



**Steering Committee (Winslow Subarea Plan and Comprehensive Plan Update)
Regular Business Meeting
Monday, April 27, 2026**

Council Chambers
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
<https://bainbridgewa.zoom.us/j/92947338351>
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 20260323
- 3. General Discussion**
 - A. Review City Council Motions passed on Tuesday, April 21, 2026
 - i. Review and write down clear understandings on each motion for staff to put together a workplan
 - B. Discuss Dept of Commerce Housing Accountability Act feedback
 - i. Review key points
 - C. Status of Guiding Principles
 - i. Planning Commission discussions
- 4. Regular Business**
 - A. Next scheduled meeting falls on Memorial Day (05/25/2026)

5. Public Comment

In person public comment is accepted at this time on any topic of public interest. Each commenter will have three minutes, or such amount as the meeting chair determines, to speak. Public comment is not taken on individual agenda items during the meeting. For items scheduled for a public hearing, comment is accepted from an individual only one time, either during public comment or during the hearing. Public comment is simply received by the Council, with no response, and Council cannot deliberate on items that are not on the agenda. The lack of comment is not an endorsement or a denial of the comment. Please refer to guidelines and instructions for public comment, including orderly behavior and civility in remarks, posted on the agenda page. Remote public comment is allowed with advance notice by noon on the date of the meeting to pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

6. 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 at CityAdmin@bainbridgewa.gov or 206-842-2545 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
March 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, Ben Deines, PCD Director Patty Charnas, Planning Manager Darron Buchanan, Senior Planner Jennifer Sutton, and Race Equity Advisory Committee (REAC) co-chair Caitlin Lombardi

Note: due to technical difficulties, the Zoom recording did not start until 3:50 pm.

Last Month's notes were reviewed – no corrections requested

General Discussion

- Discussion revolved around capacity analysis, voluntary inclusionary zoning, and the related participation rate used for analysis.
- This week's Planning Commission meeting agenda packet includes a report on capacity analysis as an agenda item.
- PCD Director Charnas will meet with the City Manager to discuss scheduling another discussion on city land capacity analysis as a future City Council agenda topic.

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

- The Dept. of Commerce has acknowledged receipt of the city's HAA materials and has not yet provided any feedback.

- Director Charnas stated we have a new webpage linked on the city PCD website dedicated to the Housing Accountability Act selection.

Consideration of Proposed Updates to Comprehensive Plan Guiding Principles

- Discussed the guiding principles changes/updates proposed by Council Members Hytopoulos and Schneider
- Discussed how to move forward with obtaining feedback regarding the suggested updates
 - Suggestion was made to send Commissioner Hytopoulos tracked changes version to city advisory committees for feedback.
 - Councilmember Schneider & REAC co-chair Caitlin Lombardi requested that their respective work on this topic is included when the information is provided to the Planning Commission
 - A Public Hearing will be scheduled on the whole update to the Comprehensive Plan to gather feedback from the public.

Next Steering Committee meeting is scheduled for April 27, 2026 at 3:30 pm

Meeting adjourned at 5:00 pm



**City Council Study Session
Tuesday, April 21, 2026**

Summary

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

2. Approval of Agenda / Conflict of Interest Disclosure

Action: Approved; there were no conflicts of interest disclosed.

3. Regular Business

- A. Receive Presentation on the 2023 Greenhouse Gas Inventory Report
Action: Forwarded the 2023 Greenhouse Gas Inventory Report to a future business meeting for consideration of acceptance.
- B. Discuss the Framework of an Interlocal Agreement with Kitsap Public Utility District Related to Water System Coordination on Bainbridge Island
Action: Forwarded to the Utility Advisory Committee for review and recommendations.
- C. Receive 2025 Report and 2026 Workplan for the Climate Change Advisory Committee
Action: Forwarded the 2026 Workplan for the Climate Change Advisory Committee to a future business meeting for consideration of approval.
- D. Receive Presentation on the Process to Update the 2020 Climate Action Plan
Action: This item was postponed to a future meeting.
- E. Discuss and Provide Direction to the Planning Commission Based on the Requests from the April 9 and April 16, 2026, Planning Commission Meetings
Action: Council passed the motions below.

I move to direct the Interim City Manager to direct the Planning Commission to discuss a middle-housing bonus-density incentive program that allows up to double the base density when at least 50 percent of the additional units created are restricted as affordable to households earning 110% of Area Median Income or below.

I move to direct the City Manager to direct city staff to work with the Planning Commission to expand the provisions of draft section 18.12.030.C.3, proposed by planning commission and providing maximum bonus density for 100% affordable projects in the Winslow Town Center, to create an affordable housing overlay district that includes the full Winslow sewer service area with a comparable bonus density in the residential zones.

I move to request the Interim City Manager direct our City Attorney and staff to work with Commerce on providing an official determination on whether or not Bainbridge Island can be subject to the builder's remedy sanction given our designation as a critical area and sole source aquifer.

I move to direct the Interim City Manager to direct staff, working with the City Attorney, to include in the Preferred Alternative a discussion of subsidies, which shall be returned to the City Council no later than May 12, which should include each of the following elements:

- The total number of housing units that require subsidies to be constructed;
- The total cost of subsidizing the number of housing units that require subsidies;
- A discussion of which available funding tools the City of Bainbridge Island is currently using;
- The gaps in local funding needed to achieve the City's housing allocation targets; and
- A discussion of which local tools can be implemented to help close the funding gaps.

I move to reduce the proposed increases in maximum bonus FAR in the Winslow Town Center to 2.5 FAR.

I move to request the Equity and Inclusion Manager and Race Equity Advisory Committee work to address section 2(E) in the letter from the Department of Commerce dated April 20, 2026.

I move to direct the City Manager to direct the Planning Department staff to add the following to a new capacity analysis to be submitted to Commerce in a form that includes a table identifying housing capacity at each income level:

- (1) The increased capacity available from a category of “bonus parcels”, similar to that category used by the city of Sammamish, to include all buildable publicly owned parcels and those owned by religious organizations.
- (2) The increased capacity available from the affordable housing overlay described in the previous motion, and all other affordable housing bonuses in the existing BIMC and currently proposed by motion of the Planning Commission
- (3) A funding gap analysis and plan for addressing that gap.

I move to proceed with Planning Commission's 4/6 analysis.

I move to direct the Interim City Manager to work with the Planning Commission and City staff to include in the Preferred Alternative changes to address the deficiencies noted by the Department of Commerce in its letter dated April 20, 2026.

4. Committee Reports

Action: Information only.

5. Adjournment – 10:28 pm