



Planning Commission Regular Meeting July 24, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Vice-Chair Sarah Blossom called the meeting to order at 6:03 PM and read the Land Acknowledgement. Present in chambers were Commissioners Sarah Blossom, Ben Deines, Criss Garcia, Peter Schaab, and Sean Sullivan. Excused was Commissioner Alex Preudhomme. Absent was Chair Ariel Birtley. Also present were City Council Liaison Jon Quitslund, PCD Director Patty Charnas, Senior Planner Jennifer Sutton and Consultant Joe Tovar.

2) AGENDA REVIEW / DISCLOSURE OF CONFLICTS -

There were no conflicts disclosed.

MOTION: I move to approve the agenda.

Schaab / Garcia – The motion carried unanimously.

3) PLANNING COMMISSION MEETING MINUTES -

3.a Minutes

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[Planning Commission Minutes 20250710-Draft.pdf](#)

MOTION: I move to approve the July 10, 2025, meeting minutes, as presented.

Schaab / Garcia – The motion carried unanimously.

4) PUBLIC COMMENT INSTRUCTIONS -

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[Instructions_for_Providing_Public_Comment_for_all_PC_agendas_20250103](#)

4.a Public Comment Instructions

Public comments received.

5) PLANNING DIRECTOR'S REPORT -

5.a Relay City Council July 15, 2025 direction to the Planning Commission regarding the Affordable Housing Project at 625 Winslow Way

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Director Patty Charnas provided an update on the Affordable Housing Project at 625 Winslow Way, the Planning Commission schedule for the next 3 months, and upcoming Planning Commission Officers elections. She introduced consultant Joe Tovar who talked about the direction provided to Planning Commission from the City Council. Discussion followed.

MOTION: I move that we set aside at least 2 full meetings (worth of time) in the work plan (whatever the extents of that work plan are in terms of the dates) to discuss island wide Comprehensive Plan issues.

Deines/Blossom - The motion carried unanimously.

6) UNFINISHED BUSINESS -

6.a Continued Discussion on the updates to the Winslow Subarea Plan and island wide Comprehensive Plan with facilitation from Planning Consultant Joe Tovar

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7.21.25 J. Tovar MEMO to PC.pdf

Existing and Proposed Winslow Related Goals and Policies.pdf

June 20 Winslow goals and policies submitted by PC Chair Birtley.pdf

DRAFT Ordinance No. 2025-21 Development Standards for Aff Housing.pdf

Existing and Proposed Winslow Related Goals and Policies - PC Reviewed Approved as of 2025-07-24.pdf

AHA_Preferred_Alternative_Concept_Schaab_20250718.pdf

July 22 City Council Motions.pdf

Interim Ferry and HS Zone Capacity Summary.pdf

MOTION: I move to adopt the central core district policies 2.6.1 through 2.6.4 as presented.

Schaab/Garcia - The motion carried unanimously.

MOTION: I move to strike WMP 2.7.1 and current LU 7. 4 and leave a note in the document saying that we would want to revisit this as street frontage consideration.

Garcia/Sullivan - The motion carried unanimously.

MOTION: I move to remove LU Policy 7.6.

Deines/Sullivan - The motion carried unanimously.

MOTION: I move adoption of policy of WMP 2.10.1, .2, .3, .4, .5, as amended, and the discussion pieces contextually.

Garcia/Schaab - The motion carried unanimously.

MOTION: I move to adopt Policy 2.10.6, as presented.

Schaab/Deines - The motion carried unanimously.

MOTION: I move to adoption of policy WMP 2.10.7 (novel) as written.

Garcia/Denies - The motion carried unanimously.

MOTION: I move to adopt striking the older WMP 2.10.7.

Schaab/Garcia - The motion carried unanimously.

MOTION: I move to strike LU 7.7.

Schaab/Garcia - The motion carried unanimously.

MOTION: I move approval of Land Use Element Goal LU-88 as presented and 8.1 and 8.2 as presented and 8.3 as amended.

Garcia/Schaab - The motion carried unanimously.

MOTION: I move to strike Policy LU 8.4 be struck as it's covered elsewhere.

Garcia/Schaab - The motion carried unanimously.

MOTION: I move to remove Policy LU 8.6 and add to the document a note to ensure that it is covered elsewhere, that those standards are provided by other townwide standards.

Garcia/Schaab - The motion carried unanimously.

7) FOR THE GOOD OF THE ORDER -

Nothing offered.

Commissioner Sullivan excused himself from the meeting at 8:09 PM

8) ADJOURNMENT - 9:09 PM

_____/s/_____
Sarah Blossom, Vice-Chair

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