



**Planning Commission Regular Meeting
Thursday, January 22, 2026**

Meeting Minutes

1. Call to Order / Roll Call -

Chair Blossom called the meeting to order at 6:05 pm and read the Land Acknowledgement. Present were Commissioners Sarah Blossom, Criss Garcia, Peter Schaab, and Alex Preudhomme. Commissioner Ariel Birtley was absent. Commissioners Ben Deines and Sean Sullivan were excused. Also present were PCD Director Patricia Charnas, Planning Manager Darron Buchanan, Senior Planner Jennifer Sutton, Public Works Director Chris Wierzbicki, and Sustainable Transportation Coordinator Hannah Boettcher (via Zoom).

2. Approval of Agenda / Conflict of Interest Disclosure -

No conflicts disclosed.

Motion: I move to approve the agenda.

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

3. Planning Commission Meeting Minutes -

A. Planning Commission Meeting Minutes from January 8, 2026.

Motion: I move to approve the January 8, 2026, Minutes, as presented.

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

4. Public Comment -

Public Comment received.

5. Planning Director's Report -

No report.

6. Regular Business -

A. Discuss Comprehensive Plan Update: Recommendations on Transportation and Housing Elements

Senior Planner Sutton introduced Public Works Director C. Wierzbicki and Sustainable Transportation Coordinator H. Boettcher to present their recommended updates for the draft Transportation Element and Island-Wide Mobility Plan and participated in Q&A with Commissioners.

Motion: I move to recommend that the various sections of the Transportation Element be updated by City staff as shown in the attached meeting materials to reflect the changing conditions and references, including replacement of the Island-Wide Transportation Plan with the Island-Wide Mobility Plan.

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

Senior Planner Sutton provided background on the Comp Plan Update and presented the recommended updates to the draft Housing Element and participated in Q&A with Commissioners.

Motion: I move to strike the language "5+ unit" from Policy HO 1.4.

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

Motion: I move to recommend the Planning Department to study an option to present when relevant at the next Planning Commission meeting that includes a breakdown of 2-4 unit multifamily homes and 5+ multifamily homes.

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

Motion: I move to relocate the underlined portions of Policies HO 2.1, HO 2.2, and HO 2.3 as policies underneath Goal HO-3.

Schaab / Garcia. Withdrawn.

Motion: I move to recommend City staff to revisit Policy HO 2.1 through HO 2.4 and bring back options for where these might be better placed.

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

Motion: I move that Policy HO 2.2 in the current text be rewritten to be more directive to find a partner or establish a fund.

Garcia / Schaab - The motion carried unanimously, 4-0.

Motion: I move to establish Policy HO 1.8 which says, "Continuously monitor the planning and creation of affordable housing units, supportive housing, and emergency shelter in order to reevaluate existing City housing tools and development standards."

Schaab / Garcia - The motion carried unanimously, 4-0.

Motion: I move to officially remove the struck portions of HO-2 and its related Policies.

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

Motion: I move to strike the words "Consider how to" from Policy HO 3.2.

Blossom / Garcia - Withdrawn.

Motion: I move that staff strike the words "Consider how to" from Policy HO 3.2 and add the word "administrative" before "permitting".

Blossom / Garcia - The motion carried unanimously, 4-0.

Motion: I move to adopt Policy HO 3.1 as written with the change in the last sentence so that it begins as, "Examples of such regulations...".

Schaab - Withdrawn.

Motion: I move to adopt Policy HO 3.1 as presented on the screen.

Schaab / Garcia - Withdrawn.

Motion: I move to adopt Policy HO 3.1 as presented on the screen at this time.

Schaab / Garcia - The motion carried unanimously, 4-0.

Motion: I move that the Planning Department study and update the housing types illustrated in Policy HO 3.1 to expand to the full array of middle housing types and also revisit arbitrary housing types such as garden apartments or micro-units.

Preudhomme / Garcia - The motion carried unanimously, 4-0.

Motion: I move to change Policy HO 3.8 to, "Study adopting a form-based code to allow for a more diverse array of housing types like the examples in Policy HO 3.1" and strike out the rest of the text.

Preudhomme / Garcia - Withdrawn.

Motion: I move to change Policy HO 3.8 to, "Consider adopting a form-based code to allow for missing middle housing types."

Preudhomme - Withdrawn.

Motion: I move to adopt Policy HO 3.8 as presented at 9:00.

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

Motion: I move to have City staff look at either a Goal or Policy to make sure future development is more predictable and more in line with our Island's values. One such Policy would be the implementation of a form-based code.

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

Motion: I move that we reorganize the housing implementation as a matrix with supported Goals under each action described.

Garcia / Schaab - The motion carried unanimously, 4-0.

7. **Good of the Order** -

Discussion only.

8. **Adjournment - 9:30 PM**

_____/s/_____
Sarah Blossom, Chair

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