



Planning Commission Special Meeting September 4, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Blossom called the meeting to order at 6:04 PM and read the Land Acknowledgement. Present in chambers were Commissioners Sarah Blossom, Ariel Birtley, Alex Preudhomme, Criss Garcia, and Peter Schaab. Absent and excused were Commissioners Ben Deines and Sean Sullivan. Also present in chambers were PCD Director Patty Charnas, Senior Planner Jennifer Sutton, Consultant Joe Tovar and City Council Liaison Jon Quitslund. Commissioner Ariel Birtley arrived at 6:16 pm.

2) AGENDA REVIEW / CONFLICTS DISCLOSURE -

MOTION: I move to approve the agenda, as presented.

Schaab/Preudhomme: The motion carried unanimously 4-0. Commissioner Birtley was absent.

3) PUBLIC COMMENT INSTRUCTIONS -

Public comment received.

4) UNFINISHED BUSINESS -

4.a Continued Discussion on Updates to the Winslow Subarea Plan

[Cover Page](#)

[Existing and Proposed Winslow Related Goals and Policies - PC Reviewed Approved as of 2025-08-28.pdf](#)

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

[Winslow Subcommittee Slides 20250904.pdf](#)

Consultant Joe Tovar presented protocols & expectations on Subcommittees. Commissioners' discussion followed.

MOTION: I move to adopt the recommended protocols and expectations for Planning Commission subcommittees as displayed on the screen and in the handout.

Garcia/Schaab: The motion carried unanimously, 5-0.

MOTION: I move that the Commission recommend the base height in the Ferry area to be as existing code of 3 stories, provided that an additional story should be permitted for inclusion of either affordable housing or tuck-under parking, with stepbacks, further provided that the inclusion of both affordable housing and tuck under parking would allow up to an additional two stories.

Garcia/Preudhomme: The motion carried unanimously, 5-0.

MOTION: I make a motion that the issue of stepbacks and how to access the affordable housing incentives are referred to the respective subcommittees.

Garcia/Preudhomme: The motion carried unanimously, 5-0.

MOTION: I move that the Commission recommend the base height in the High School District area be as existing code of 3 stories, provided that an additional story should be permitted for inclusion of either affordable housing or tuck-under parking, and further provided that the inclusion of both affordable housing and tuck-under parking would allow up to an additional two stories. This issue will be referred to a subcommittee to review and prepare a more detailed proposal, based on their research.

Birtley/Preudhomme: The motion carried unanimously, 5-0.

MOTION: I move to consider the parcel shown in red (Island Terrace Apartments) as part of the Ferncliff District and subject to any changes that will occur to the Ferncliff District by the Winslow District Standards Subcommittee.

Schaab/Preudhomme: The motion carried unanimously, 5-0.

MOTION: I would move that the Planning Director transmit a request from the Planning Commission: That the consultants specify the total population growth figure that underlies the assumption for the near-term action memo reference to modest growth assumptions. So that when the Planning Commission reconciles the groundwater Management Plan with the Comprehensive and Winslow Subarea Plans, we will be evaluating them on the same basis.

Blossom/Schaab: The motion carried unanimously, 5-0.

5) FOR THE GOOD OF THE ORDER -

Nothing offered.

6) ADJOURNMENT - 9:05 PM

_____/s/
Sarah Blossom, Chair

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