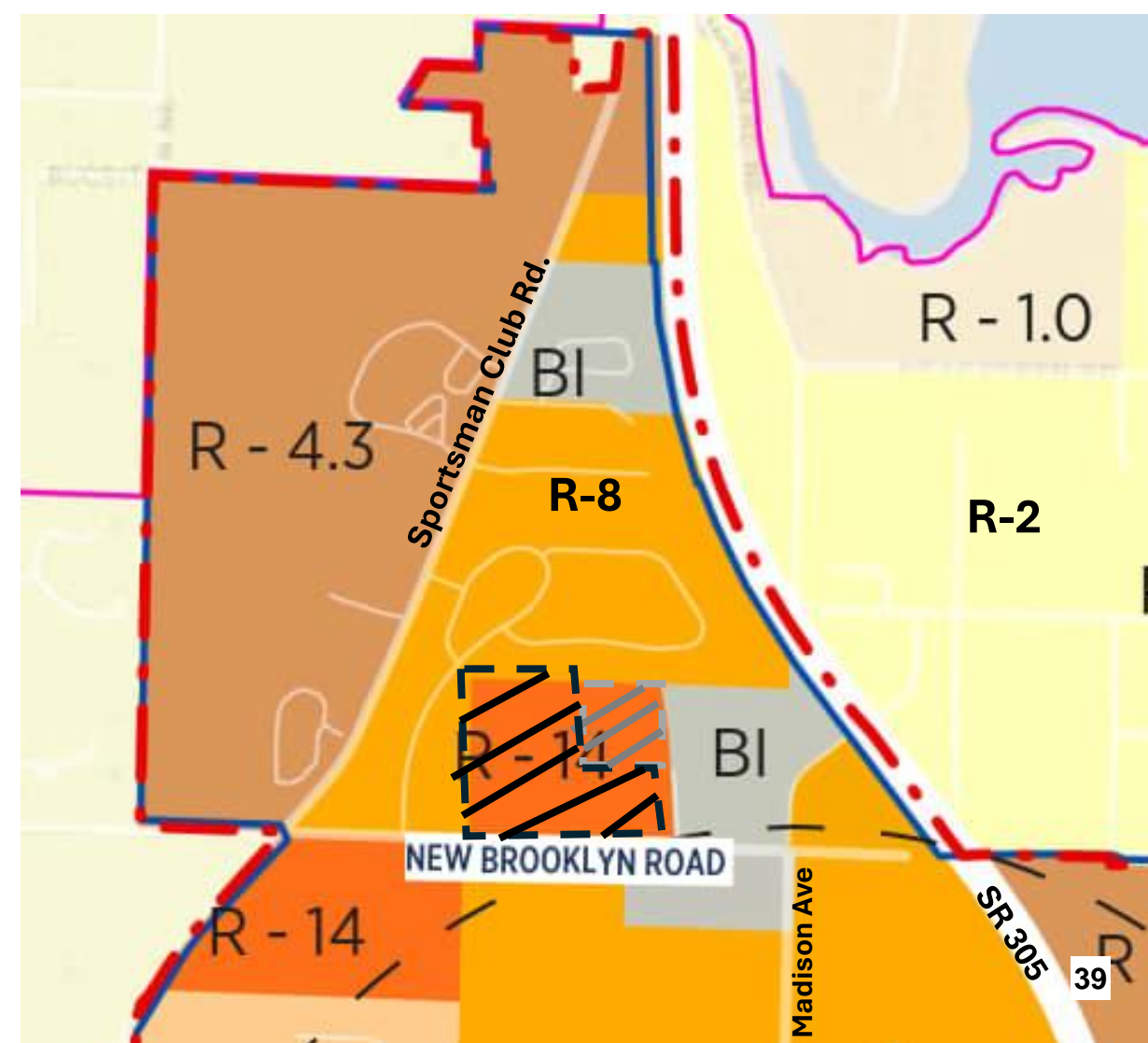
Recommend
Mixed Use Zone TBD
(4/22 PC Mtg.)



