



Planning Commission Regular Meeting March 13, 2025

Meeting Minutes

1) [CALL TO ORDER/LAND ACKNOWLEDGMENT -](#)

Chair Ariel Birtley called the meeting to order at 6:05 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Ariel Birtley, Sarah Blossom, Criss Garcia, Peter Schaab, Ben Deines, Sean Sullivan, and Alex Preudhomme. City staff present were Director Patricia Charnas, Planning Manager HB Harper, and Senior Planner Jennifer Sutton. City Council Liaison Jon Quitslund was also present.

2) [APPROVAL OF AGENDA / CONFLICTS OF INTEREST DISCLOSURE -](#)

MOTION: I move to approve the agenda as presented.

Garcia/Schaab: The motion carried unanimously.

Both Commissioners Sullivan and Deines noted that they will need to leave at 8:00 and 8:30 PM respectively.

3) [PLANNING COMMISSION MEETING MINUTES -](#)

3a) Minutes

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[Planning Commission Meeting Minutes 20250227 - Draft.pdf](#)

3b) Minutes

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[Planning Commission Meeting Minutes 20250305 - Draft.pdf](#)

MOTION: I move to approve the February 27, 2025, meeting minutes as presented, and the March 5, 2025, meeting minutes amended to correct that Commissioner Deines was present during the first motion and vote for the Winslow Subarea Plan agenda item.

Schaab/Garcia: The motion carried unanimously.

4) [PUBLIC COMMENT INSTRUCTIONS -](#)

4a. Public Comment Instructions -

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

I. Mr. David Dimond - offered comments regarding COBI's Guiding Principle #2

2. Ms. Lisa Macchio - requested that any presentations added after the agenda is published be printed and available at the Planning Commission meeting and offered comments on infrastructure
3. Mr. Bruce Weiland - made comments on housing density, zoning, and affordable housing
4. Ms. Alice Shorett - offered observations on the history of the Hawley neighborhood
5. Ms. Angela Sandri - spoke about zoning and housing density and requested that these issues be put on the ballot for a vote by island residents
6. Ms. Linda Mallin - spoke about the WA Growth Mandate, BI water management, Comprehensive Plan & the Hawley neighborhood
7. Mr. Ron Peltier - suggested that the Island Center (Safeway/Rite Aid shopping center) be re-imagined
8. Ms. Luanne Harmely - offered comments on affordable housing, zoning, infrastructure, and outdoor spaces
9. Ms. Melanie Keenan - offered observations on the Growth Management Act, GWMP, and the Island's Sole Source Aquifer and made a request for a reasonable and ethical process

5) UNFINISHED BUSINESS -

5a. Continued Discussion on Winslow Subarea Plan

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[Winslow Geographies 3 13 PC Slides.pdf](#)

MOTION: I move that the Planning Commission requests that staff ask legal counsel if, for the 2024 Comprehensive Plan Periodic Update - creating a long range plan to meet our affordable housing allocations by updating the goals and policies of the Winslow Subarea Plan and the Comprehensive Plan only (without updating our zoning and development standards concurrently) will adequately meet the planning requirement of House Bill 1220.

Blossom/Schaab: The motion carried unanimously.

MOTION: move that this Planning Commission adopt, as a preliminary zoning boundary for the ferry district, what was presented as the preferred alternative with the eastern 3 lots removed and the property north of Gilmore Way, between Ferncliff and Hwy 305, as shown in the image created during this meeting.

Blossom/Schaab: The motion carried unanimously. Commissioners Deines & Sullivan were absent.

MOTION: Alex Preudhomme moved and Criss Garcia seconded to approve I motion to recommend to the Planning Department to study along Ferncliff Ave NE from Winslow Way, up to High School Rd, the potential for a transition zone of one parcel fic plus or minus one parcel for future conversations.

Preudhomme/Garcia: The motion carried unanimously. Commissioners Deines & Sullivan were absent.

MOTION: Alex Preudhomme moved and Criss Garcia seconded to approve I motion to recommend to the City Council that we create a Master Plan Process to address the ferry district and as a complementary/ after the fact step to the Comprehensive Plan in Winslow Subarea.

Preudhomme/Garcia: The motion carried unanimously. Commissioners Deines & Sullivan were absent.

MOTION: Peter Schaab moved and Criss Garcia seconded to amend I move to recommend that a Master Plan be developed for the High School Road as part of a post Comprehensive Plan update action.
Schaab/Garcia: The motion carried unanimously. Commissioners Deines & Sullivan were absent.

6) PLANNING DIRECTOR'S REPORT -

Working on the available dates for additional Planning Commission meetings, upcoming Ethics training and offered a reminder of the May 7 Appreciation Dinner.

7) FOR THE GOOD OF THE ORDER -

Commissioner Preudhomme - would like to see the Planning Commission discuss Wind & Wildfire storm exposure. Commissioner Sarah Blossom - expressed appreciation for all the work done by Planning Commissioners.

8) ADJOURNMENT - 9:10 PM

_____/s/_____
Ariel Birtley, Chair

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