



Planning Commission Regular Meeting January 9, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT

Chair Ariel Birtley called the meeting to order at 6:06 PM and read the Land Acknowledgement. Present were Commissioners Ariel Birtley, Sarah Blossom, Ben Deines, Peter Schaab, Criss Garcia, and Sean Sullivan. Present on Zoom was Commissioner Alex Preudhomme. City staff present were Planning Manager HB Harper, Senior Planner Jennifer Sutton, Associate Planner Joanne Mendenhall. City Council Liaison Ashley Mathews was also present in chambers.

2) APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE

Commissioner Blossom requested two changes to tonight's agenda: 1. Postpone election of Planning Commission officers to a future date, possibly in July following the new term for the Planning Commissioners, and 2. Move the item - *Planning Commission Schedule* (under the Planning Director's Report) to be discussed prior item #7 - *Winslow Subarea Boundary & Zoning District Boundaries* as the schedule could potentially impact the approach taken to the discussion on the Winslow Subarea Boundary & Zoning District Boundaries.

No conflicts of interest disclosed.

MOTION: I move to 1. Postpone the election of Planning Commission officers to a future date, possibly in July, following the new term for Planning Commissioners, and 2. Move the item, *Planning Commission Schedule* (under the Planning Director's Report) to be discussed before item #7 - *Winslow Subarea Boundary & Zoning District Boundaries*, as a discussion about the expectations for the schedule going forward and the time we have to discuss this could impact our approach to the Winslow Subarea Boundary & Zoning District Boundaries.

Blossom / Schaab: The motion passed unanimously.

3) ELECTION OF OFFICERS – Removed from the agenda.

4) PLANNING COMMISSION MEETING MINUTES -

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[PC Minutes 12122024 - DRAFT.pdf](#)

MOTION:

I move to approve the Planning Commission meeting minutes from December 12, 2024, as presented.

Deines / Garcia: The motion passed unanimously.

5) PUBLIC COMMENT -

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1. Mr. Allen Philips - provided comments regarding the Comprehensive Plan
2. Ms. Mary Clare Kersten - offered comments on the DEIS and concerns about the BI aquifer
3. Mr. Allen Haugen - offered comments on the DEIS and concerns about the building heights
4. Ms. Melanie Keenan - offered comments on the DEIS and concerns about the sole source aquifer
5. Mr. Malcolm Gander - offered comments on the DEIS and concerns about the sole source aquifer
6. Mr. Robert Drury - offered comments about the DEIS and the planning process
7. Ms. Lisa Neal - offered concerns regarding the process on the DEIS and communication
8. Ms. Lynn Murphy - offered comments on island growth, where it should happen, and for whom
9. Mr. Joe McMillan - requested to defer action on the WSP Zoning and to seek additional input from the community
10. Ms. Olivia Hull - from Race, Equity Advisory Committee (REAC) - requested that the Planning Commission use an equity lens when arriving at solutions for the community
11. Mr. David Cordaro - concerned about growth management on the island, concerned about the aquifer, managing waste-water, and island traffic
12. Mr. John B. Tappen - expressed concern / need for comprehensive water planning & management
13. Mr. Ron Peltier - encouraging the Planning Commission to slow down and make quality recommendation for the DEIS
14. Mr. Jim Halbrook - expressed concerns about the DEIS, and plans for BI growth

6) PUBLIC HEARING -

Ordinance No. 2025-01 related to Electric Vehicle Charging Zoning Code Amendments

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Ordinance No. 2025-01 Regarding EV Parking.pdf

Final_EV_Charging_Infrastructure_CCAC_July_17th_2024.pdf

Chair Birtley opened the Public Hearing at 7:08 PM and introduced Associate Planner Joanne Mendenhall, who provided a summary of the proposed ordinance amendments.

Public Comments:

1. Ms. Rachel Hofer - member of the Helpline House Board offered comments on the number of spaces required for EV Charging
2. Ms. Mev Hoberg - member of the Helpline House Board - urges the PC to accept the proposed amendments to the EV charging code.

Chair Birtley closed the Public Hearing at 7:34 PM.

MOTION: I move to recommend approval of Ordinance 2025-01 to the City Council for consideration at a future City Council meeting.

Sullivan / Garcia: The motion passed unanimously.

8) **PLANNING DIRECTOR'S REPORT -**

Planning Commission Schedule for Winslow Subarea and Comprehensive Plan Updates

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[Plan_Completion_Schedule.pdf](#)

Planning Manager HB Harper offered comments on the schedule of the Draft Environmental Impact Statement (DEIS)/Comprehensive Plan, talked about the stated timeline and the constraints. Also stated that a motion by the Planning Commission on the item *7-Winslow Subarea Boundary & Zoning District Boundaries* is to be tabled until further action from the City Council takes place. Discussion on this issue by the Planning Commission followed.

7) **NEW BUSINESS -**

Winslow Subarea Boundary and Zoning District Boundaries

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[25 01 02 DRAFT Preferred Alternative Framework Diagram_V2.pdf](#)

Planning Manager HB Harper along with Senior Planner Jennifer Sutton presented information on the Winslow Boundary & Zoning District Boundaries.

MOTION: I move to request that the Planning staff bring back to the Planning Commission:

1. A review of the TDR program, and what may be needed to improve or complete the program,
2. A matrix for how the number of affordable units was derived using the implementation plan from the housing action plan,
3. City owned land that's undeveloped or otherwise available for housing.

Blossom / Deines: The motion passed unanimously, 5-0. Absent were Commissioners Sullivan and Preudhomme.

Commissioner Blossom also noted a typo (5%) in the DEIS needing correction: In the DEIS, 3.2-29 and right above table 3.2-13, it says, "For purposes of generating these numbers the inclusionary zoning framework, assumes that **5%** of units in new multi-family residential buildings will be required to be affordable."

9) **FOR THE GOOD OF THE ORDER -** Nothing offered.

10) **ADJOURNMENT - 9:18 PM**

/s/

Ariel Birtley, Chair

/s/

Renee Argetsinger, Clerk to the Planning Commission