Existing Zoning Boundaries



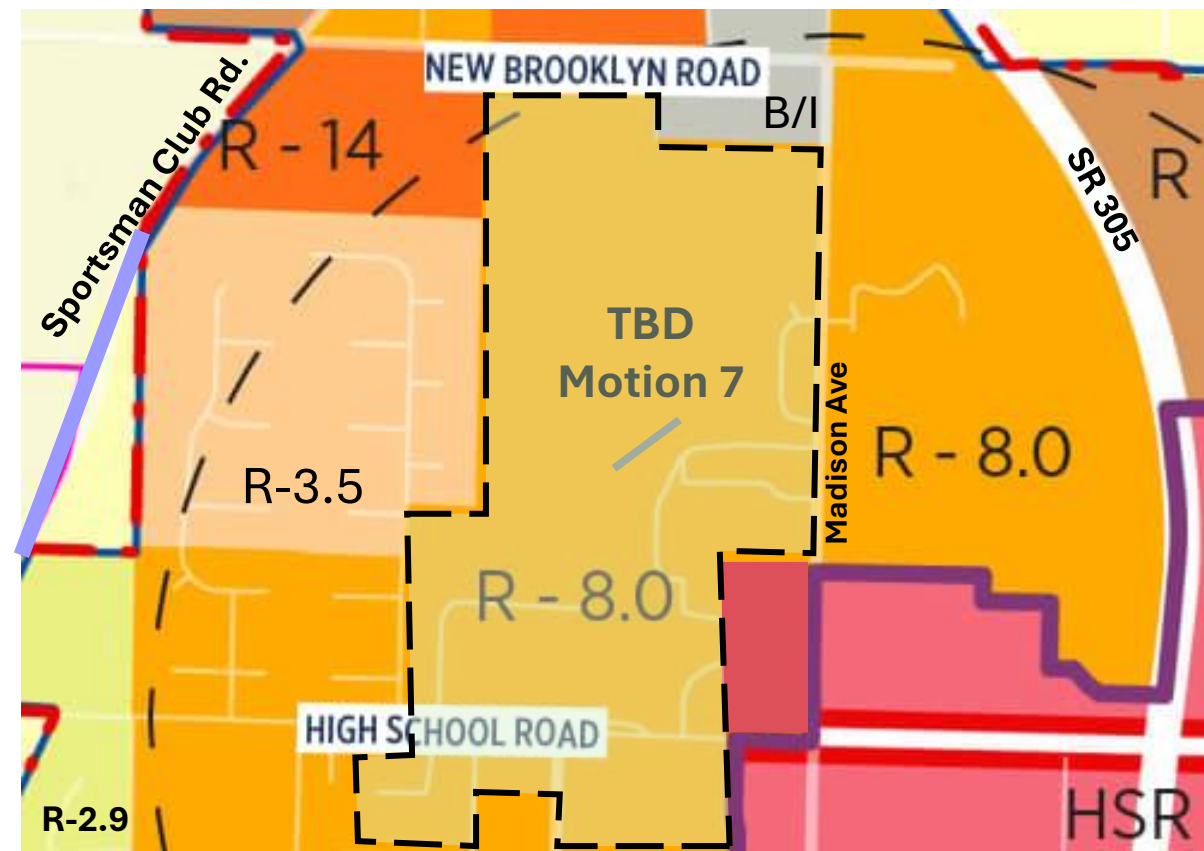
Draft Alternative Zoning Boundaries

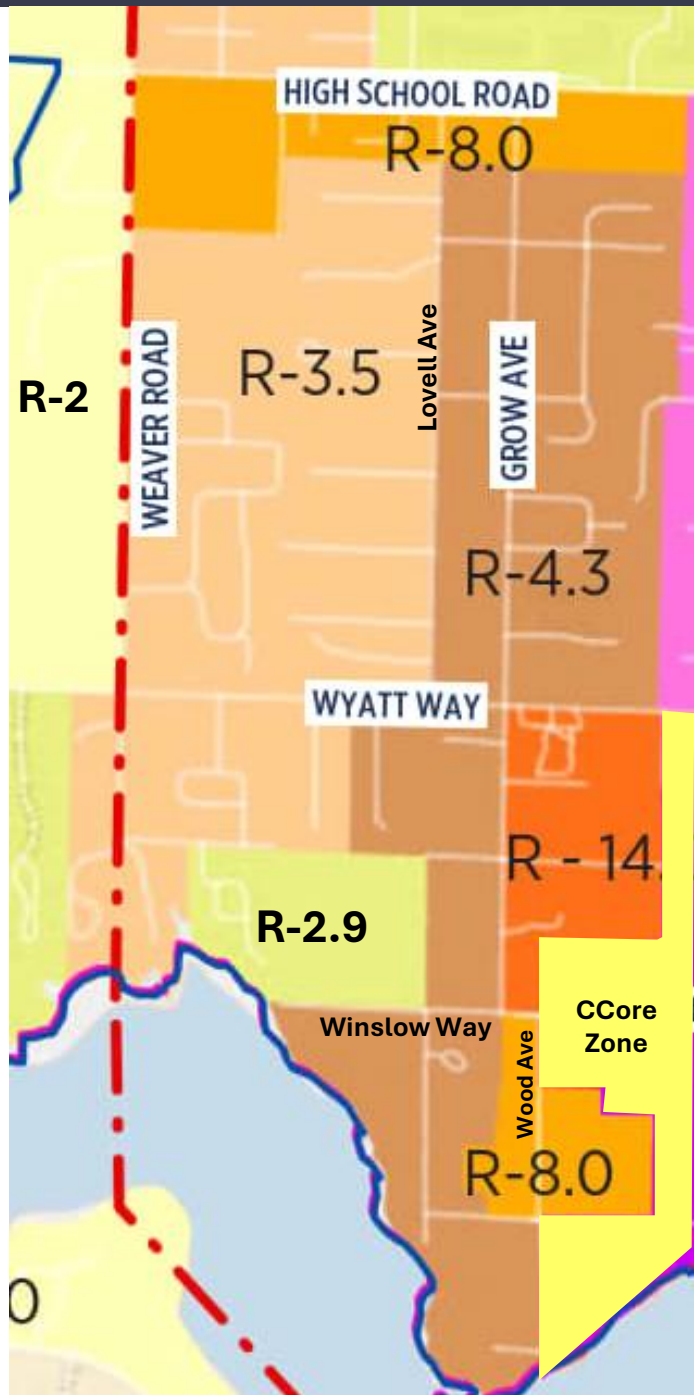


Existing Zoning Boundaries



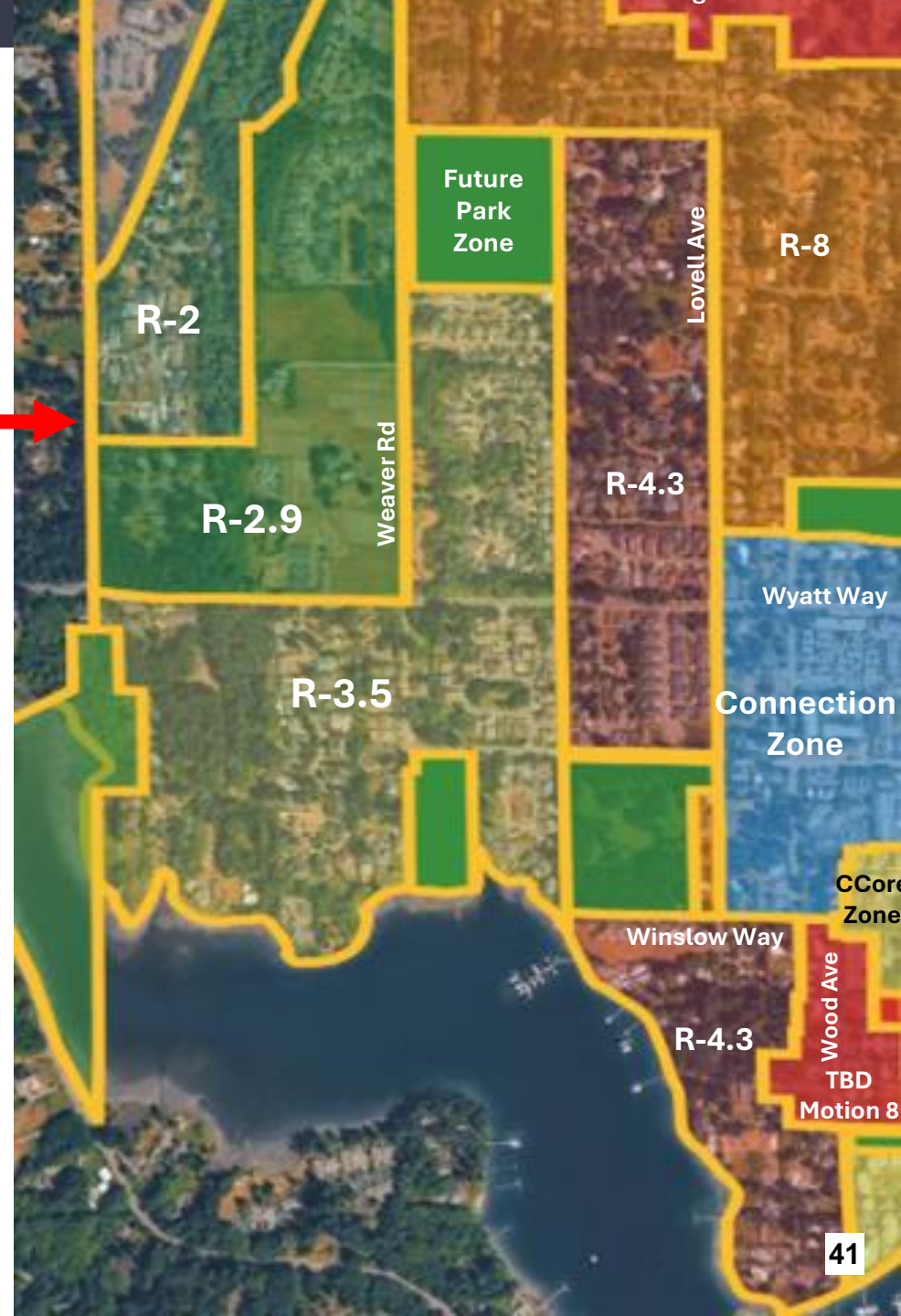
Draft Alternative Zoning Boundaries



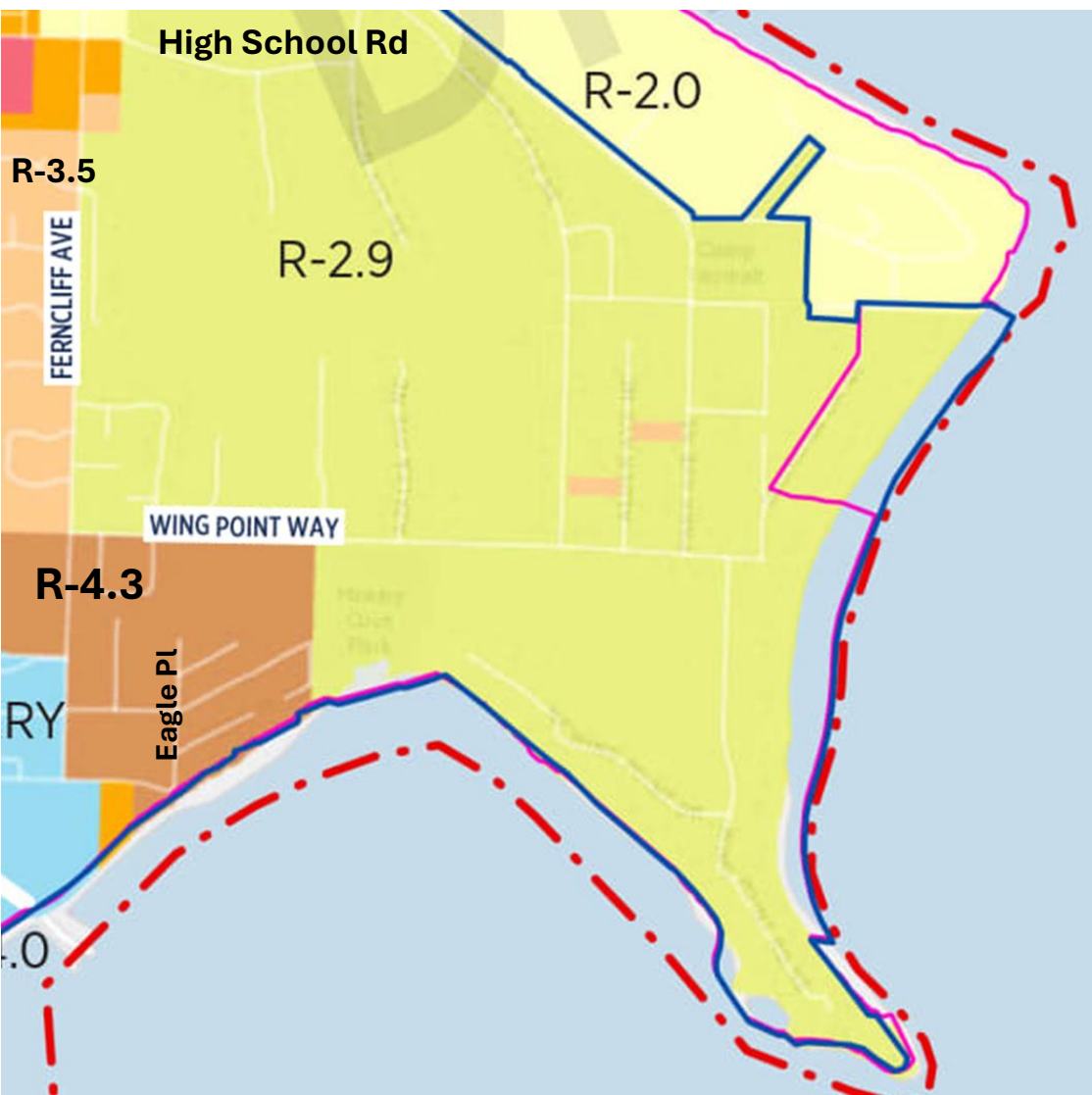


**6/5/25 PC Zoning Recommendations
+
