



Planning Commission Regular Meeting June 26, 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, Alex Preudhomme, Peter Schaab, Criss Garcia, and Ben Deines. Commissioner Sarah Blossom was present via Zoom. COBI staff present were PCD Acting Planning Manager Darron Buchanan and Senior Planner Peter Best. Present via the Zoom platform were Senior Planner Jennifer Sutton and Mayor Ashley Mathews. Excused was Commissioner Sean Sullivan.

2) AGENDA REVIEW / DISCLOSURE OF CONFLICTS -

No conflicts of interest disclosed. Vice Chair Sarah Blossom requested to add to the agenda a discussion on getting direction for future meetings based upon the interim capacity analysis.

MOTION: I move to add an agenda item regarding the interim capacity analysis and receiving direction from Council.

Blossom/Garcia: The motion carried unanimously, 6-0.

3) PLANNING COMMISSION MEETING MINUTES -

3a. MINUTES

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[Planning Commission Special Meeting Minutes 20250605 - Draft.pdf](#)

3b. MINUTES

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[Planning Commission Meeting Minutes 20250612-Draft.pdf](#)

MOTION: I move to approve the June 5 & 12, 2025, meeting minutes, as presented.

Deines/Garcia: The motion carried unanimously, 6-0.

4) PUBLIC COMMENT INSTRUCTIONS -

4a. Public Comment Instructions -

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[Instructions_for_Providing_Public_Comment_for_all_PC_agendas_20250103.pdf](#)

Public Comment Received.

5) **UNFINISHED BUSINESS -**

5a. Consider Ordinance No. 2025-13 Relating to Unlisted Land Uses - Planning,

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[Ordinance No. 2025-13 Unlisted Uses.pdf](#)

MOTION: I move to approve Ordinance No. 2025-13. with amendments.

Blossom/Schaab: The motion carried unanimously, 6-0.

MOTION: I move to recommend approval of Ordinance No. 2025-13 to the City Council as amended.

Schaab/Blossom: The motion carried unanimously, 6-0.

[5b. Discussion on getting direction for future meetings based upon the interim capacity analysis.](#)

MOTION: I move that the Planning Director ask the City Council this specific question: If the interim capacity analysis demonstrates that the recommended changes to the High School Road and Ferry Districts meets the capacity required by House Bill 1220, should the Planning Commission consider changes to existing height and FAR in the other Winslow subarea districts?

Blossom/Garcia: The motion carried, 4-2.

AYES: Sarah Blossom, Ariel Birtley, Peter Schaab, Criss Garcia

NOES: Benjamin Deines, Alex Preudhomme

ABSENT: Sean Sullivan

ABSTAIN: None

MOTION: I move to ask the Planning & Community Development Director to ask City Council for direction on if the Planning Commission does not spend time developing new standards outside of the Ferry and High School Road Districts should the surrounding zoning be based on the existing zoning maps and development standards or the Planning Commission developed zoning map and preferred alternative development standards.

Deines/Preudhomme: The motion carried, 5-1.

AYES: Sarah Blossom, Ariel Birtley, Benjamin Deines, Peter Schaab, Alex Preudhomme

NOES: Criss Garcia

ABSENT: Sean Sullivan

ABSTAIN: None

5c. Continued Discussion on Winslow Subarea Plan

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[Existing and Proposed Winslow Related Goals and Policies_PCnotes 2025-06-26.pdf](#)

[June 20 Winslow goals and policies submitted by PC Chair Birtley.pdf](#)

Discussion Only.

6) PLANNING DIRECTOR'S REPORT -

Interim Planning Manager Darron Buchanan introduced himself and related that the open Planning Manager position is now posted. He also provided information on a pre-application meeting for PLN53054 - 625 Winslow Way.

7) FOR THE GOOD OF THE ORDER -

Nothing offered.

8) ADJOURNMENT - 10:28 PM

_____/s/
Ariel Birtley, Chair

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