



**Steering Committee (Winslow Subarea Plan and Comprehensive Plan Update)  
Regular Business Meeting  
Monday, March 23, 2026**

Council Chambers  
280 Madison Ave N  
Bainbridge Island, WA  
and  
Remote Meeting on Zoom  
<https://bainbridgewa.zoom.us/j/85074579238>  
or Telephone: US: +1 253 215 8782  
Webinar ID: 929 4733 8351

**Agenda**

**1. Call to Order**

**2. Approval of Notes**

A. Steering Committee Notes 20260223

**3. Regular Business**

ACTION per City Council July 22, 2025: Directed that the Steering Committee be authorized to have an ongoing agenda item that is simply an open conversation between the representatives from the two bodies sitting on that body to discuss the status of the Comprehensive Plan and explore opportunities for cooperation between the bodies.

A. Provide updates from Department of Commerce Technical Assistance for City Housing Accountability Act (HAA) group

B. Consideration of Proposed Updates to Comprehensive Plan Guiding Principles

**4. Public Comment**

**5. Adjournment**

The City of Bainbridge Island's meetings are wheelchair accessible. The City also provides auxiliary aids and services for effective communication such as assistive listening devices, closed captioning, and print materials in digital format. For other reasonable accommodations and/or modification to programs, services, or activities, please contact the ADA Coordinator, Anshu Wahi at [awahi@bainbridgewa.gov](mailto:awahi@bainbridgewa.gov) or 206-947-0803 as soon as possible, preferably at least 2 business days prior to the meeting.



**Meeting of the Steering Committee Overseeing the  
Winslow Subarea Plan Update and the Comprehensive Plan Periodic Review  
February 23, 2026**

City Council Chambers Conference Room  
<https://bainbridgewa.zoom.us/j/85074579238>

*The meeting will be recorded*

## **Notes**

### **Meeting was called to order at 3:31 pm**

Present were Council Members Mike Nelson, Leslie Schneider, Kirsten Hytopoulos, Planning Commissioners Peter Schaab, Sarah Blossom, PCD Director Patty Charnas, Senior Planner Jennifer Sutton, Equity and Inclusion Manager Anshu Wahi, and Race Equity Advisory Committee (REAC) member Caitlin Lombardi

### **Last Month's notes were reviewed**

#### **Meeting Process & Communication**

- Council Member Hytopoulos requested that a standing agenda item be added for staff to update the committee on Commerce items
- Council Member Hytopoulos asked for discussion about what they will present to Council on 02/25; highlight areas of progress, where we are stuck

#### **Discuss the Department of Commerce Technical Assistance for City Housing Accountability Act (HAA) selection**

- Senior Planner Sutton stated the consultant is waiting for what the parameters of measuring should be; the city will send Commerce everything we have by Friday
- Council Member Schneider suggests an update on how we are going to figure out the Capacity analysis if there are moving parts; Commerce is providing guidance how to come up with a reasonable utilization rate that would affect quantitative analysis; we are on track; LMN team and city talked

with Commerce about their guidelines for HAA selection overall and specifically land capacity analysis guidance for our understanding; what comes back will be merged with what the planning commission asked for

- Senior Planner Sutton stated there will be policy changes, map changes and code changes due to changes in state law and Planning Commission recommendations for land use; level of review for changes related to state law and regional planning is done prior to the draft going to Planning Commission

### **Consideration of Proposed Updates to Comprehensive Plan Guiding Principles**

- Racial Equity member Lombardi discussed their proposed changes/updates to the guiding principles
- Discussion about how to incorporate the REAC proposed changes with the current guiding principles
  - Incorporate REAC changes with the existing, update existing guiding principles and sub principles, remove or make current those that have already been accomplished
  - Discussed keeping the guiding principles we have and pull in REAC proposals under policies
- Planning Commission Member Blossom provided the 5 Overriding Principles that existed prior to the 2016 update
  - Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
  - Protect the water resources of the Island.
  - Foster diversity of the residents of the Island, its most precious resource.
  - The costs and benefits to property owners should be considered in making land use decisions.
  - Development should be based on the principle that the Island's environmental resources are finite and must be maintained at sustainable level.
- Steering Committee members will provide their input on changes/updates to the guiding principles to staff by Wednesday, March 18

**Meeting adjourned at 5:00 pm**

**Guiding Principle 1.**

Uphold and balance the three pillars of a sustainable community – environment, economy, and social equity – in our decision-making.

