



**Planning Commission Regular Meeting
Thursday, February 26, 2026**

Meeting Minutes

1. Call to Order / Roll Call -

Chair Blossom called the meeting to order at 6:05 PM and read the Land Acknowledgment. Present in Chambers were Commissioners Blossom, Garcia, Deines, Preudhomme and Schaab. Commissioner Sullivan was present via Zoom and Commissioner Birtley was excused. Also present were PCD Director Charnas, Planning Manager Darron Buchanan, Senior Planner Jennifer Sutton, and City Council Liaisons Ashley Mathews and Lara Lant.

2. Approval of Agenda / Conflict of Interest Disclosure -

Motion: I move approval of the agenda as presented.

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

3. Planning Commission Meeting Minutes - 6:10 PM

A. Minutes

Motion: I move to approve the February 12, 2026, Minutes, as presented.

Preudhomme/Garcia – The motion carried unanimously, 6-0.

4. Public Comment - 6:15 PM

Public Comment received.

5. Planning Director's Report - 6:25 PM

Information Only.

6. Regular Business - 6:30 PM

- a. Discuss Comprehensive Plan Update: Recommendations on Utilities, Water Resources, Transportation and Housing Elements

Public Works Director Chris Wierzbicki provided a presentation on the Utilities and Water Resources Element. Discussion by Planning Commissioners followed.

Vision Policies –

Motion: I move that staff redraft the language and the vision for the water utilities for the utility element to recognize that the City wants to work towards connecting homes to utility systems. (53:46)

Blossom/Garcia – The motion carried unanimously, 6-0.

Motion: I move to update the text of Policy U 13.9 to be: *“Study how the City and KPUD can best coordinate and partner for services provided to the City by the Fort Ward wastewater treatment plant.”* (59:10)

Garcia/Preudhomme – The motion carried, 4-0, with Commissioners Deines and Sullivan abstaining.

Motion: I move that the Utilities Vision draft opening sentence be rewritten to include: *“in the year 2044, the City of Bainbridge Island...”*. (1:09:15)

Preudhomme/Garcia– The motion carried unanimously, 6-0.

Motion: In the first paragraph of the Utilities Vision – I move to: remove the added line at the end of the first paragraph and restore: *“electric power, telecommunication services, solid waste and recycling services”*, back to the first sentence in the Vision. (1:13:36)

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

Commissioner Sullivan excused himself from the meeting at 7:05 PM.

Motion: I move to amend the next to last sentence in the Utilities Vision to read as follows: *“Hardened utility infrastructure serves emergency neighborhood hubs and disaster response facilities, enabling rapid and sustained response to natural disasters, other emergencies, and outages that may interrupt the utility and transportation infrastructure.”* (1:20:16)

Schaab/Deines – The motion carried unanimously, 5-0 (Commissioner Sullivan was absent).

Motion: I move that staff craft language to address the need for expanding and growing electrical infrastructure to support ferry electrification and EV charging, either in the Vision or under the Electrical section. (1:23:10)

Deines/Schaab- The motion carried unanimously, 5-0 (Commissioner Sullivan was absent).

Motion: I would like to move that “*cell phone*” in the second paragraph be replaced by “*network*”. So that it would read, “*Persistent gaps in network coverage have been mostly eliminated.*” (1:24:00)

Garcia/Schaab- The motion carried unanimously, 5-0 (Commissioner Sullivan was absent).

Goals & Policies

Motion: Goal U-1 - I move to restate that it reads, “*ensure that reliable, equitable, adequate, cost effective, reliable and safe utility services are available to all Bainbridge Island residents, businesses and institutions.*” (1:29:54)

Schaab/Deines – The motion carried unanimously, 5-0 (Commissioner Sullivan was absent).

Motion: I move to amend Goal U-12 so that it includes, “*adequate, cost effective, reliable, safe, equitable, and sustainable,*” to align with statement in Goal U-1. (1:32:38)

Schaab/Garcia – The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Motion: I move to amend Policy U-12.1, the last sentence to read as “*Lead and inspire those entities to cooperate in a manner that recognizes water resources as a public necessity.*” (1:40:00)

Schaab/Garcia – The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Motion: I move that the second sentence of Policy U-12.3 be amended to read, “*New systems may be dedicated to the City, at its discretion.*” (1:44:18)

Blossom/Garcia - The motion carried 3-0, with Commissioners Deines and Preudhomme abstaining. Commissioner Sullivan was absent.

