



**Planning Commission Special Meeting  
Thursday, April 16, 2026**

**Meeting Minutes**

**1. Call to Order / Roll Call / Land Acknowledgement – 6:10 PM**

Chair Sarah Blossom called the meeting to order at 6:10 PM and read the Land Acknowledgement. All commissioners except for Commissioner Ariel Birtley were present in chambers. Also present were Council Liaisons Ashley Mathews and Lara Lant, City staff present were Planning & Community Development Director Patty Charnas, Planning Manager Darron Buchanan, and Senior Planner Jennifer Sutton.

**2. Approval of Agenda / Conflict of Interest Disclosure -**

No conflicts of interest disclosed.

**Motion:** I move to approve the agenda as presented.

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

**3. Public Comment -**

Public comments were received.

**4. Regular Business -**

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 amend Section 18.12.030 c 4, replacing “lot area 3 acres or greater” with “lot area 2 acres or greater”. (43.51)

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

**Motion:** I move that Table 18.12.030-3 be revised to reflect the 5% requirement is for incomes of 80% AMI and below, and the 10% requirement is for 120% AMI and below. (59:42)

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

Commissioner Sullivan excused himself from the meeting at 8:02 PM

**Motion:** I would move that the Bonus Density in Table 18.21.030-1 (not the bulleted points), the 2.5 X Base Density, or R-8, whichever is greater, only apply to the zones that were previously discussed that are west of Ferncliff. (1:55:47)

**Blossom/Preudhomme** - WITHDRAWN

**Motion:** I move that in Table 18.21.030-1 the Bonus Density described as 2.5 X Base Density only apply to the parcels that the Planning Commission had previously recommend rezoning to R-8 off of Ferncliff. (1:58:22)

**Blossom/Preudhomme** – The motion carried unanimously, 5-0, Commissioner Sullivan was absent.

**Motion:** I move to revise Table 18.21.030-1, the last bullet to remove “No Maximum Density” and replace it with “2.5 X Base Density factor”. (2:14:23)

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

**Motion:** I move that HDDP, in its entirety, be move to Section 18. (2:20:48)

**Deines/Schaab** – The motion failed, 2-3, Commissioners Deines and Schaab voting for the motion and Commissioners Blossom, Garcia and Preudhomme voting against it. Commissioner Sullivan was absent.

**Motion:** I move to amend Section 18.21.030 sections A, B, C, D, and E, to apply specifically the Ferncliff parcels that have been previously discussed and the second bullet point in Table 18.21.030-1 that references 100% Affordable Housing to apply to all residential areas within the Winslow Subarea. (2:30:37)

**Schaab/Garcia** - WITHDRAWN

**Motion:** I move to edit Section 18.21.030 so that the second bullet in Table 18.21.030-1 that references 100% Affordable Housing, is removed. (2:35:31)

**Schaab/Garcia** - The motion carried unanimously, 5-0, Commissioner Sullivan was absent.

**Motion:** I move to consolidate all Affordable Housing programs to a single section, post-adoption. (2:38:27)

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

Commissioner Deines excused himself from the meeting at 9:03 PM

**Motion:** I move to table the discussion of Bonus FAR to encourage mixed smaller units in High School Road and Ferry zones to the beginning of regular business at our next session. (2:53:53)

**Garcia/Schaab** - The motion carried unanimously, 4-0, Commissioners Sullivan and Deines were absent.

**Motion:** I move that staff create a definition for the term '*institutional*' that is seen in the use table with the commercial, residential, and mixed use. (3:07:37)

**Blossom/Garcia** - The motion carried unanimously, 4-0, Commissioners Sullivan and Deines were absent.

**Motion:** I move that affordable housing near multi-family dwelling in the use table, that it parallel being conditional aside from the R-5, R-8 and presumably above, zones. (3:29:04)

**Garcia/Preudhomme** - WITHDRAWN

**Motion:** I move that multi-family dwellings and affordable housing development on property owned or controlled by a religious organization be permitted or conditioned as follows: In the R-04 Conditional, in the R-1 Conditional, In the R-2 Conditional, R-2.9 Conditional, R-3.5 Conditional, R-4.3 Conditional, R-5 Permitted, R-6 Conditional, R-8 Permitted. (3:32:50)

**Blossom/Preudhomme** - The motion carried 3-1 with Commission Schaab voting against it, Commissioners Sullivan and Deines were absent.

**Motion:** I move to revisit the permitted and conditional use table for multi-family dwellings and affordable housing development on religious properties for the post-adoption of the Comprehensive Plan. (3:41:31)

**Preudhomme/Schaab** - WITHDRAWN

**5. Good of the Order -**

Nothing offered.

**6. Adjournment - 10:11 PM**

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

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