



Planning Commission Special Meeting March 5, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Birtley called the meeting to order at 6:10 PM and read the Land Acknowledgement. Present in Chambers were Planning Commissioners Ariel Birtley, Sarah Blossom, Ben Deines, Peter Schaab, Alex Preudhomme, and Criss Garcia. Commissioner Sean Sullivan was excused. Also present in Chambers were COBI staff: Planning & Community Development Director Patricia Charnas, Senior Planner Jennifer Sutton, and City Council Liaison - Jon Quitslund. Mayor Ashley Mathews was present via Zoom.

2) APPROVAL OF AGENDA / CONFLICTS OF INTEREST DISCLOSURE -

MOTION: I move to approve the agenda.

Garcia/Blossom The motion carried unanimously.

Commissioner Ben Deines noted that he needed to leave at 8:30 PM.

3) PUBLIC COMMENT INSTRUCTIONS -

Public Comment Instructions -

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1. Mr. Bruce – expressed concerns about the preferred alternative, supports transects modeling, supports saving historical areas of Winslow
2. Ms. Alice Shorett - supports the preservation of the historic character of Winslow
3. Mr. Ron Peltier - referred to COBI's Climate Resolution 2025 and asked that the Climate Lens be applied to the Winslow Subarea Plan/Comprehensive Plan DEIS work
4. Ms. Lisa Neal – expressed concerns about island water usage, affordable housing below 80% AMI, and infrastructure support
5. Ms. Melanie Keenan - related information on the Growth Management Act, the GWMP, sole source aquifer, and more that need to be considered and incorporated into the DEIS Comprehensive Plan.
6. Mr. Malcolm Gander – requests public meetings/public process to disclose facts about how the work fits in with Comprehensive Plan
7. Ms. Andrea Wirth - has questions about loans and loan types for the planned affordable housing

4) UNFINISHED BUSINESS - 6:20 PM

Continued Discussion on Winslow Subarea Plan

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[Winslow Geographies 3 5 PC Slides_plc.pdf](#)

[Commissioner Birtley Slides presented at PC Meeting February 27 2025.pdf](#)

Chair Birtley introduced Senior Planner Jennifer Sutton about the possible updates to the WSP.

MOTION: I move to approve the High School Road District boundary by amending the preferred alternative boundary by adding the portion of the school district parcel that includes the Commodore Building, removing the city-owned property north of Virginia Villa, and removing Island Terrace.

Blossom/Garcia The motion carried unanimously.

MOTION: I move to adopt a relative scale for this discussion and our near-term discussions that is inspired by the transect, the scale that runs from T1-T6. T1 being the least dense, least developed, likely natural, and T6 being the highest end of that development intensity.

Schaab/Blossom The motion carried unanimously. Commissioner Ben Deines was absent.

8) ADJOURNMENT - 9:22 PM

_____/s/_____
Ariel Birtley, Chair

_____/s/_____
Renee Argetsinger, Clerk to the Planning Commission