



**Steering Committee (Winslow Subarea Plan and Comprehensive Plan Update)  
Regular Business Meeting  
Monday, June 22, 2026**

Council Chambers Conference Room  
280 Madison Ave N  
Bainbridge Island, WA

and

Remote Meeting on Zoom  
<https://bainbridgewa.zoom.us/j/82980097918>  
or Telephone: US: +1 253 215 8782  
Webinar ID: 829 8009 7918

**Agenda**

**1. Call to Order**

**2. Approval of Notes**

A. Steering Committee Notes 20260427

**3. Regular Business**

A. Introduce Emily Terrell, Interim Planning Director

B. Discuss the latest Land Capacity Analysis (LCA)

C. Prioritize Comp Plan parking lot items

- Additional Middle Housing regulations
- Form Based Codes in some areas
- Improved Transfer of Development Rights program adding Winslow back as a receiving area
- A Park Zone or Park Overlay and associated standards
- Master planning process for the Ferry and High School Zones
- Civic & Cultural overlay and associated standards as well

#### **4. Public Comment**

In person public comment is accepted at this time on any topic of public interest. Each commenter will have three minutes, or such amount as the meeting chair determines, to speak. Public comment is not taken on individual agenda items during the meeting. For items scheduled for a public hearing, comment is accepted from an individual only one time, either during public comment or during the hearing. Public comment is simply received by the committee, with no response, and the committee cannot deliberate on items that are not on the agenda. The lack of comment is not an endorsement or a denial of the comment. Please refer to guidelines and instructions for public comment, including orderly behavior and civility in remarks, posted on the agenda page. Remote public comment is allowed with advance notice by noon on the date of the meeting to [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov), provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

#### **5. Adjournment**

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**Meeting of the Steering Committee Overseeing the  
Winslow Subarea Plan Update and the Comprehensive Plan Periodic Review  
April 27, 2026**

City Council Chambers Conference Room  
<https://bainbridgewa.zoom.us/j/85074579238>

*The meeting will be recorded*

## **Notes**

### **Meeting was called to order at 3:31 pm**

Present were Council Members Mike Nelson, Leslie Schneider, Kirsten Hytopoulos, Planning Commissioners Peter Schaab, Sarah Blossom, PCD Director Patty Charnas, Planning Manager Darron Buchanan, and Senior Planner Jennifer Sutton. Planning Commissioner Ben Deines was absent.

**Last Month's notes were reviewed** – corrected note on page 2 to change Commissioner Hytopoulos to Councilmember Hytopoulos

### **General Discussion**

- Reviewed and discussed City Council Motions passed on Tuesday, April 21, 2026
- Started discussing Dept of Commerce Housing Accountability Act feedback

Next Steering Committee meeting is scheduled for May 25, 2026 at 3:30 pm which is Memorial Day holiday.

**Meeting adjourned at 5:03 pm**