



**Planning Commission Regular Meeting
Thursday, April 9, 2026**

Meeting Minutes

1. Call to Order / Roll Call -

Acting Chair Criss Garcia, called the meeting to order at 6:02PM and read the Land Acknowledgment. Present in Chambers were Commissioners Sarah Blossom, Criss Garcia, Ben Deines, Peter Schaab, and Sean Sullivan. Absent was Commissioner Ariel Birtley. Also present were Council Liaisons Ashley Mathews and Lara Lant. City staff present were Planning & Community Development Director Patty Charnas and Planning Manager Darron Buchanan.

2. Approval of Agenda / Conflict of Interest Disclosure -

There were no conflicts disclosed.

Motion: I move approval of the agenda.

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

3. Planning Commission Meeting Minutes -

A. March 18, 2026, Meeting Minutes

Motion: I move to approve the March 18, 2026, minutes, as presented.

Blossom/Deines – The motion carried unanimously, 5-0, with Commissioner Preudhomme abstaining.

B. March 26, 2026, Meeting Minutes

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

Schaab/Blossom - The motion carried unanimously, 5-0, with Commissioner Preudhomme abstaining.

4. Public Comment -

No public comments tonight.

5. Planning Director's Report -

A. Director's Presentation: FAR, Park Zone, & Growth Center Designation

Planning & Community Development Director Patty Charnas provided updated data on FAR, Park Zone, and Growth Center Designation with discussion by the Planning Commission.

Motion: I move to recommend 3 options for the City Council to consider:

Option 1: Proceed with the existing Base FAR from the current analysis on 4/6 (Note: Expressing concern that this option is likely not a compliant plan).

Option 2: Proceed with the 1.0 FAR adjustment from 3/2 (Note: There is a concern that this option will encourage more market rate development than affordable development).

Option 3: Proceed with 1.0 adjustment to the existing Base FAR from 3/2, with the addition of cap on maximum square footage, on all dwelling units in the Ferry and High School Road zones. (Note: This has the potential to lower AMI on a development that happens naturally).
(57:20/1:20:24)

Preudhomme/Deines– The motion failed, 3-3, Commissioners Preudhomme, Garcia and Deines voting Yes and Commissioners Blossom, Schaab and Sullivan voting No.

Motion: I move to recommend to the City Council Option 3, as previously described, to move forward with the 3/2 analysis, with a 1.0 FAR in the Ferry and High School Road districts with the added constraints of a unit size cap. The Planning Commission would make a recommendation with affordable housing incentives to be determined after adoption of the Comprehensive Plan. (1:22:25)

Deines/Sullivan - The motion failed, 2-4, Commissioners Sullivan and Deines voting Yes and Commissioners Blossom, Garcia, Schaab and Preudhomme voting No.

Motion: I propose that we move forward with:

1. The previously stated Option 3,
2. The 3/2 option plus the affordability toolkit and including size cap,

and ask for Council feedback on one of those options. (1:46:09)

Sullivan/Deines - The motion failed, 2-4, Commissioners Sullivan and Deines voting Yes and Commissioners Blossom, Garcia, Schaab and Preudhomme voting No.

Motion: I move to recommend two options for the City Council to consider:

Option 1: Proceed with the 4/6 analysis numbers, with existing Base FAR (Note: Not likely a compliant plan in its current state. If the City Council chooses this

option, it's recommended to engage with the Department of Commerce to make the case for why we believe increasing the FAR alone will not yield the affordable housing units).

Option 2: Proceed with the adjusted Base FAR of 1.0 (or as near to 1.0) from 3/2, with a maximum cap on unit size and include all tools in the toolbox; or adjusting those numbers to allow for the fewest number of units to bring us in compliance with the state's mandates. (1:54:07)

Preudhomme/Schaab - The motion failed, 3-3, Commissioners Preudhomme, Garcia and Schaab voting Yes, and Commissioners Blossom, Deines and Sullivan voting No.

Motion: I move to restate Commissioner Preudhomme's first motion with the amendment that there's a memo provided that reflects the discussion of the merits of each of the three options that were discussed this evening. (2:08:11)

Sullivan/ Preudhomme - The motion passed, 5-1 with Commissioner Sullivan voting no.

Motion: I move that we direct staff to get feedback from the Department of Commerce on:

- How they would look at funding programs that were to work in concert with our recommendation that we made for the mixed-use zones.
- How they would consider the impact on our capacity of the programs that are proposed in our development regulations for affordable housing,
- Program for FAR zones,
- Residential zones in the Winslow Subarea
- And proposed but not fully complete mandatory program for larger projects. (2:15:30)

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

Commissioners Sullivan and Deines excused themselves from the meeting at 8:19 pm.

Motion: I move to recommend designating the candidate countywide growth center as depicted on the draft future land use map as part of the Comprehensive Plan periodic update. (2:30:15)

Schaab/Preudhomme – The motion passed, 3 -1, Commissioner Blossom voted no, and Commissioners Deines and Sullivan were absent.

Motion: I move for staff to propose a goal in the appropriate element and policy of the Comprehensive Plan that creates a Park Overlay District. (2:57:30)

Schaab/Preudhomme – The motion passed unanimously, 4-0, Commissioners Deines and Sullivan were absent.

6. Regular Business -

- A. Study Session to review the draft updates to the Winslow Subarea Plan, the periodic update of the Comprehensive Plan, and draft amendments to Bainbridge Island Municipal Code that implement the plans.

Deferred to a future special meeting.

7. Good of the Order -

Nothing offered.

8. Adjournment - 9:02 PM

_____/s/_____
Sarah Blossom, Chair

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