



Planning Commission Regular Meeting August 28, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Vice Chair Criss Garcia called the meeting to order at 6:02 PM and read the Land Acknowledgement. Present in chambers were Commissioners Criss Garcia, Alex Preudhomme, and Ben Deines. Present via Zoom was Commissioner Schaab. Absent and excused were Commissioners Sean Sullivan, Sarah Blossom and Ariel Birtley. Also present in chambers were Director Patty Charnas, Senior Planner Jennifer Sutton, Consultant Joe Tovar and Council Liaison Jon Quitslund. Present via Zoom was Mayor Ashley Mathews.

2) AGENDA REVIEW / DISCLOSURE OF CONFLICTS -

No conflicts disclosed.

MOTION: I move to amend agenda with item 6b going ahead of 6a. Agenda approved as amended.
Schaab / Deines - The motion carried unanimously 4-0.

3) PLANNING COMMISSION MEETING MINUTES -

3.a Minutes

[Cover Page](#)

[Planning Commission Minutes20250814 - Draft.pdf](#)

MOTION: Benjamin Deines moved and Alex Preudhomme seconded to approve I move to approve the Planning Commission Regular Meeting Minutes from August 14, 2025, as presented.

Deines / Preudhomme - The motion carried unanimously, 4 – 0.

4) PUBLIC COMMENT INSTRUCTIONS -

4.a Public Comment Instructions -

[Cover Page](#)

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

Public comments received.

5) PLANNING DIRECTOR'S REPORT -

Director Charnas offered comments on Growth Management Act (GMA) Hearings Board decision on Mercer Island, the Housing Action Plan (HAP) binder given to commissioners and the upcoming meeting agenda.

6) UNFINISHED BUSINESS -

[6.b Request to Schedule Public Hearing on Revised Ordinance No. 2025-21 Development Standards for Affordable Housing Projects](#)

[Cover Page](#)

[Ordinance No. 2025-21 Development Standards for Aff Housing.pdf](#)

[Current Zoning Downtown Winslow.pdf](#)

Senior Planner Sutton provided information and changes regarding the ordinance and upcoming PPM and requested PH on affordable housing. Discussion followed by the commission.

MOTION: Peter Schaab moved and Benjamin Deines seconded to approve I move to schedule a public hearing on Ordinance No. 2025-21 for the September 11, 2025 Planning Commission meeting.

Schaab / Deines – The motion carried, 3 – 1, Yea: Commissioners Deines, Schaab and Preudhomme, Nay: Commissioner Garcia

6.a Continued Discussion on updates to the Winslow Subarea Plan

[Cover Page](#)

[082125 Tovar memo to Planning Commission.pdf](#)

[City Attorney Legal Opinion re Growth Board Decisions.PDF](#)

[Existing and Proposed Winslow Related Goals and Policies - PC Reviewed Approved as of 2025-07-24.pdf](#)

[Commissioner Schaab and Deines Policy Wording Suggestions.pdf](#)

[Birtley Suggestions Winslow Subarea Plan Goals and Policies.pdf](#)

[Housing Action Plan Scorecard.pdf](#)

[Existing and Proposed Winslow Related Goals and Policies - PC Reviewed Approved as of 2025-07-24.pdf](#)

Consultant Joe Tovar talked about the City Attorney's memo, BI's Guiding Principles and GMA goals and review of suggested motions from Commissioner Birtley. Senior Planner Jennifer Sutton then presented information on the Civic & Cultural Overlay Amendment request.

MOTION: I move to adopt a ninth guiding principle for the introduction to the comprehensive plan, reading: Accommodate housing affordable to all current and future residents of the island, promote a variety of housing typologies, and encourage preservation of existing housing stock.

Deines / Schaab - The motion carried unanimously, 4 – 0.

MOTION: I move to tentatively move Policies WMP2-12.1 through 2-12.5 to the Central Core section of the Winslow Subarea Plan and then revisit whether these policies should to their own dedicated district on the September 25 Planning Commission meeting.

Schaab / Preudhomme- The motion carried unanimously, 4 – 0.

MOTION: I motion to move policy CUL 1.8 and Policy CUL 3.7 for discussion on or after September 25th Planning Commission meeting.

Preudhomme / Schaab- The motion carried unanimously, 4 – 0.

MOTION: I move to adopt Goal HSI, and all associated policies as displayed.

Schaab / Preudhomme- The motion carried unanimously, 4 – 0.

MOTION: I move to check if SU IC has a similar policy in the utilities element and then we revisit it and potentially delete it if so.

Deines / Preudhomme- The motion carried unanimously, 4 – 0.

MOTION: I move to adapt WSP SU I.A, and SU I.B as shown.

Deines / Schaab - The motion carried unanimously, 4 – 0.

MOTION: I move that policy SU I.D and WSP Goal SU 2 and associated policies be moved to the overall Comprehensive Plan as opposed to being specifically within the Winslow Subarea Plan.

Deines / Schaab - The motion carried unanimously, 4 – 0.

7) FOR THE GOOD OF THE ORDER – Nothing Offered.

8) ADJOURNMENT - 9:05 PM

_____/s/_____
Criss Garcia, Vice-Chair

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