



## **Planning Commission Regular Meeting January 23, 2025**

### **Meeting Minutes**

#### **1) CALL TO ORDER/LAND ACKNOWLEDGMENT**

Chair Ariel Birtley called the meeting to order at 6:03 PM and read the Land Acknowledgement. Present were Commissioners Ariel Birtley, Sarah Blossom, Ben Deines, Peter Schaab, Criss Garcia and Alex Preudhomme. Excused was Commissioner Sean Sullivan. City staff present were PCD Director Patty Charnas, Planning Manager HB Harper, and Senior Planner Jennifer Sutton. City Council Liaison Ashley Mathews was also present in chambers as were Council members Jon Quitslund and Kirsten Hytopoulos.

#### **2) APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE**

**MOTION:** I move to approve the agenda.

**Blossom / Garcia: The motion passed unanimously.**

No conflicts of interest disclosed.

#### **3) PLANNING COMMISSION MEETING MINUTES -**

Review and approve meeting minutes.

##### **Minutes**

[PC Minutes 20250109 - Draft.pdf](#)

##### **MOTION:**

I move to approve the Planning Commission meeting minutes from January 09, 2025, as presented.

**Garcia / Schaab: The motion passed unanimously.**

#### **4) CITY MANAGER REMARKS -**

Blair King, City Manager, provided comments to the Planning Commission.

#### **5) PUBLIC COMMENT -**

##### **Cover Page**

[Instructions\\_for\\_Providing\\_Public\\_Comment\\_for all PC agendas 20250103.pdf](#)

1. Mr. Rob Crichton - provided comments on the DEIS, population, neighborhood centers
2. Dr. Deana Scipio - spoke about affordable housing difficulties on BI for students
3. Ms. Rachael Reese - spoke about unaffordable housing on BI & need for higher density & affordable housing
4. Ms. Ferne Hayes - spoke in favor of alternative #2 in the DEIS, affordable housing

5. Mr. Ron Peltier - provided comments on the TDR program mentioned at the last meeting
6. Ms. Mary Clare Kersten - spoke about affordable & market rate housing, zoning, & Comp Plan
7. Ms. Ann Lovejoy - supports increase density housing in the Winslow Subarea
8. Ms. Olivia Hall - in favor of increased density housing in the Winslow Subarea
9. Mr. John Flodin - requested consideration to rezoning to allow affordable housing in Winslow
10. Ms. Melanie Keenan - offered comments on environmental & water resource management
11. Mr. Malcolm Gander - expressed concerns regarding SEPA guidelines and the DEIS & GWMP
12. Ms. Adrienne Moore - supports density that allows for affordable housing
13. Ms. Phedra Elliott - supports efforts to create affordable housing for BI

**6) NEW BUSINESS -**

**Review and Recommendation for Washington State Ferries Eagle Harbor Welding Shop Major Site Plan Review**

[Staff Report WSF Eagle Harbor Welding Shop PLN 52714 SPR\\_SSDP\\_final.pdf](#)

[2. Site Plan Copy\\_2.pdf](#)

[Excerpt from Architectural Plan Set \(60%\)\\_1.pdf](#)

[Project Narrative.pdf](#)

[PLN52714 SPR.pdf](#)

**MOTION:** I move to recommend approval of Washington State Ferries Eagle Harbor Welding Shop PLN52714.

**Preudhomme / Schaab: The motion passed unanimously.**

**7) UNFINISHED BUSINESS -**

**Continue discussion on Winslow Subarea Plan providing follow up to requests made at the January 9, 2024, Planning Commission meeting and covering other related topics.**

[Jan 23 Planning Commission Presentation.pptx](#)

[December 3 Council Motions re Comp Plan and Winslow Subarea Plan.pdf](#)

[Groundwater Management Plan Update Memo\\_011325.pdf](#)

[City Owned Properties Map.pdf](#)

Director Charnas opened the discussion and presented elements that were asked for at the previous Planning Commission meeting, focusing on the Groundwater Management Plan and Transfer of Development Rights (TDRs). Senior Planner Jennifer Sutton also provided additional details regarding Affordable Housing. Planning Manager HB Harper continued the discussion, talking about Floor Area Ratio (FAR), answering questions posed at the last meeting.

Discussion Only.

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

No Director's Report tonight.

**9) FOR THE GOOD OF THE ORDER -**

Nothing offered.

**10) ADJOURNMENT - 9:02 PM**

\_\_\_\_\_/s/\_\_\_\_\_  
Ariel Birtley, Chair

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