



**Planning Commission Regular Meeting
Thursday, March 12, 2026**

Meeting Minutes

1. Call to Order / Roll Call - 6:00

Vice Chair Criss Garcia called the meeting to order at 6:02 PM. Commissioner Alex Preudhomme was excused. Also present were City Council Liaisons Ashley Mathews & Lara Lant, City Staff: Interim City Manager Ellen Schroer, Public Works Director Chris Wierzbicki, Planning Manager Darron Buchanan, and Senior Planner Jennifer Sutton.

2. Approval of Agenda / Conflict of Interest Disclosure -

There were no conflicts of interest disclosed.

Motion: I move to approve the agenda, as presented.

Blossom/Deines – The motion carried unanimously, 5-0, Commissioner Birtley was absent.

3. Planning Commission Meeting Minutes -

A. Minutes

Motion: I move to approve the meeting minutes from February 26, 2026, as presented.

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

4. Public Comment -

Public comments received.

5. Interim City Manager's Report -

Information Only.

6. Regular Business -

A. Discuss Comprehensive Plan Update: Recommendations on Water Resources, Transportation and Housing Elements

Motion: I move to add the word "*pathogenic*" before "*bacteria*" in Policy WR 1.5. (21:02)

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

Motion: I move to ask staff to review and rewrite the first bullet point in Goal WR-1, regarding the "*degradation of water resources*" to further define and state who it's applicable to as it's currently too broad. (25:23)

Birtley/Deines The motion failed, with 3 voting in favor and 3 voting against the motion.

Motion: In Goal WR-1, bullet point 3: I move to amend the language to say, "*new development and existing uses,*" strike "*population growth,*" "*... are managed so that the water resources remain ...*" (29:49)

Sullivan /Deines – The motion carried unanimously, 6-0.

Motion: I move that the struck WR 2.4 come back with the following edits: "*Assess the impacts of proposed activities and development on the flow of springs and streams and levels of wetlands that are either sustained by groundwater discharge or contribute recharge to groundwater and require that existing publicly available data of anticipated hydrological impacts be submitted through the permit process. Activities or development may be restricted if the data indicates any adverse impacts.*" (34:25)

Deines/Birtley – The motion carried unanimously, 6-0.

Motion: I move to un-strike Policy WR 2.9 and make the following edits: "*Recognizing that the Island aquifer system is a sole-source aquifer as designated by EPA. Maintain and evaluate aquifer conservation zones, for appropriate areas of the island as well as an added level of development.*" (50:50)

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

Motion: re: WR 2.11: I move to add, after the Utility Advisory Committee, add the "*Climate Change Advisory Committee and the Environmental Technical Advisory*

Committee," to the policy. (53:20)

Blossom/Deines - The motion carried unanimously, 6-0.

Motion: I move to edit Policy WR 2.3 to read: *"Evaluate and support opportunities to increase aquifer recharge, e.g. through upland discharge or infiltration of class A reclaimed water or increased retention of winter precipitation."* (58:20)

Blossom/Schaab - The motion carried unanimously, 6-0.

Motion: re: Policy WR 4.1: I move to add, *"Comply with, or exceed"* with all requirements. (59:59)

Deines/Birtley - The motion carried unanimously, 6-0.

Motion: re: Policy WR 4.13: I move to direct staff to review the plan and find opportunities to identify language that could be inserted into this plan that would allow the city to create a pathway to exceed Minimum Effort Activities to comply with the NPDS permit. (1:03:40)

Sullivan/Deines - The motion carried unanimously, 6-0.

Motion: I move to create a new policy that reads, *"Advocate that the Washington State Department of Health review and revise on-site septic standards for accessory dwelling units for the purposes of removing barriers to the development of small housing typologies."* (1:08:08)

Blossom/Schaab - The motion carried unanimously, 6-0.

Motion: I move that the Planning Commission recommend to the City Council the Water Resources Element, as amended during today's discussion. (1:14:11)

Deines/Blossom - The motion carried unanimously, 6-0.

Motion: I move that staff look at balancing the prioritization of on-street facilities versus off-street facilities to better support the lower hanging fruit opportunities of off-street facility connections. (1:20:03)

Deines/Blossom - Motion withdrawn.

