



Planning Commission Regular Meeting June 12, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Ariel Birtley called the meeting to order at 6:08 pm and read the Land Acknowledgement. Present in Chambers were Commissioners Ariel Birtley, Sarah Blossom, Ben Deines, Criss Garcia, Alex Preudhomme, Sean Sullivan and Peter Schaab. Also present were Planning & Community Development Director Patty Charnas, Senior Planner Jennifer Sutton, Planner Victoria Lewelling, and City Council Liaison Jon Quitslund. Mayor Ashley Mathews was present via Zoom.

2) AGENDA REVIEW? / DISCLOSURE OF CONFLICTS -

Commissioners noted time constraints:

Commissioner Sullivan 8:00 PM,

Commissioners Preudhomme and Deines - 9:00 PM

MOTION: I move to approve the agenda.

Garcia/Blossom - The motion carried unanimously.

3) PLANNING COMMISSION MEETING MINUTES -

3a. MINUTES

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[Planning Commission Meeting Minutes 20250522 - Draft.pdf](#)

MOTION: I move to approve the May 22, 2025, meeting minutes, as presented.

Blossom/Deines - 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](#)

1. Ms. Kim McCormick - speaking on behalf of Haggard Scribner Properties, and as a former Planning Commissioner - asked that Planning Commissioners consider red-lining all chapters of the WSP plan update that are going to be updated

2. Mr. Matt Keogh - BI Parks & Rec - offered comments and collaboration on Comprehensive Plans (BI Parks & Rec and COBI) and the Park Zone

3. Mr. Jamie Clough - Kitsap Building Assoc. - offered comments on collaborating with COBI and utilizing Kitsap Building Assoc as a resource

- 5) **PUBLIC HEARING -**
5a. Consider Ordinance No. 2025-13 Relating to Unlisted Land Uses - Planning,
Cover Page
[Ordinance No. 2025-13 Unlisted Uses.pdf](#)

Chair Birtley opened the Public Hearing at 6:17 pm and introduced Planning & Community Director Patty Charnas who provided information on Ordinance 2025-13 relating to Unlisted Land Uses new procedure.

MOTION: I move to direct staff to amend Ordinance No. 2025-13, so that BIMC 18.09. 005 includes language that gives the director the authority to approve similar uses that are unlisted and further define similar uses as those that are similar in use and indistinguishable in terms of land use impacts.

Blossom / Garcia - The motion carried unanimously.

MOTION: I propose a friendly amendment for the Planning Department to make further edits as discussed during this hearing.

Schaab/Deines - The motion carried unanimously.

Chair Birtley closed the Public Hearing at 6:45 PM.

- 6) **UNFINISHED BUSINESS -**
6a. Continued Discussion on Winslow Subarea Plan
Cover Page
[06.12.2025-_Map of June 5 Planning Commission Zoning Recommendations.pdf](#)
[06.12.2025- Draft WSP Goal and Policy Framework.pdf](#)

Discussion Only.

- 7) **NEW BUSINESS -**
7a. Consider Ordinance No. 2025-18 Relating to Noise Variance Procedures – Planning,
Cover Page
[Ordinance 2025-18 Noise Variance Amendment.docx](#)
[City Presentation_ORD2025-18.pdf](#)

Chair introduced Planning & Community Development Director Patty Charnas who introduced new City Planner - Victoria Lewelling who introduced Ordinance 2025-18 on the Noise Variance Amendment.

MOTION: I move to schedule a public hearing on Ordinance No. 2025-18 for July 10, 2025.

Deines/Garcia - The motion carried unanimously.

- 8) **PLANNING DIRECTOR'S REPORT -**
No Director's report.

- 9) **FOR THE GOOD OF THE ORDER -**
Chair Birtley expressed concern about speeding traffic around Lynwood Center with many pedestrian children in the area. She would like to see a traffic study or stop sign at the intersection of Baker Hill & Lynwood Center. Commissioner Schaab supports putting a stop sign at the intersection.

- 10) **ADJOURNMENT - 9:43 PM**

_____/s/_____
Ariel Birtley, Chair

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