



Planning Commission Regular Meeting February 13, 2025

Meeting Minutes

Special Note: Due to technical issues encountered with the audio recording of this meeting, a .pdf transcript of this meeting is included. Click on “Special Note” to open the transcript.

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW -

Chair Birtley called the meeting to order at 6:04 PM and read the land acknowledgement. Present in chambers were Commissioners Ariel Birtley, Sarah Blossom, Alex Preudhomme, Peter Schaab, Sean Sullivan, Ben Deines and Criss Garcia. Also present were Planning Manager - HB Harper, Senior Planner - Jennifer Sutton, Associate Planner - Joanne Mendenhall, City Council Liaison - Ashley Mathews, and City Council Member - Jon Quitslund.

2) APPROVAL OF AGENDA / CONFLICTS OF INTEREST DISCLOSURE -

MOTION: I move to approve the agenda.

Blossom/Garcia: The motion passed unanimously.

Commissioners Deines suggested a separate meeting to address the Winslow Subarea Plan on its own as there was a great deal to discuss. Both Commissioners Sullivan and Deines notified the commission of their time constraints for tonight's meeting.

3) PLANNING COMMISSION MEETING MINUTES -

Minutes

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[PC Minutes 20250130 - Draft.pdf](#)

MOTION: I move to approve the Jan 30, 2025, minutes as presented.

Blossom/Garcia: The motion passed unanimously.

4) PUBLIC COMMENT INSTRUCTIONS - 6:15 pm

Public Comment Instructions -

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[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

1. Ms. Eddie Hartman - voiced concerns on housing, commercial businesses, schools, available water and potential growth
2. Ms. Susan Anderson - requested that housing choices fit with the values and historic characteristics of the Hawley neighborhood
3. Mr. Scott Allen - spoke about the desire to keep the historic nature of the Hawley neighborhood
4. Mr. Eric Kortum - offered comments about saltwater intrusion and single source aquifer
5. Ms. Alice Shovett - requested no changes to zoning or character of the Hawley neighborhood
6. Ms. Patricia Frank - voiced concerns that new multi-family structures would destroy the historic nature of the Hawley neighborhood
7. Ms. Terry Markuly- concerned that they would lose the character of the Hawley neighborhood with high rise buildings
8. Mr. Hank Wong - spoke about preserving the special nature of the Hawley neighborhood
9. Mr. Mario Oblak - expressed concerns about zoning changes to Hawley neighborhood, requests that other options be considered
10. Mr. David Cordaro - quoted guiding principle #1 and adhering to that principle when making decisions
11. Mr. Bruce Weiland - spoke about proposed changes to the WSP, FAR and greater density, multi-family structures
12. Ms. Lisa Neal - spoke about hidden tax of growth, inclusionary zoning, water infrastructure, capital improvement plan and sewer costs
13. Mr. Ron Peltier - spoke about the GWMP presented to the City Council and unfunded mandates
14. Mr. Joe McMillan - offered comments on graduated housing levies, regressive tax, and unfunded mandates
15. Ms. Melanie Keenan - spoke in favor of the GWMP, the need for accurate projections for anticipated growth, support for peer review
16. Mr. Malcolm Gander - spoke about the GWMP data gaps, need for public process
17. Ms. Janna Cawrse-Esarey - spoke in favor of affordable housing

5) PUBLIC PARTICIPATION MEETING - 6:25 pm

Puget Sound Energy (PSE) Winslow Substation Upgrade Project - Public Participation Meeting (PPM)

[Cover Page](#)

[PLN52935 Preapplication Conference letter.pdf](#)

[WinslowPreappSitePlan.pdf](#)

[WinslowSubstationPre-appNarrative.pdf](#)

Chair Birtley opened the Public Participation Meeting for PSE Winslow Substation Upgrade Project and introduced Associate Planner - Joanne Mendenhall who provided a brief summary of the project and

introduced PSE Project Manager - Kerry Kriner, who provided additional details of the project. Discussion only. No public comments were offered on this project.

6) NEW BUSINESS - 6:55 pm

Alteration to a Historic Property - Suyematsu Farm Building Roof Replacement

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[SFLA Roof Presentation.pptx](#)

MOTION: I move that the Planning Commission finds that the proposed reroof of the farm building on the Historic Property meets the Secretary of the Interior's Standards for Rehabilitation and, provided the building permit application for alteration is consistent with this proposal, I move that a Certificate of Appropriateness be awarded.

Sullivan/Garcia: The motion passed unanimously.

7) UNFINISHED BUSINESS - 7:10 pm

[Continue discussion on Winslow Subarea Plan](#)

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[Commissioner Deines Winslow Zoning and Transit Map.pdf](#)

[250130 Preudhomme Presentation - Transect in detail.pdf](#)

[Redmond Transfer of Development Rights Program](#)

[Winslow Geographies 2 13 PC Slides.pdf](#)

Discussion Only.

8) PLANNING DIRECTOR'S REPORT - 8:10 pm

No report.

9) FOR THE GOOD OF THE ORDER -

Commissioner Garcia requested time to address the answers to the Groundwater Management Plan as provided by the Director of Public Works. Vice-Chair Blossom queried Planning Commissioners on a possible joint meeting with the City Council.

10) ADJOURNMENT - 9:34 PM

/s/
Airel Birtley, Chair

/s/
Renee Argetsinger, Clerk to the Planning Commission