Draft Alternative Zoning Boundaries**

Existing Zoning Boundaries



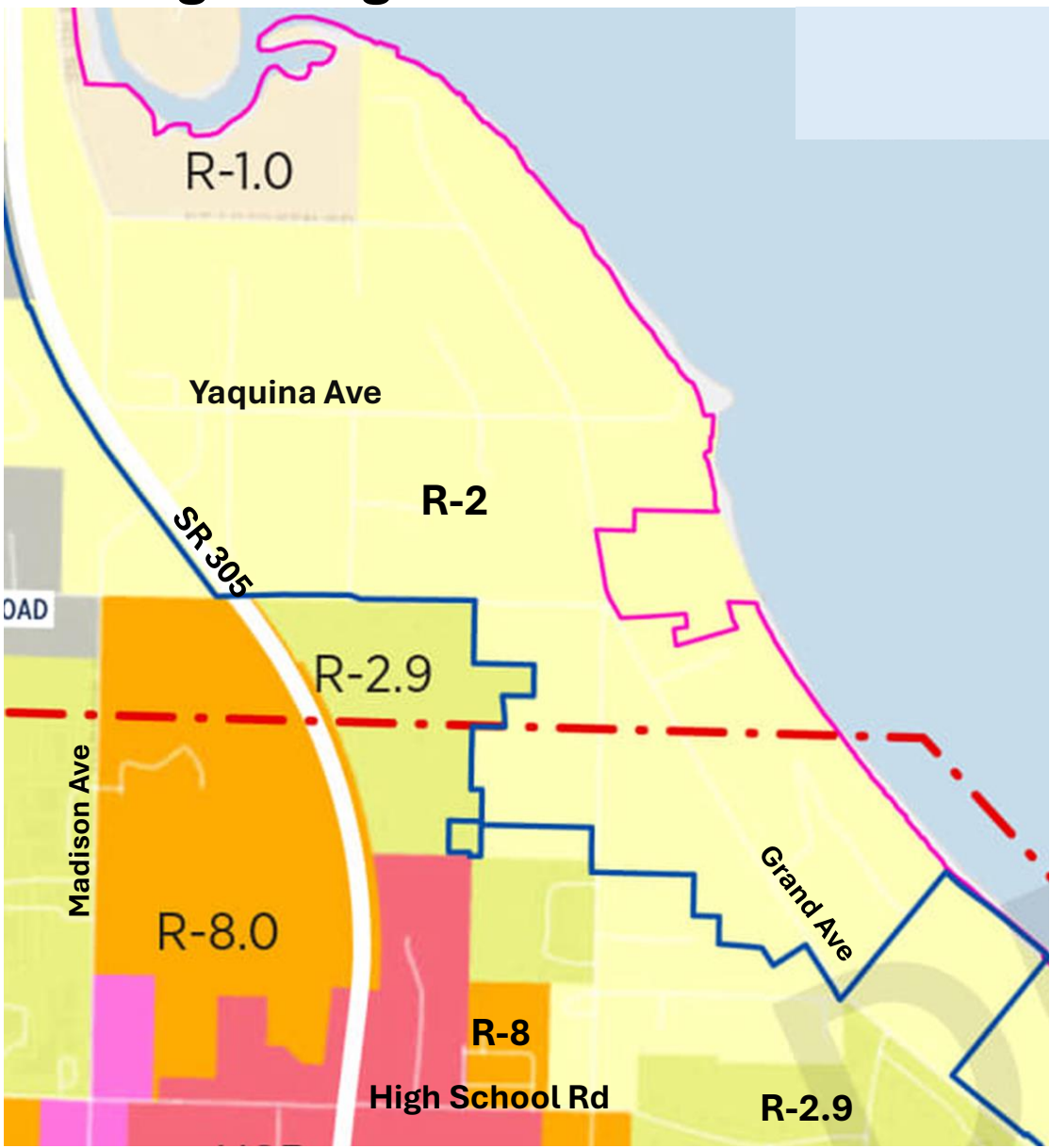
Existing Zoning Boundaries



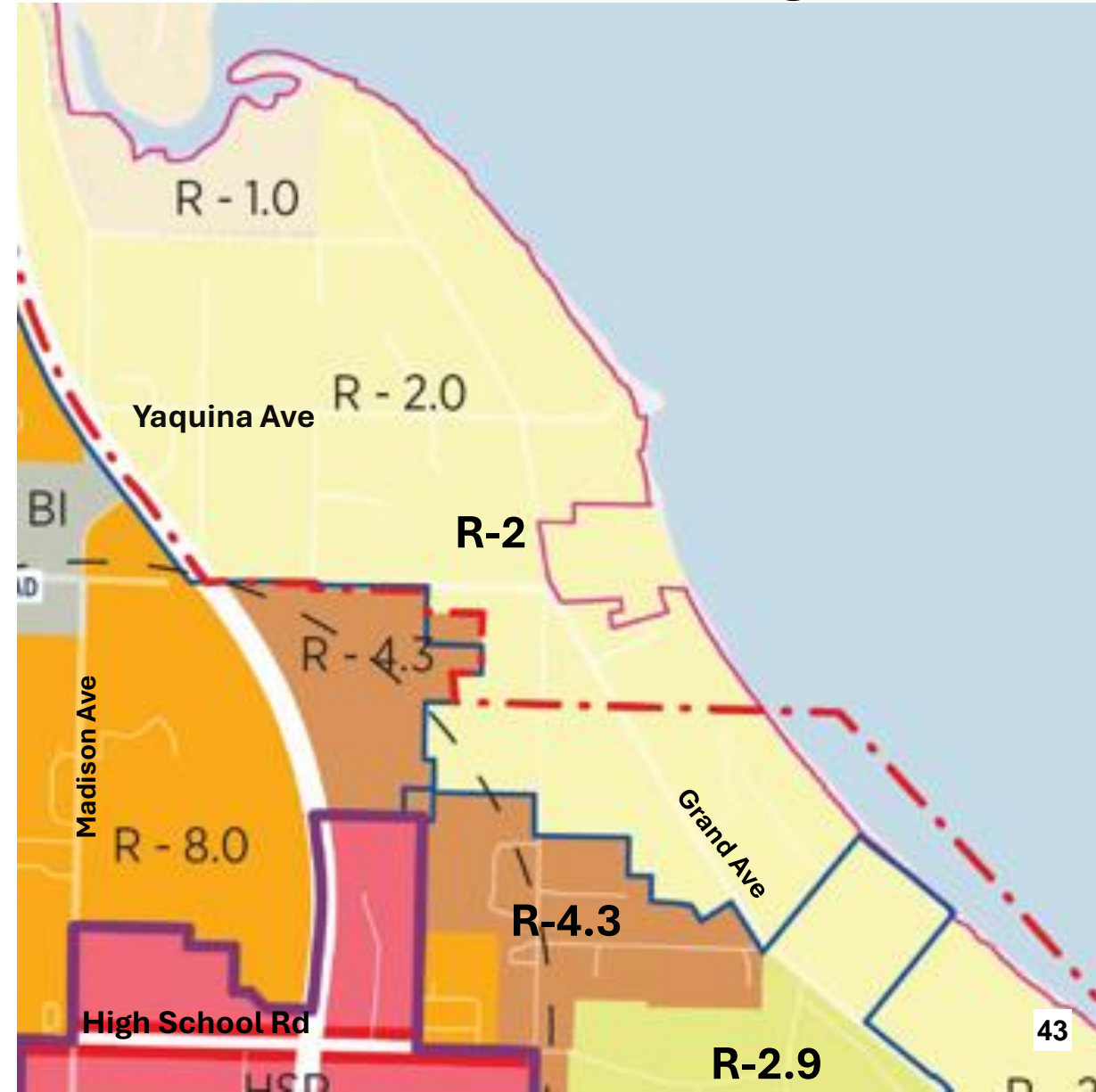
4/2/25 PC Hawley Area Recommendation + Draft Alternative Zoning Boundaries



Existing Zoning Boundaries



Draft Alternative Zoning Boundaries





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Topic #15: Consider Reductions for Parking Requirements

Current Code Reductions to Parking Requirement of 2 Spaces per Dwelling Unit (DU)	
# of Space/ DU Required	Applicability
1.5	<ul style="list-style-type: none">• Within ½ -1 mile of WSF Terminal• For units 800-1200 sq. ft. in HDDP Projects
1	<ul style="list-style-type: none">• Within ½ mile of WSF Terminal• For studios and 1 bedroom units in NC, R-8, R-14, MUTC & HS Road Zones• For units situated directly above commercial space, including live/work units• For units less than 800 sq. ft. in HDDP Projects
0.5	For 100% affordable housing HDDP projects located within 1 mile of WSF Terminal: units less than 900 sq. ft.