**Guiding Principle 2**

Preserve the special character of the Island, including the small-town look and feel of downtown Winslow, the Island’s historic buildings, forests, farms, meadows, marine connections, and scenic, winding roads.

**Guiding Principle 3**

Make Bainbridge Island accessible and welcoming to all people, regardless of economic, racial, physical, or social attributes, and honor our island’s rich, complex, and multicultural history.

**Guiding Principle 4**

Ensure land use decisions recognize that the Island’s environmental resources are finite and must be maintained at a sustainable level.

**Guiding Principle 5**

Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient surface and groundwater for future generations.

**Guiding Principle 6**

Consider current and future costs to those living and working on Bainbridge Island, now and in the future, in making land use decisions and other policy decisions.

**Guiding Principle 7**

Strengthen the Island’s sustainability and resilience by meeting the essential needs of its residents, fostering a strong sense of community, and preparing for natural disasters and other emergencies.

**Guiding Principle 8**

Reduce greenhouse gas emissions and increase the Island’s climate resilience.

**Guiding Principle 9**

Support Bainbridge Island’s Guiding Principles and Policies through good governance, sound budget decisions, and comprehensive community engagement.

### Guiding Principle #1

**Uphold and balance the three pillars of a sustainable community – environment, economy, and social equity – in our decision-making.**

Fig. IN-1 Sustainable Community

*(Note edit to language in orange field – from “Sustainable “ to “Equitable”)*



### Guiding Principle #2

**Preserve the special character of the Island, including the small-town look and feel of downtown Winslow, the Island’s historic buildings, forests, farms, meadows, marine connections, and scenic, winding roads .**

#### Guiding Policy 2.1

Develop an island-wide conservation strategy to preserve the natural and scenic qualities that make the Island a special place, including protection of the shoreline, trees, soils, native plants, and farms.

#### Guiding Policy 2.2

Accommodate new growth necessary to meet the Island’s identified needs for housing, goods, services and jobs in designated centers while conserving resources and protecting the natural environment.

#### Guiding Policy 2.3

Recognize that the Island’s development patterns shape its character and use the development review process to ensure new development reflects the community’s vision.

### **Guiding Principle #3**

**Make Bainbridge Island accessible and welcoming to all people, regardless of economic, racial, physical, or social attributes, and honor our island's rich, complex, and multicultural history.**

#### Guiding Policy 3.1

Recognizing that past laws, policies, and culture intentionally and unintentionally excluded certain groups from life and prosperity on Bainbridge Island, create policies and culture that invite diversity and actively remedy the lasting results of exclusion.

#### Guiding Policy 3.2

Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create affordable housing.

#### Guiding Policy 3.3

Make budget and policy decisions that adequately consider the safety and well-being of all who live on, work on, or visit Bainbridge Island.

#### Guiding Policy 3.4

Uplift historically silenced stories with vital present-day lessons, like our treasured Japanese Exclusion Memorial's reminder: "Nidoto Nai Yoni" —"Let it Not Happen Again."

#### Guiding Policy 3.5

Support, protect and enhance the value of the arts and humanities as essential to education, quality of life, economic vitality, the broadening of mind and spirit, and as treasure in trust for our descendants.

### **Guiding Principle #4**

**Ensure land use decisions recognize that the Island's environmental resources are finite and must be maintained at a sustainable level**

#### Guiding Policy 4.1

Manage development to remain within the Island's carrying capacity.

#### Guiding Policy 4.2

Encourage green building and conservation practices that support the sustainable use of the Island's limited resources.

