



**Planning Commission Special Meeting
Thursday, April 30, 2026**

Meeting Minutes

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

Chair Sarah Blossom called the meeting to order at 6:02 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme, Peter Schaab, and Ben Deines. Commissioner Sean Sullivan was present via Zoom. Also present were Council Liaisons Ashley Mathews and Lara Lant, Planning Manager Darron Buchanan, Associate Planner Auburn Lovett, Senior Planner Jennifer Sutton and City Engineer Paul Nylund.

2. Approval of Agenda / Conflict of Interest Disclosure - 6:05 PM

Commissioner Deines stated that he will need to recuse himself during the Finch Green Public Meeting due to a conflict.

Motion: I move to approve the agenda.

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

3. Public Comment - 6:10 PM

Public comments were received.

4. Regular Business - 6:20 PM

- A. Review and Recommendation for Finch Green Affordable Housing Project (PLN52690) Subdivision and Major Conditional Use Permit.

Associate Planner Auburn Lovett provided a brief overview of the project and introduced Housing Resource Bainbridge's Executive Director - Phedra Elliott, and Jonathan Davis, the architect for the project.

Motion: I move to recommend approval of the Finch Green Affordable Housing Project, PLN 52690, to the Planning Director, removing the trail widening conditions imposed by the City's Public Works Administrative Department, but retaining any ADA ramps and refuges, required for pedestrian crossing safety and accessibility at the intersections with Sportsman's Club Road. (53:47)

Garcia/Schaab – The motion carried unanimously, 5-0, Commissioner Deines absent/recused.

Motion: I would move that the Planning Commission make an additional finding that the recommendation to remove the trail right widening conditions imposed by Public Works, but retain that any ADA ramps and refuges, that those requirements are roughly proportional to the impact of the development. (1:05:32)

Blossom/Garcia – The motion carried unanimously, 4-0, Commissioner Preudhomme abstained and Commissioner Deines absent/recused.

Commissioner Sullivan excused himself from the meeting at 7:09 PM.

Commissioner Deines rejoined the meeting at 7:10 PM.

- B. 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 schedule a public hearing on May 14, 2026, on two ordinances, on Ordinance 2026-04, adopting the periodic update to the Comprehensive plan, and adopting the Winslow Subarea Plan, and on Ordinance 2026-05, amending the Bainbridge Island Municipal Code to implement plan changes. (2:25:31)

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

5. Good of the Order - 8:20 PM

Nothing offered.

6. Adjournment - 8:41 PM

_____/s/_____
Sarah Blossom, Chair

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