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Topic #16: 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						
Unincorporated Kitsap County	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
Bainbridge Island city	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
Bremerton city	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
Port Orchard city	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
Poulsbo city	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



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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
100% of Median Household Income	\$87,050	\$99,500	\$111,950	\$124,300	\$134,300	\$144,250	\$154,200	\$164,150
Extremely Low Income: ≤ 30% of Median Household Income	\$26,150	\$29,850	\$33,600	\$37,300	\$40,300	\$43,300	\$48,650	\$54,150
Very Low Income: 31% - 50% of Median Household Income	\$43,550	\$49,750	\$55,950	\$62,150	\$67,150	\$72,100	\$77,100	\$82,050
Low Income: 51% - 80% of Median Household Income	\$69,650	\$79,600	\$89,550	\$99,450	\$107,450	\$115,400	\$123,350	\$131,300
Moderate Income: 81% - 95% of Median Household Income	\$82,700	\$94,550	\$106,350	\$118,100	\$127,600	\$137,050	\$146,500	\$155,950
Middle Income: 96% - 120% of Median Household Income	\$104,450	\$119,400	\$134,350	\$149,150	\$161,150	\$173,100	\$185,050	\$197,000



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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
100% of Median Household Income	\$87,050	\$99,500	\$111,950	\$124,300	\$134,300	\$144,250	\$154,200	\$164,150
Extremely Low Income: ≤ 30% of Median Household Income	\$26,150	\$29,850	\$33,600	\$37,300	\$40,300	\$43,300	\$48,650	\$54,150
Very Low Income: 31% - 50% of Median Household Income	\$43,550	\$49,750	\$55,950	\$62,150	\$67,150	\$72,100	\$77,100	\$82,050
Low Income: 51% - 80% of Median Household Income	\$69,650	\$79,600	\$89,550	\$99,450	\$107,450	\$115,400	\$123,350	\$131,300
Moderate Income: 81% - 95% of Median Household Income	\$82,700	\$94,550	\$106,350	\$118,100	\$127,600	\$137,050	\$146,500	\$155,950
Middle Income: 96% - 120% of Median Household Income	\$104,450	\$119,400	\$134,350	\$149,150	\$161,150	\$173,100	\$185,050	\$197,000

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

<p>Jan 9, 2025</p>	<p>MOTION: I move to request that the Planning staff bring back to the Planning Commission:</p> <ol style="list-style-type: none"> 1. A review of the TDR program, and what may be needed to improve or complete the program, 2. A matrix for how the number of affordable units was derived using the implementation plan from the housing action plan, 3. City owned land that's undeveloped or otherwise available for housing. <p>Blossom / Deines: The motion passed unanimously, 5-0.</p>
<p>Feb 27, 2025</p>	<p>MOTION: 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>Schaab/Garcia The motion carried unanimously. 5 -0.</p>
<p>Feb 27, 2025</p>	<p>MOTION: I move that staff schedule a Special Planning Commission meeting for Wednesday, March 5th, from 6:00 - 8:00 PM.</p> <p>Blossom/Preudhomme The motion carried unanimously. 5 -0.</p>
<p>Mar 3, 2025</p>	<p>MOTION: 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>Blossom/Garcia The motion carried unanimously.</p>
<p>Mar 3, 2025</p>	<p>MOTION: 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>Schaab/Blossom The motion carried unanimously.</p>
<p>Mar 13, 2025</p>	<p>MOTION: 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>Blossom/Schaab: The motion carried unanimously.</p>

Mar 13, 2025	<p>MOTION: 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>Blossom/Schaab: The motion carried unanimously.</p>
Mar 13, 2025	<p>MOTION: 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>Preudhomme/Garcia: The motion carried unanimously.</p>
Mar 13, 2025	<p>MOTION: 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>Preudhomme/Garcia: The motion carried unanimously.</p>
Mar 13, 2025	<p>MOTION: 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>Schaab/Garcia: The motion carried unanimously.</p>
Mar 27, 2025	<p>MOTION: MOTION: 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>Garcia/Blossom: The motion passed unanimously.</p>
April 2, 2025	<p>Motion:</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>Blossom/Deines – The motion carried unanimously.</p>
April 2, 2025	<p>Motion:</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	Motion: 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 Schaab/Garcia – The motion carried unanimously.
April 2, 2025	Motion: I move to recommend that Bainbridge Island’s Groundwater Management Plan (GWMP) be peer reviewed. Garcia/Schaab: The motion carried unanimously.
May 1, 2025	MOTION: 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. Deines/Schaab – The motion carried unanimously.
May 1, 2025	MOTION: 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. Deines/Schaab – The motion carried unanimously.
May 8, 2025	MOTION: I move that the High School Road District be allowed and Incentivized Maximum of 55 feet and 4.0 FAR Incentivized Housing Allowance. Garcia/Deines – The motion carried unanimously.
May 22, 2025	MOTION: I move to schedule a public hearing on Ordinance No. 2025-13 for the June 12, 2025, Planning Commission meeting. Schaab/Garcia: The motion carried unanimously.
June 5, 2025	MOTION: I move to amend the previously decided on Core boundary to the area shown in yellow on the map. Blossom/Deines: The motion carried unanimously.
June 5, 2025	MOTION: 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. Blossom/Garcia: The motion carried unanimously.
June 5, 2025	MOTION: I move to include the city owned parcel south of Sakai Park in the High School Rd district. Blossom/Garcia: The motion carried unanimously.
June 12, 2025	Motion: 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.