#### Guiding Policy 4.3

Preserve and enhance the Island's natural systems and beauty by protecting and enhancing wildlife, fish resources and natural ecosystems on Bainbridge Island.

Guiding Policy 4.4

Recognize and protect the usual and accustomed fishing areas of neighboring tribes.

**Guiding Principle #5**

**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 Policy 5.1

Recognize that groundwater aquifers are the Island's sole source of water and are essential for sustaining surface waters and the ecosystems they support. Apply the precautionary principle where proposed actions pose uncertain risks to these resources.

Guiding Policy 5.2

Consider the impacts of future development to the quality and quantity of water that will be available to future Islanders and to the natural environment. Maintain sustainable groundwater withdrawal, protect aquifer recharge areas, guard against seawater intrusion and prevent adverse impacts to water quality from surface pollution.

Guiding Policy 5.3

Anticipate and prepare for the consequences of climate change including sea level rise and altered precipitation patterns to ensure ample quality, quantity and seasonal integrity of surface and groundwater for the Island's people and ecosystems.

Guiding Policy 5.4

Create a surface and groundwater management plan for the purpose of maintaining the long-term health of the Island's aquifers and preserving the ecological functions and values of its aquatic resources.

Guiding Policy 5.5

Recognize the water resource needs of farms, home gardens and domestic landscapes while implementing conservation measures that ensure the sustainable use of our Island's finite groundwater resources.

**Guiding Principle #6**

**Consider current and future costs to those living and working on Bainbridge Island, now and in the future, in making land use and other policy decisions.**

#### Guiding Policy 6.1

Minimize development, infrastructure, utility, and public service costs that create barriers to affordable housing or contribute to rising living costs and displacement.

#### Guiding Policy 6.2

Respect the interests of property owners, while balancing property rights with the protection of the health, safety and welfare of the community and natural environment.

#### Guiding Policy 6.3

Promote environmental and economic sustainability by supplementing the State's mandated 20-year plan horizon with a 100 -year perspective that reflects the life cycles of natural systems and cumulative impacts of growth, aligning land use policy and public infrastructure investments with this longer-term view.

### **Guiding Principle #7**

**Strengthen the Island's sustainability and resilience by meeting the essential needs of its residents, preserving a strong sense of community, and preparing for natural disasters and other disruptive events.**

#### Guiding Policy 7.1

Promote an equitable social environment on the Island by addressing basic human needs including affordable housing, personal health and safety, mobility and increased access to human services, civic and cultural amenities.

#### Guiding Policy 7.2

Foster a sense of community where people care about and help one another, are drawn to gather in their neighborhoods, at local events, and in a downtown core that is inviting, accessible, and serves the needs of residents and visitors alike.

#### Guiding Policy 7.3

Grow a diversified and vibrant local economy that promotes economic sustainability and provides economic opportunities for all community residents.

#### Guiding Policy 7.4

Educate and support the community in organizing and preparing for natural disasters and other emergencies.

### **Guiding Principle #8**

**Reduce greenhouse gas emissions and increase the Island's climate resilience.**

#### Guiding Policy 8.1

Mitigation: Participate with state, regional and local partners to reduce greenhouse gas emissions consistent with the 1990 benchmark and future state targets; educate the public about climate change; and promote land use patterns and transportations systems that reduce car dependence.

#### Guiding Policy 8.2

Adaptation: Minimize or ameliorate the impacts of climate change on our community and our Island's ecosystems through climate-informed policies, programs and development regulations.

#### Guiding Policy 8.3

Evaluate the climate vulnerabilities and implications of City actions and identify policies that alleviate those vulnerabilities. Consider the effects of shifting conditions (sea level rise, changing rainfall patterns, increasing temperatures and more extreme weather events) and the effects they cause (altered vegetation, changing water demands, economic shifts).