Motion: I move that all instances of the term "*non-motorized*" in both the Transportation Element and the Island-wide Mobility Plan be replaced with "*active transportation*". (1:23:27)

Deines/Birtley - The motion carried unanimously, 6-0.

Motion: re: Section J – Climate change: I move that "*transit plan*" be replaced with "*transit plan and active transportation plan*". (1:28:20)

Deines/Schaab - The motion carried unanimously, 6-0.

Motion: re: Policy TR 2.7: I move that the added sentence about NACTO and AASHTO be amended with "*when appropriate*". (1:29:55)

Deines/Schaab - The motion carried unanimously, 6-0.

Motion: re: Policy TR 3.4: I move that staff add language that acknowledges planned ferry electrification. (1:32:40)

Deines/Blossom - The motion carried unanimously, 6-0.

Motion: re: Policy TR 4.2: I move that staff add language to acknowledge the planned Kitsap Transit Bus Rapid Transit, and the City of Bainbridge Island's commitment to coordinating land use and transportation planning in support of Bus Rapid Transit Service on the island. (1:34:28)

Deines/Birtley - The motion carried unanimously, 6-0.

Motion: re: Policy TR 4.2: I move that staff add language: "*Support planned Kitsap Transit Bus Rapid Transit (BRT) and demonstrate the coordination of land use and transportation planning in support of BRT service on the island.*" (1:34:28)

Deines/Sullivan - The motion carried unanimously, 6-0.

Motion: I move that we adopt language on TR 2.8 that reads, "*Perform a balanced review of off-road and on-road facilities when considering connectivity gaps and opportunities.*" (1:39:55)

Deines/Schaab - The motion carried unanimously, 6-0.

Motion: I move to continue the discussion on the Transportation Element and the Island-wide Mobility Plan to the next available public Planning Commission meeting where relevant staff can be available. We direct staff to make consideration of the Island-wide Mobility Plan clearly noticed in the agenda and packet materials for that meeting. (1:56:24)

Sullivan/Deines- The motion carried unanimously, 6-0.

Commissioner Sullivan excused himself from the meeting at 8:03 PM.

Motion: I move to amend Policy HO 10.1 to read, "*Consider increasing residential density and designated center with sewer infrastructure, existing or planned.*" (2:06:27)

Blossom/Schaab- The motion carried unanimously, 6-0.

A. Public Hearing - Comprehensive Plan Amendment Application PLN 52984
CPA: Hagger Scribner Policy Amendments - 8:15 PM

Vice Chair Garcia opened the Public Hearing at 8:16 PM. Senior Planner Jennifer Sutton provided a brief overview of the Public Hearing and introduced the applicant who provided further details on the Civic & Cultural Overlay proposal. Kim McCormack (representing the applicant) provided a brief presentation. Planning Commissioners asked questions of the staff and the applicant and received public comments from members of the community. Vice Chair Garcia closed the Public Hearing at 9:06 PM and Planning Commission then began deliberations.

Motion: I move to rescind the previous motions made for the Civic and Cultural Connection Overlay Goals and Policies. (3:22:56)

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

Motion: I move that staff seek a definitive answer on whether adopting a goal and/or policy in the Comprehensive or Winslow Subarea Plans that calls for the creation of a new overlay district, program, and/or work plan item, would require that the boundaries, development standards, program details, and/or work plan details, be fully defined and adopted along with the adoption of the Comprehensive and Winslow Subarea Plans. (3:25:23)

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

Motion: I move to incorporate LU Goal XX and Policies WMP 2-12.1 through 2-12.4 as shown on page 103 of our agenda packet into the appropriate sections of the

Comprehensive Plan and Winslow Subarea Plan only if their incorporation will not require that the Civic and Cultural Connection Overlay boundaries, and development standards be fully defined and adopted along with the adoption of the 2024 revisions to the Comprehensive and Winslow Subarea Plans. (3:32:26)
Schaab/Birtley - The motion carried unanimously, 5-0, Commissioner Sullivan was absent.

7. Good of the Order -

Information Only.

8. Adjournment - 9:44 PM

_____/s/_____
Sarah Blossom, Chair

_____/s/_____

Renee Argetsinger, Clerk to the Planning Commission