	Blossom / Garcia - The motion carried unanimously.
June 12, 2025	Motion: I propose a friendly amendment for the Planning Department to make further edits as discussed during this hearing. Schaab/Deines- The motion carried unanimously.
June 12, 2025	Motion: I move to schedule a public hearing on Ordinance No. 2025-18 for July 10, 2025. Deines/Garcia - The motion carried unanimously.
June 26, 2025	MOTION: I move to approve Ordinance No. 2025-13. with amendments. Blossom/Schaab: The motion carried unanimously, 6-0.
June 26, 2025	Motion: I move to recommend approval of Ordinance No. 2025-13 to the City Council as amended. Schaab/Blossom: The motion carried unanimously, 6-0.
June 26, 2025	Motion: 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? Blossom/Garcia: The motion carried, 4-2. AYES: Sarah Blossom, Ariel Birtley, Peter Schaab, Criss Garcia NOES: Benjamin Deines, Alex Preudhomme
June 26, 2025	MOTION: 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. Deines/Preudhomme: The motion carried, 5-1. AYES: Sarah Blossom, Ariel Birtley, Benjamin Deines, Peter Schaab, Alex Preudhomme NOES: Criss Garcia

July 10, 2025	<p>MOTION: I move to amend the language of Policy LU.1.C. to replace the word 'designate' with 'consider designating'.</p> <p>Blossom/Garcia: The motion carried unanimously, 5-0.</p>
July 10, 2025	<p>Motion: I move to adopt the proposed Goal WSP Goal LU1 and associated policies as presented with updated language.</p> <p>Deines/Schaab: The motion carried unanimously, 5-0.</p>
July 10, 2025	<p>Motion: 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>Garcia/Schaab: The motion carried unanimously, 5-0.</p>
July 10, 2025	<p>Motion: I move to adopt proposed WSP Goal LU.2 and associated policies as shown on the screen (as presented).</p> <p>Deines/Schaab: The motion carried unanimously, 5-0.</p>
July 10, 2025	<p>Motion: 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>Schaab/Deines: The motion carried unanimously, 5-0.</p>
July 10, 2025	<p>Motion: I move to adopt Goal WMP 2-3, and associated policies as presented.</p> <p>Schaab/Deines: The motion carried unanimously, 5-0.</p>
July 10, 2025	<p>Motion: I move to adopt Proposed WSP Goal LU 3, and associated policies as presented.</p> <p>Schaab/Deines: The motion carried unanimously, 5-0.</p>
July 10, 2025	<p>Motion: I move to adopt Goal WMP 2-4, and associated policies as presented.</p> <p>Schaab/Deines: The motion carried unanimously, 5-0.</p>
July 10, 2025	<p>Motion: I move to adopt Proposed WSP Goal LU 4, and associated policies as presented.</p> <p>Schaab/Garcia: The motion carried unanimously, 5-0.</p>
July 10, 2025	<p>Motion: I move to adopt Proposed WSP Goal LU 6, and associated policies (with the understanding that REAC & Equity staff will review LU 6.A) as presented.</p> <p>Schaab/Deines: The motion carried unanimously, 5-0.</p>

July 24, 2025	<p>Motion: 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>Deines/Blossom - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: I move to adopt the central core district policies 2.6.1 through 2.6.4 as presented.</p> <p>Schaab/Garcia - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: 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>Garcia/Sullivan - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: I move to remove LU Policy 7.6.</p> <p>Deines/Sullivan - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: I move adoption of policy of WMP 2.10.1, .2, .3, .4, .5, as amended, and the discussion pieces contextually.</p> <p>Garcia/Schaab - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: I move to adopt Policy 2.10.6, as presented.</p> <p>Schaab/Deines - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: I move to adoption of policy WMP 2.10.7 (novel) as written.</p> <p>Garcia/Denies - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: I move to adopt striking the older WMP 2.10.7.</p> <p>Schaab/Garcia - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: I move to strike LU 7.7.</p> <p>Schaab/Garcia - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: 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>Garcia/Schaab - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: I move to strike Policy LU 8.4 be struck as it's covered elsewhere.</p> <p>Garcia/Schaab - The motion carried unanimously.</p>
July 24, 2025	<p>Motion: 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>Garcia/Schaab - The motion carried unanimously.</p>
August 7, 2025	<p>Motion: 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>Garcia / Birtley – The motion carried unanimously, 5-0.</p>
August 7, 2025	<p>Motion: 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>

	Birtley / Schaab – The motion carried unanimously.
August 14, 2025	Motion: I move to ask staff to bring back for the public hearing the draft language proposing 50% setback variance for one-story ADUs. Garcia/Preudhomme - The motion carried unanimously, 4-0.
August 14, 2025	Motion: 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. Garcia/Birtley - The motion carried unanimously, 4-0.
August 14, 2025	Motion: Move to schedule a public hearing on Ordinance No. 2025-21 for the September 11, 2025, Planning Commission meeting. Preudhomme/Birtley - The motion failed , 1-3. AYES: Alexander Preudhomme NOES: Sarah Blossom, Ariel Birtley and Criss Garcia
August 28, 2025	Motion: I move to schedule a public hearing on Ordinance No. 2025-21 for the September 11, 2025 Planning Commission meeting. Schaab / Deines – The motion carried, 3 – 1, AYES: Commissioners Deines, Schaab and Preudhomme, NOES: Commissioner Garcia
August 28, 2025	MOTION: 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. Deines / Schaab - The motion carried unanimously, 4 – 0.
August 28, 2025	MOTION: 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. Schaab / Preudhomme - The motion carried unanimously, 4 – 0.
August 28, 2025	MOTION: I motion to move policy CUL 1.8 and Policy CUL 3.7 for discussion on or after September 25th Planning Commission meeting. Preudhomme / Schaab - The motion carried unanimously, 4 – 0.
August 28, 2025	MOTION: I move to adopt Goal HS1, and all associated policies as displayed. Schaab / Preudhomme - The motion carried unanimously, 4 – 0.