### **Guiding Principle #9**

**Support Bainbridge Island's Guiding Principles and Policies through good governance, sound budget decisions, and comprehensive community engagement.**

#### Guiding Policy 9.1

Conduct city business with integrity, honor, and respect for each other, the City of Bainbridge Island, and all constituents

#### Guiding Policy 9.2

Recognizing the city's decisions impact different people in different ways, invite and hear as many perspectives as possible, even when it is difficult.

#### Guiding Policy 9.3

Update each City Department's work program annually and align resources and policy direction to implement the Comprehensive Plan consistent with the community Vision.

#### Guiding Policy 9.4

Plan for a safe city where citizens, city officials, and law enforcement work together in an environment of accountability and trust.

#### Guiding Policy 9.5

When implementing policies, consider longer-term, indirect or unintended consequences of decisions.

**As stewards of Bainbridge Island, past, present and future, the members of this Council agree to:**

- **Uphold and balance the three pillars of a sustainable community** – environment, economy, and social equity – in our decision-making. **ADDED AS NEW PRINCIPLE #1**
- **Seek comprehensive community input.** Recognizing our decisions impact different people in different ways, we must invite and hear as many perspectives as possible, even when it is difficult. **FIRST LINE ADDED TO REVUSED PRINCIPLE #9, SECOND LINE TO GUIDING POLICY 9.2**
- **Steward the immense resources of Bainbridge Island**, including the natural environment, public spaces, local economy, and people who live, work, and visit our community, for current and future generations. **ADDRESSED IN PRINCIPLES AND POLICIES AS EDITED**
- **Preserve and enrich a strong sense of community** on Bainbridge Island; where people care about and help one another, have their basic needs met, and are drawn to gather in their neighborhoods, at local events, and in a downtown core that is inviting, accessible, and serves a variety of needs and interests for residents and visitors alike. **FIRST LINE ADDED TO PRINCIPLE 7 AND REMAINDER AS POLICY 7.2**
- **Honor the island’s natural and aesthetic attributes**, including scenic winding roads and neighborhood pathways, extensive forested areas, meadows, farms, marine views, waterfront parks, historic buildings, and a timeless, pedestrian-friendly downtown with local businesses and a small town scale. **ADDRESSED IN EXISTING PRINCIPLES, AND EDITS**
- **Proactively pursue health and safety measures** reflecting our population’s size and diversity, island geography, and limited infrastructure and exits. **ADDED AS POLICY 7.4**
- **Make Bainbridge Island accessible and welcoming to all people**, regardless of economic, racial, physical, or social attributes. We recognize that past laws, policies, and culture intentionally and unintentionally excluded certain groups from life and prosperity on Bainbridge Island, such as the Treaty of Point Elliot that relegated the original stewards of Bainbridge Island to reservations, racial housing covenants that created “whites only” neighborhoods (Rockaway Beach and Lytle Beach, for example), and the internment of Japanese Americans during WWII, as well as the increasingly high cost of housing today that excludes many middle- and

low-income earners from living on Bainbridge. We seek to **create policies and culture that invite diversity and actively remedy the lasting results of exclusion.**

**FIRST LINE ADDED AS FIRST HALF OF A NEW HUMAN & EQUITY FOCUSED PRINCIPLE #3, OTHER HIGHLIGHTED TEXT ADDED AS POLICY 3.1**

- **Act on climate change while recognizing that our natural resources are abundant *and* finite.** We acknowledge that these resources have been diminished since colonial settlers displaced Indigenous Coast Salish People of the Water and brought extractive practices. We are committed to sustainably manage land, water, air, wildlife, and natural resources while ensuring environmental costs and benefits are shared equitably among all people on Bainbridge and our neighbors
- **Honor our island's rich, complex, and multicultural history** and uplift historically silenced stories with vital present-day lessons, like our treasured Japanese Exclusion Memorial's reminder: "Nidoto Nai Yoni" —"Let it Not Happen Again."  
**ADDED FIRST PART AS THE SECOND HALF OF A NEW HUMAN/ EQUITY FOCUSED PRINCIPLE #3, ADDED THE SECOND PART AS GUIDING POLICY 3.4**
- **Conduct ourselves, individually and as a body, with integrity, honor, and respect** for the City of Bainbridge Island, our colleagues on the Council, and all constituents. **ADDED WITH A DIFFERENT VOICE AS POLICY 9.1**

