



**Planning Commission Regular Meeting  
Thursday, April 23, 2026**

**Meeting Minutes**

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

Chair Sarah Blossom called the meeting to order at 6:00 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme, Peter Schaab and Commissioner Ariel Birtley. Also present were Council Liaisons Ashley Mathews and Lara Lant. City staff present were Planning & Community Development (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 to approve the agenda.

**Schaab/Garcia** – The motion carried unanimously 4–0, Commissioner Birtley was absent.

**3. Planning Commission Meeting Minutes**

A. Planning Commission Minutes - April 9, 2026.

I move to approve the Planning Commission meeting minutes from April 9, 2026, as amended to show that Commissioner Sullivan left the meeting at 8:19 PM and Commissioner Deines left the meeting closer to 9:00 PM.

**Schaab/Garcia** – The motion carried unanimously 4–0, Commissioner Birtley was absent.

B. Planning Commission Minutes - April 16, 2026

I move to approve the Planning Commission meeting minutes from April 16, 2026, as presented.

**Schaab/Garcia** – The motion carried unanimously 4–0, Commissioner Birtley was absent.

**4. Public Comment -**

Public comments were received.

## 5. Planning Director's Report -

PCD Director Patty Charnas provided information, expressed her appreciation for working with the Planning Commission and said that this would be her final meeting before retiring.

## 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 the Bainbridge Island Municipal Code (BIMC)

**Motion:** I move to include the Guiding Principles as presented in the current agenda packet, in our preferred alternative recommendation for the Comprehensive Plan. (17:02)

**Schaab/Garcia** – The motion carried unanimously, 5-0.

**Motion:** I move to amend *Table 18.09.020 Use Table*, under the *Residential* section: Eliminate the entire row, *Institutional/Commercial/Residential-Mixed-Use Developments*. (51:30)

**Preudhomme/Schaab** – The motion carried unanimously, 5-0.

**Motion:** I move to recommend that staff add to *Title 18 Use Table*, a provision allowing projects of several different uses, that all are permitted within a zone to be considered a permitted mixed-use project. (52:34)

**Preudhomme/Schaab** – Withdrawn

**Motion:** I move to have staff locate language in the *Title 18 Use Types* section that enables projects of several different uses, Permitted or Conditional, to move forward based on their Permitted or Conditional Use. (54:27)

**Preudhomme/Schaab** – The motion carried unanimously, 5-0.

**Motion:** I move to ask staff to add a row [to the Use Table] that sets the max percentage of mixed-use (can be commercial). (1:12:54)

**Garcia/Schaab** – The motion carried unanimously, 5-0.

**Motion:** I move to strike the max commercial percent and retain the strikethrough of footnote 2. (1:40:58)

**Blossom/Garcia** – Withdrawn

**Motion:** I move to amend the 3 rows in *Table 18.12.020-3*, directly underneath *Basic Maximum*:

- retain existing code, excluding the Connection Zone (Madison Avenue Overlay, Erickson Avenue Overlay and Gateway Overlay

- adopt the base FAR numbers for the Connection Zone (as currently shown on the screen)
- no percentage maximums to be included in these 3 rows. (1:56:38)

**Schaab/ Garcia** – The motion carried unanimously, 5-0.

**Motion:** I would move that section 18.090.30. B.4.b (or what is proposed as B.4.b) be removed from the proposed draft. (1:59:53)

**Blossom/Schaab** - The motion carried, 4-0, with Commissioner Preudhomme abstaining.

**Motion:** I move to amend Table 18.12.020-3 so that the maximum bonus FAR in the Winslow Town Center, in the Central Core, Ferry, and High School Road Districts is 2.5. (2:02:41)

**Blossom/Preudhomme** - The motion carried 4-0, with Commissioner Schaab abstaining.

**Motion:** I move to that table 18.12.030.B.8 be amended to clarify that the 50% residential bonus density is based on the underlying R-2 zoning. (2:38:14)

**Blossom/Preudhomme** - The motion carried unanimously, 5-0.

**Motion:** I move that we wait to adopt a bonus FAR program to encourage a mix of smaller units in the High School Road and Ferry District to a Phase 2, after the completion of the Comprehensive Plan. (2:48:29)

**Preudhomme/Blossom** - The motion carried unanimously, 5-0.

**Motion:** I move to have staff make necessary amendments to 2.18.12.030 C2 to clarify:

- that the max bonus FAR is available for projects only providing Affordable Housing\* and not in addition to the underbuilding parking,
- that the one extra story of building height is available for Affordable Housing\*, as an alternative to underbuilding parking

***\*Affordable Housing as referenced in Table 18.12.030-2***

- that the max available bonus FAR is available rather than achievable. (3:12:21)

**Blossom/Preudhomme** - The motion carried unanimously, 5-0.

**Motion:** I move to amend section 18.12.030 C3 regarding the section *Development Projects Providing 100% Low-Income Affordable Housing*: For the beginning to be reworded as “Development Projects may have available the maximum bonus FAR and max building height, without underbuilding parking. (3:20:54)

**Schaab/Preudhomme** – The motion carried 4-0, Commissioner Birtley was

absent.

**Motion:** I motion to create an affordability incentive program for all of the R zones, within the Winslow Subarea, where projects may achieve a bonus density of 2.0 (the base density) if at least 50% of the additional units created are affordable to the range of 110% AMI and below. (3:43:26)

**Preudhomme/Schaab** - Withdrawn.

**7. Good of the Order -**  
Information Only

**8. Adjournment - 9:58 PM**

\_\_\_\_\_/s/\_\_\_\_\_  
Sarah Blossom, Chair

\_\_\_\_\_/s/\_\_\_\_\_  
Renee Argetsinger, Clerk to the Planning Commission