August 28, 2025	<p>MOTION: 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>Deines / Preudhomme- The motion carried unanimously, 4 – 0.</p>
August 28, 2025	<p>MOTION: I move to adapt WSP SU 1.A, and SU 1.B as shown.</p> <p>Deines / Schaab - The motion carried unanimously, 4 – 0.</p>
August 28, 2025	<p>MOTION: 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>Deines / Schaab - The motion carried unanimously, 4 – 0.</p>
September 3, 2025	<p>MOTION: 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>Deines / Birtley – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p>MOTION: I move to adopt, as presented on screen, this preliminary matrix of desired housing types for new construction in the specified districts.</p> <p>Schaab / Garcia – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p>MOTION: 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>Schaab / Deines – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p>MOTION: 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>Birtley / Garcia – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p>MOTION: 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>Birtley / Deines – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p>MOTION: I move to nominate, Chair Blossom, Vice Chair Garcia, and Commissioner Birtley to the Incentives Subcommittee.</p> <p>Schaab / Deines – The motion carried unanimously, 6 – 0.</p>

September 3, 2025	<p>MOTION: I move to direct the Winslow District Standard Subcommittee to define overlay districts along Winslow Way, Madison Avenue, and Erickson Avenue.</p> <p>Schaab / Birtley – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p>MOTION: 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>Deines / Schaab – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p>MOTION: I'll make a motion for the Incentive Subcommittee to recommend criteria for the public benefit incentives in the Madison Zone.</p> <p>Garcia / Schaab – The motion carried unanimously, 6 – 0.</p>
September 3, 2025	<p>MOTION: I move that the Winslow District Standards Subcommittee provide three alternatives to the existing Ferncliff District, as shown on the screen.</p> <p>Schaab / Deines – The motion carried unanimously, 6 – 0.</p>
September 4, 2025	<p>MOTION: I move to adopt the recommended protocols and expectations for Planning Commission subcommittees as displayed on the screen and in the handout.</p> <p>Garcia/Schaab: The motion carried unanimously, 5-0.</p>
September 4, 2025	<p>MOTION: 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>Garcia/Preudhomme: The motion carried unanimously, 5-0.</p>
September 4, 2025	<p>MOTION: 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>Garcia/Preudhomme: The motion carried unanimously, 5-0.</p>
September 4, 2025	<p>MOTION: 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>Birtley/Preudhomme: The motion carried unanimously, 5-0.</p>

September 4, 2025	<p>MOTION: 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>Schaab/Preudhomme: The motion carried unanimously, 5-0.</p>
September 4, 2025	<p>MOTION: 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>Blossom/Schaab: The motion carried unanimously, 5-0.</p>
September 11, 2025	<p>MOTION: I move to amend Ordinance 2025-21, Footnote 8, as presented on the screen.</p> <p>[8] 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 2.6 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 as set forth in BIMC Table 18.12.020-3, provided that rooftop structures required for emergency fire and life safety egress shall not be counted toward the maximum building height.</p> <p>Schaab/Sullivan – The motion carried 4-2, Yea: Commissioners Deines, Schaab, Sullivan and Preudhomme, Nay: Blossom & Garcia.</p>
September 11, 2025	<p>MOTION: 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>Blossom / Garcia – The motion carried unanimously 6-0.</p>

September 25, 2025	<p>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.</p> <p>Deines / Garcia: The motion carried unanimously, 6-0.</p>
September 25, 2025	<p>MOTION: I move to request language on Goal SU3, specific to Winslow, to be visited by the Climate Change Advisory Committee.</p> <p>Preudhomme / Birtley: The motion carried unanimously, 6-0.</p>
September 25, 2025	<p>MOTION: I move to approve Goal WMP 3.1 and the associated policies, as presented.</p> <p>Birtley / Preudhomme: The motion carried unanimously, 6-0.</p>
September 25, 2025	<p>MOTION: I move to adopt Goal WMP X as presented.</p> <p>Deines / Schaab - The motion carried unanimously, 6-0.</p>
September 25, 2025	<p>MOTION: 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>Garcia / Preudhomme - The motion carried unanimously, 6-0.</p>
September 25, 2025	<p>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.</p> <p>Deines / Birtley - The motion carried unanimously, 6-0.</p>
September 25, 2025	<p>MOTION: 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>Garcia / Schaab - The motion carried unanimously, 6-0.</p>
September 25, 2025	<p>MOTION: 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>Birtley / Schaab - The motion carried unanimously, 6-0.</p>
September 25, 2025	<p>MOTION: I move that Policy WMP 4-1.3 be elevated to Goal.</p> <p>Garcia / Schaab - The motion carried unanimously, 6-0.</p>
September 25, 2025	<p>MOTION: I move that the Market Square Policy WMP 4-1.4 also be moved to the Goal level.</p> <p>Deines / Garica - The motion carried unanimously, 6-0.</p>
September 25, 2025	<p>MOTION: I move that the Ravine, Market Square, and Waterfront Goals have subsequent policies reflected in the existing language.</p> <p>Preudhomme / Deines - The motion carried unanimously, 6-0.</p>

September 25, 2025	<p>MOTION: 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>Deines / Birtley - The motion carried unanimously, 6-0.</p>
October 30, 2025	<p>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.</p> <p>Blossom/Garcia – The motion carried unanimously, 4-0.</p>
October 30, 2025	<p>MOTION: 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>Garcia/Blossom – The motion carried unanimously, 4-0.</p>