**Guiding Principle #1**

**Uphold and balance the three pillars of a sustainable community – environment, economy, and social equity – in our decision-making.**

Fig. IN-1 Sustainable Community

*(Note edit to language in orange field – from “Sustainable” to “Equitable”)*



**Guiding Principle #2**

**Preserve the special character of the Island, including the small town look and feel of downtown Winslow, the Island’s historic buildings, forests, farms, meadows, marine connections, and scenic, winding roads.**

**Guiding Policy 1.1**

Develop an island-wide conservation strategy to preserve the natural and scenic qualities that make the Island a special place, including protection of the shoreline, trees, soils, native plants, and farms.

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**Guiding Principle #3**

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 While the Vision describes a preferred future outcome for Bainbridge Island, the Guiding Principles and associated Guiding Policies provide the policy direction needed to navigate toward that desired future.

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**Guiding Principle #4**

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**Guiding Policy 4.1**

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Manage development to remain within the Island's carrying capacity.

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Guiding Policy 6.1

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Minimize development, infrastructure, utility, and public service costs that create barriers to affordable housing or contribute to rising living costs and displacement.

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Guiding Principle #8

Reduce greenhouse gas emissions and increase the Island's climate resilience.

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Guiding Policy 8.1

Mitigation: Participate with state, regional and local partners to reduce greenhouse gas emissions consistent with the 1990 benchmark and future state targets; educate the public about climate change; and promote land use patterns and transportations systems that reduce car dependence.

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## **DRAFT Guiding Principles**

**Integration by L. Schneider**

**Guiding Principle #1 – Continuously find ways to honor and include the Suquamish Tribe, People of the Clear Salt Water.**

**Guiding Principle #2 – Protect the island’s natural beauty,** including forested areas, watersheds, scenic winding roads, meadows, farms, greenways, beaches, and dark night skies.

**Guiding Principle #3 – Enhance the small-town character of Winslow and our neighborhood centers,** with pedestrian-friendly design, small locally owned businesses, parks and gathering spaces, waterfront, public art, and historic buildings, and allow it to be enjoyed by everyone with mobility options for all ages and abilities.

**Guiding Principle #4 – Make Bainbridge Island accessible and welcoming to all people,** regardless of economic, racial, physical, or social attributes, and endeavor to correct for the wrongs of the past that excluded many who had a right to be here.

**Guiding Principle #5 – Protect and nurture the creativity and viability of our island economy,** including locally-owned street-fronted businesses that serve residents and visitors alike, and less-noticed companies and non-profits that provide essential services and meet a variety of needs and interests. Respond to the existential needs of businesses for a larger pool of potential employees by creating affordable housing and transportation alternatives.

**Guiding Principle #6 – Manage the water resources of the Island** with conservation, innovation, and data collection to protect our aquifers and our watersheds and to ensure clean and equitable water for future generations of islanders.

**Guiding Principle #7 – Mitigate climate change and protect our future** by reducing greenhouse gas emissions and increasing the Island's climate resilience.

**Guiding Principle #8 – Preserve and enrich a strong sense of community** with traditions, organizations, and the places we build that draw people together to care for and contribute to one another, to celebrate, create, teach, share, and collaborate.

**Guiding Principle #9 – Make housing available for a range of affordability** to create a more resilient and diverse community, including for people who work here to have the choice of living here, for seniors, and for young families.

**Guiding Principle #10 – Seek comprehensive community input and invest in community awareness and education of governance that affects us all,** recognizing our decisions impact different people in different ways, we invite and hear many perspectives, even when it is difficult.

**Guiding Principle #11 – Spend the people’s money wisely and transparently in support of these principles and keep the City of Bainbridge Island in a strong financial position able to weather unforeseen circumstances.**