



Planning Commission Special Meeting Wednesday, March 18, 2026

Meeting Minutes

1. Call to Order / Roll Call -

Vice Chair Criss Garcia called the meeting to order at 6:03 pm. Present in chambers were Commissioners Sarah Blossom, Criss Garcia, Peter Schaab, and Ariel Birtley, who was present via Zoom. Absent was Commissioner Alex Preudhomme and excused were Commissioners Ben Deines and Sean Sullivan. Also present were City Council Liaisons Ashley Mathews and Lara Lant, City Staff: PCD Director Patty Charnas, Planning Manager Darron Buchanan and Senior Planner Jennifer Sutton.

2. Approval of Agenda / Conflict of Interest Disclosure -

No conflicts of interest were disclosed.

Motion: I move approval of tonight's agenda.

Schaab/Blossom – The motion carried unanimously, 4-0.

3. Public Comment -

Public comments were received.

4. Regular Business -

- A. Discuss Comprehensive Plan Update: Recommendations on Cultural, Human Services, Economic, and Housing Elements

Director Patty Charnas made introductory remarks regarding the Cultural, Human Services and Economic Elements.

Cultural Elements -

Motion: I move to amend proposed Policy CUL 3.9 to remove name "*Bainbridge Island Historical Society Museum*" and replace it with "*Bainbridge History Museum*". (17:28)

Schaab/Blossom – The motion carried unanimously, 4-0.

Motion: I move to amend Policy CUL 1.9 to make the currently capitalized '*Civic and Cultural*' amended to lowercase "*civic and cultural*". (21:04)

Schaab/Blossom – The motion carried unanimously, 4-0.

Motion: I move to recommend that the Cultural Element be updated by city staff, as presented and amended in this meeting. (21:47)

Schaab/Blossom – The motion carried unanimously, 4-0.

Human Services Elements –

Motion: I move to restore all the language, goals, and policies, regarding the Community Needs Assessment in the Human Services Element. (42:21)

Blossom/Birtley – The motion carried unanimously, 4-0.

Motion: I move to strike the language in Policy HS 5.1 that states, "*advertise services available to the public.*" (46:05)

Blossom/Birtley – The motion carried unanimously, 4-0.

Motion: I move to direct staff to develop more policies to support HS Action #5 to ensure that healthcare providers have services on Bainbridge Island. (55:11)

Birtley – The motion failed for lack of a Second.

Motion: I move to add "*healthcare*" to HS Action #5, ahead of "*services*". (57:57)

Birtley/Blossom – The motion carried unanimously, 4-0.

Motion: I move to strike the last two sentences in the second paragraph of the Human Services Introduction that reads, "*the city routinely identifies demographic trends and emerging problems in the community. This is used to inform and coordinate appropriate levels of City funding.*" (59:54)

Blossom/Schaab – Motion Withdrawn.

Motion: I move to amend the end of the second paragraph in the Introduction of the Human Services Element to read, "*A Community Needs Assessment was last completed in 2016. Updated periodically, the Needs Assessment will help the city identify demographic trends and emerging problems in the community. This is used to inform and coordinate appropriate levels of City funding.*" (1:03:54)

Blossom/Schaab – The motion carried unanimously, 4-0.

Motion: I move to recommend the Human Services Element be updated by city staff, as presented and amended during this meeting. (1:05:23)

Schaab/Blossom – The motion carried unanimously, 4-0.

Economic Development Strategy –

Motion: I move to have Policy 11.6 read, "*Continue to monitor the island's short-term rentals to gauge their impact on the long-term housing supply and their impact on neighborhoods.*" (1:27:30)

Blossom/Schaab – The motion carried unanimously, 4-0.

Motion: I move to take the last two sentences of Policy EC 1.3, to make each of those last two sentences their own independent policy. (1:36:02)

Schaab/Blossom – The motion carried unanimously, 4-0.

Motion: I move to amend the language of Policy EC 8.1 to read, "*Winslow Subarea Plan.*" (1:37:27)

Schaab/Blossom – The motion carried unanimously, 4-0.

Motion: re: Policy EC 11.7: I move that staff draft a policy supporting the future update of regulations, requiring short-term rentals to fully comply with all applicable health and safety standards, including those established by the Kitsap Public Health District. (1:42:06)

Blossom/Schaab – The motion carried unanimously, 4-0.

Motion: I move to amend EC Policy 6.3 to read, "Establish procedures and regulations to ensure that the built environment is prepared for present and future conditions, including the impacts of climate change." (1:51:03)

Birtley/Schaab – The motion carried unanimously, 4-0.

Motion: I move to recommend the Economic Element be updated by city staff as presented, amended, and motioned, during this meeting. (1:52:24)

Schaab/Blossom – The motion carried unanimously, 4-0.

Housing Element –

Motion: I move to update the language in Policy HO 10.3 to read "*workforce and affordable.*" (2:02:41)

Schaab/Blossom – The motion carried unanimously, 4-0.

Motion: I move to amend Policy HO 11.3 to read, "*Ensure all higher density residential development is accommodated by reliable infrastructure.*" (2:08:28)

Schaab/Blossom – The motion carried unanimously, 4-0.

Motion: I move to recommend that the various sections of the Housing Element be updated by city staff as presented, amended and motioned during this meeting. (2:17:16)

Schaab/Blossom - The motion carried unanimously, 4-0.

Motion: I move to ask staff to draft a recommended motion for inclusion of Form-based code-related policy and return it to the Planning Commission for consideration at the next available meeting. (2:27:08)

Schaab/Blossom - The motion carried unanimously, 4-0.

5. Good of the Order -

Information Only.

6. Adjournment - 8:36 PM

_____/s/_____
Sarah Blossom, Chair

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

