



CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 11, 2025

MEETING MINUTES

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Blossom called the meeting to order at 6:07 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Blossom, Garcia, Schaab, Birtley, and Deines. Excused were Commissioners Sullivan and Preudhomme. Also present in Chambers were Council Liaison Jon Quitslund, Senior Planner Jennifer Sutton and Planning Manager Darron Buchanan. Mayor Ashley Mathews joined the meeting via Zoom at 6:49 PM.

2) AGENDA REVIEW / DISCLOSURE OF CONFLICTS -

No conflicts disclosed.

MOTION: I move to approve the agenda as presented.

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

3) PLANNING COMMISSION MEETING MINUTES -

3.a) **Minutes**

[Cover Page](#)

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

MOTION: I move approval of the Planning Commission meeting minutes from October 23, 2025.

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

3.b) **Minutes**

[Cover Page](#)

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

MOTION: I move to approve of the Planning Commission special meeting from December 4, 2025.

Garcia/Schaab - 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 -](#)

Planning Manager Darron Buchanan provided the Director's report. Chair Blossom also recognized Councilmember Quitslund for his service to the community at this, his last Planning Commission meeting as a Councilmember and Council-Liaison to the Planning Commission.

6) [UNFINISHED BUSINESS -](#)

6.a) [Recommendations on Updates to the Winslow Subarea Plan](#)

[Cover Page](#)

[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](#)

MOTION: I move to recommend a maximum FAR of 2.5 for the Ferry Zone.

Blossom/Schaab - The motion failed 1-4.

AYES: Sarah Blossom

NOES: Ariel Birtley, Benjamin Deines, Peter Schaab, Criss Garcia

MOTION: I move to recommend a maximum FAR for of 4.0 for the Ferry and High School zones.

Deines/Birtley - The motion carried 4-1.

AYES: Ariel Birtley, Benjamin Deines, Peter Schaab, Criss Garcia

NOES: Sarah Blossom

MOTION: I move that for unincentivized, in the Ferry District, the FAR 2.5, for understory (tuck-under) parking or affordable housing (additional story) it's 3.0, and for both understory (tuck-under) and affordable housing it's 4.0.

Birtley/Deines - The motion failed 2-3.

AYES: Ariel Birtley, Benjamin Deines

NOES: Sarah Blossom, Peter Schaab, Criss Garcia

MOTION: I move to allow 4.0 FAR in the Ferry and High School zones to be achievable through both incentives of tuck-under parking and 25% or more of the units serving those with 80% or less AMI.

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

Mayor Ashley Mathews left the meeting at 7:14 pm.

MOTION: I move to have the consultants bring back a recommendation for a tiered Floor Area Ratio (FAR) system for the Ferry Zone with the goal of incentivizing smaller unit sizes.

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

MOTION: I move to direct the Winslow Subarea Plan consultants to recommend a revised tiered FAR structure and standards for all of the Winslow Subarea mixed use districts that would incentivize a diverse range of unit configurations, sizes, and pricing, and provide us with a capacity impact analysis.

Schaab/Deines - The motion failed 2-3.

AYES: Benjamin Deines, Peter Schaab

NOES: Sarah Blossom, Ariel Birtley, Criss Garcia

MOTION: I move to keep the area shown as zone TBD in its existing zone, which would mean R2.9 north of High School Road, R8 south of High School Road.

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

MOTION: I move to ask the consultant to create a tiered FAR structure to incentivize smaller unit sizes for the High School Road zone.

Blossom/Schaab - The motion carried unanimously, 5-0.

MOTION: I move to recommend the Central Core Zone boundary as originally recommended by the Planning Commission on June 5, 2025, except for the “Winslow Way Overlay District” corridor area, and parcel ID 4-095, and step-backs recommended by the Planning Commission on October 30, 2025.

Schaab/Blossom - The motion carried unanimously, 5-0.

MOTION: I move to extend the Winslow Way Overlay district along Winslow Way, east of Hwy 305, to Ferncliff.

Blossom/Birtley - The motion carried unanimously, 5-0.

MOTION: I move to have the proposed code language come back with the step-back after 2 floors/stories.

Blossom/Schaab - The motion carried unanimously, 5-0.

MOTION: I move to recommend that the area west of the central core zone, currently shown as TBD, be reverted to existing zoning, which includes some parcels that are already part of the central core, thus adjusting the central core boundary to include those parcels.

Schaab/Blossom - The motion carried unanimously, 5-0.

MOTION: I move to recommend in the Central Core Zone that if tuck-under parking and 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below, the FAR is 3.0.

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

MOTION: I move to incorporate the goals and policies LU 7.8 and WMP 2-12.1 through 2-12.5 to include that in the recommended goals and policies document for the Winslow Subarea.

Deines/Birtley - The motion failed 2-3.

AYES: Ariel Birtley, Peter Schaab

NOES: Sarah Blossom, Benjamin Deines, Criss Garcia

MOTION: I move to incorporate LU 7.8 and WMP 2-12.1 thru 2-12.5 into Winslow Subarea goals and policies, with the following revision: the city should consider a civic and cultural connection overlay district within the mixed-use town center.

Deines/Blossom - The motion carried 3-2.

AYES: Benjamin Deines, Peter Schaab, Criss Garcia

NOES: Sarah Blossom, Ariel Birtley

MOTION: I move for within the Winslow Subarea to recommend that the City reduce existing residential parking requirements by one-half but no less than .5 spaces per residential unit.

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

Commissioner Ben Deines left the meeting at 9:03 PM.

MOTION: I move that staff draft a condition of approval that requires a developer to demonstrate its plan for managing its on-site parking demand including conditions written into HOA rules, or CCNRs, if applicable.

Blossom/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move to recommend in the Connection Zone when there is tuck-under parking and at least 20% of the residential units in the building provide housing affordable to households earning 80% AMI and below, that the maximum FAR be 1.5.

Schaab/Birtley - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move that the parcels north of New Brooklyn and east of North Town Woods that are currently zoned business industrial retain that zoning designation.

Blossom/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move to recommend that the rest of the New Brooklyn and Sportsman Club Road area in the expanded Winslow Subarea Plan boundary retain its current zoning along the west and east side of Sportsman Club Road.

Blossom/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move to recommend that all remaining zones within the Winslow Subarea not already address retain existing zoning.

Schaab/Blossom - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move to recommend that within the Winslow mixed use zones, that any development that provides 100% of its residential units as affordable to households at or below 80% AMI, be allowed to have base height plus an additional 2 stories without adding tuck-under parking.

Blossom/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move that staff come back with a proposal for an affordable housing overlay zone that applies to R zones within the Winslow Subarea Plan.

Blossom/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move that the Affordable Housing Overlay Zone will take into account that any recommendations maintain similar scale and building form to the existing neighborhoods.

Birtley/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

7) FOR THE GOOD OF THE ORDER -

Discussion Only.

8) ADJOURNMENT - 9:56 PM

_____/s/_____
Sarah Blossom, Chair

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