



Planning Commission Special Meeting May 1, 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 in Chambers were Commissioners Ariel Birtley, Sarah Blossom, Ben Deines, Peter Schaab, Criss Garcia, and Alex Preudhomme. Commissioner Sean Sullivan was excused. Also present in Chambers were Planning Manager HB Harper, Senior Planner Jennifer Sutton, and City Council Liaison Jon Quitslund. Chair Birtley extended a formal expression of gratitude to outgoing Planning Manager - HB Harper, for her work in the Planning & Community Development Department.

2) AGENDA APPROVAL / CONFLICTS DISCLOSURE -

MOTION: I move to approve the agenda as presented.
Schaab/Garcia – The motion carried unanimously.

3) PUBLIC COMMENT INSTRUCTIONS -

Public Comment Instructions -

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1. Mr. Ron Peltier - Spoke about Comprehensive Plans, ADUs, and Housing, referenced the RCW

2. Ms. Lisa Macchio - Encouraged the Planning Commission to have a plan

3. Mr. Jon Quitslund - provided information from the Puget Sound Regional Council on municipalities' status with their Comprehensive Plans, encouraged the Planning Commission to work diligently and cooperatively to complete their tasks on the Comprehensive Plan.

4) UNFINISHED BUSINESS -

Continued Discussion on Winslow Subarea Plan

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[Winslow 050125 PC Slides.pdf](#)



Winslow 050125 PC
Slides Updated.pdf

(Updated Slides post agenda publishing)

Chair Birtley introduced Senior Planner Jennifer Sutton on the continued work of the WSP and she presented material that came from the previous Comp Plan, from Visioning Workshops held in 2024 and contributed to the draft plan that is currently being worked on.

MOTION: I move that we set a height limit of 65 feet for the Ferry District zone that would be achieved with incentives, the base zone would be lower, and there would be street frontage setback requirements forthcoming for some streets.

Deines/Schaab – The motion carried unanimously.

MOTION: I move to establish a Floor Area Ratio (FAR) of 4.0 (highest ratio) for the ferry district, achievable only with incentives, and that a lower FAR would be established for the base.

Deines/Schaab – The motion carried unanimously.

5) FOR THE GOOD OF THE ORDER -

Thanks was expressed by Commissioner Schaab to Planning Manager HB Harper for her work at the City of Bainbridge Island.

6) ADJOURNMENT - 9:07 PM

_____/s/
Ariel Birtley, Chair

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