



**Planning Commission Special Meeting
Thursday, May 21, 2026
Meeting Minutes**

1. Call to Order / Roll Call / Land Acknowledgement – 6:21 PM

Chair Sarah Blossom called the meeting to order at 6:21 PM and read the Land Acknowledgment. Present in chambers were Commissioners Sarah Blossom, Airl Birtley, Peter Schaab, Alex Preudhomme, Sean Sullivan and Ben Deines. Also present in chambers were City Council Liaisons Ashley Mathews and Lara Lant. City staff present were Interim City Manager Ellen Schoer, Interim Planning and Community Development Director Darron Buchanan, Interim Public Works Director Peter Coralie, and Senior Planner Jennifer Sutton. Present via Zoom was Laura Hodgson, the Housing, Planning, & Data Manager from the Department of Commerce.

2. Approval of Agenda / Conflict of Interest Disclosure -

No conflicts were disclosed.

Motion: I move to approve the agenda.

Deines/Schaab: The motion carried unanimously, 7-0.

3. Public Comment -

No public comments were offered.

4. Regular Business -

Chair Blossom continued the Public Hearing at 6:25 PM and received public comments. Chair Blossom closed the Public Hearing at 7:28 PM. Chair Blossom introduced Senior Planner Jennifer Sutton, who provided a brief presentation.

- A. Continued Combined Public Hearing on Ordinance No. 2026-04 Adopting the Periodic Update to the Comprehensive Plan and Update to the Winslow Subarea Plan, and Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Plans

Motion: I move to restore all of the currently proposed stricken language from Policy LU 8.F (formerly WMP 2-5.2) (1:48:49)

Blossom/Deines - The motion carried unanimously, 7-0.

Motion: I move to add a sentence to Policy LU 8.F. The new sentence to follow the sentence, "*The bonus FAR are a means of advancing specific Comprehensive Plan policies and community values.*" Bonus FAR program will be provided, on a tiered basis, with the highest available bonus FAR flowing from affordable housing benefit. (2:01:17)

Sullivan/Schaab - The motion carried unanimously, 7-0.

Commissioner Sullivan excused himself from the meeting at 8:29 PM.

Motion: I move to amend proposed policy LU 13.1 to read: Add a park overlay district for existing parks that implement *use specific* standards to recognize and prioritize passive and active park and outdoor recreational uses. (2:23:38)

Schaab/Deines – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to increase the base FAR to 0.7 in the Ferry District and to 0.5 FAR in the High School Rd District. (4:12:25)

Preudhomme/Garcia – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move that in the Ferry District the base FAR in the residential (row in the chart on the screen) would rise to 0.6, and the mixed-use for the Ferry District would rise to 0.7 FAR, in the High School Road the base FAR for the residential zone would go up to 0.5 FAR, and then the mixed-use Grow would rise to 0.60. (4:20:52)

Preudhomme/Deines – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to amend Ordinance No. 2026-05 to add a new Section 9 to repeal and replace the City's Official Zoning Map, that reads: Section 9. The City of Bainbridge Island Official Zoning Map is hereby repealed and replaced as provided in Exhibit C, which is attached hereto and incorporated herein by reference. (4:24:25)

Schaab/Preudhomme – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to direct City staff to add current shoreline designation information to the Draft Updated Future Land Use Map and Official Zoning Map being updated by

Ordinance Nos. 2026-04 and 2026-05, respectively. (4:26:35)

Preudhomme/Blossom – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to recommend approval to the City Council of Ordinance No 2026-04 adopting the Periodic Updated to the Comprehensive Plan and Update to the Winslow Subarea Plan. (4:27:38)

Blossom/Garcia – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to recommend approval to the City Council of Ordinance No 2026-04 Adopting the Periodic Update to the Comprehensive Plan and Update to the Winslow Subarea Plan, as amended by the Planning Commission this evening. (4:29:14)

Garcia/Deines – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to recommend approval to the City Council of Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Plans. (4:29:47)

Deines/Birtley – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to recommend approval to the City Council of Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Plans, as amended by the Planning Commission this evening. (4:30:46)

Birtley/Schaab – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I like to make a fiscal motion to ask staff to organize a formal after-action review following this Comprehensive Plan Update, to identify the best practices and future opportunities, to include public earlier, and to avoid the labor that was required to merge three options, none of which were acceptable to our community. (4:32:20)

Garcia/Schaab – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

5. Good of the Order –

Information Only.

6. Adjournment – 10:57 PM

_____/s/____

Sarah Blossom, Chair

_____/s/____

Renee Argetsinger, Clerk to the Planning Commission