Motion I move to rewrite Policy U-12.8 to read, “*Study how City, regional, and private water purveyors can best coordinate and partner for services on Bainbridge Island. Pursue management and ownership models that maximize opportunities for water conservation measures and enforcement.* (2:06:51)

Deines/Garcia – The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Motion: I move that staff ensure that utility specific goals include the concepts of reliability, equity, adequacy, safety, sustainability and cost effectiveness in all utility-specific goals. (2:17:40)

Schaab/Deines - The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Motion U-13.5- I move that staff come back with a suggested policy to monitor PFAS, otherwise known as 'forever chemicals', and pursue technologies to remove forever chemicals from our waste stream and encourage the same for non-city owned systems. (2:22:36)

Schaab/Deines - The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Motion: I move to amend Policy U-15.6 to read, *"Study strategies to require undergrounding new and existing electric distribution power lines to reduce wildfire risk and power outages. Encourage the electric energy provider to develop a long-term strategy for future undergrounding, maximizing opportunities with new construction."* (2:41:41)

Preudhomme/ Schaab - The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Motion I move to adopt Policy U-15.11 as "Pursue City-owned renewable energy generation to minimize City facility energy costs and/or mitigate greenhouse gas emissions. (2:55:03)

Preudhomme/ Schaab - The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Motion: I move to amend Policy U-15.10 by replacing language with: *"Work with electricity provider to ensure disaster and climate resilience is being addressed for electrical equipment and infrastructure on the island."* (2:55:33)

Schaab/Garcia - The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Motion: I move to recommend the utilities element be updated by City staff as provided in the updated meeting materials to reflect current and planned conditions and updated references to supporting plans and reports, as amended. (3:00:21)

Garcia/Preudhomme - The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Transportation

Motion: I move to include the community vision from the island-wide mobility plan into the Transportation Elements introduction. (3:25:17)

Garcia/Deines - The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Motion: I move to amend Policy TR-10.2 so that the last sentence that is currently struck through reads, "*Seek opportunities to expand public parking, prioritizing off-street parking.*" (3:29:42)

Blossom/Garcia - The motion carried unanimously, 5-0, (Commissioner Sullivan was absent).

Commissioner Deines excused himself from the meeting at 9:17 PM.

Water Resources

Motion: I move to direct staff to draft language first for a policy that supports the development of code that discourages or prohibits non-native or non-drought tolerant landscaping. (3:34:51)

Blossom/Schaab - The motion carried unanimously, 4-0, (Commissioner Sullivan & Commissioner Deines were absent).

Motion: I move to direct staff to create a policy that supports code language that takes irrigation requirements into consideration when reviewing conditional use permits. (3:38:10)

Blossom/Garcia - The motion carried unanimously, 4-0, (Commissioner Sullivan & Commissioner Deines were absent).

Motion: I move to correct the Water Resource Visions 2036, to be 2044 in the title, for consistency. (3:39:41)

Garcia/Schaab - The motion carried unanimously, 4-0, (Commissioner Sullivan & Commissioner Deines were absent).

Motion: I move to replace text in Policy WR 2-12 removing "*high-water*" and replacing with "*high-volume*" water users. (3:40:51)

Garcia/Schaab - The motion carried unanimously, 4-0, (Commissioner Sullivan & Commissioner Deines were absent).

Motion I move to change Policy WR 2-14 the word "*use*" to "*utilize.*" (3:44:08)

Garcia/Schaab - The motion carried unanimously, 4-0, (Commissioner Sullivan & Commissioner Deines were absent).

Motion: I move to ask City staff to add to the Water Resource Introduction - pie chart showing water usage by category. (3:47:54)

Preudhomme/Schaab - The motion carried unanimously, 4-0, (Commissioner Sullivan & Commissioner Deines were absent).

7. Good of the Order - 9:00 PM

Information Only.

8. Adjournment - 9:39 PM

_____/s/_____
Sarah Blossom, Chair

_____/s/_____

Renee Argetsinger, Clerk to the Planning Commission