



**Planning Commission Regular Meeting
Thursday, March 26, 2026**

Meeting Minutes

1. Call to Order / Roll Call -

Vice Chair Criss Garcia called the meeting to order at 6:02 PM and read the Land Acknowledgment. Present in chambers were all Commissioners except Ariel Birtley who was excused. Also present were City Council Liaisons Ashley Mathews and Lara Lant. City staff present were Planning Manager Darron Buchanan, Senior Planner Jennifer Sutton, Public Works Director Chris Wierzbicki, and Sustainable Transportation Coordinator - Hannah Boettcher. Commissioner Deines arrived at 6:09 PM.

2. Approval of Agenda / Conflict of Interest Disclosure -

No conflicts of interest were disclosed.

Motion: I move to approve the agenda, excluding the minutes from March 18, 2026, which were not included in the agenda packet.

Schaab/Preudhomme – The motion carried unanimously, 5-0 (Commissioner Deines was absent).

3. Planning Commission Meeting Minutes -

A. Minutes

Planning Commission Minutes 20260312_Draft

Motion: I move to approve the meeting minutes from March 12, 2026, as presented.

Schaab/Sullivan – The motion carried unanimously, 5-0 (Commissioner Deines was absent).

4. Public Comment -

Public comment was received.

5. Planning Director's Report -

Information only.

6. Regular Business -

- A. (6:30 PM) Discuss Comprehensive Plan Update: Review and Recommendations on Draft Island Wide Mobility Plan, Transportation and Capital Facilities Elements; Consider adding new policy related to form-based code to Draft Land Use Element

Sustainable Transportation Coordinator Hannah Boettcher provided details on the Island-wide Mobility Plan. Public Works Director Chris Wierzbiki provided additional information on the Transportation Plan and answered questions from the Planning Commissioners.

Motion: I move that staff add some additional language that supports additional lighting, for safety reasons, in the Island-wide Mobility Plan. (44:05)

Blossom/Preudhomme - The motion carried unanimously, 6-0.

Motion: I move to recommend an additional bullet point under 6.5 Maintenance Programs that looks at pedestrians, as an end goal for roadside vegetation removal. (48:43)

Preudhomme/Sullivan - WITHDRAWN

Motion: I move to recommend the city study increasing their vegetation management program to more regularly clear the sides of roads to allow for safer pedestrian travel. (50:37)

Preudhomme/Sullivan - The motion carried unanimously, 6-0.

Motion: I move to recommend the Island-wide Mobility Plan be adopted as shown in the attached meeting materials and as amended during this meeting to reflect current and planned conditions, transportation planning and Planning Commission recommendations. (54:45)

Sullivan/Schaab - The motion carried unanimously, 6-0.

Motion: I move to recommend the Transportation Element be updated by City staff, as shown in the attached meeting materials, to reflect current and planned conditions, Planning Commission recommendations, and updated references to the Island-wide Mobility Plan. (59:00)

Deines/Sullivan - The motion carried unanimously, 6-0.

Motion: I move to recommend the Capital Facilities Element be updated by City staff as shown in the attached meeting materials to reflect current and planned conditions, or updated references. (1:25:49)

Sullivan/Schaab - The motion carried unanimously, 6-0.

Motion: I move to recommend adding the following new policy to the draft Land Use Element of the Comprehensive Plan, as presented on the screen:
Policy LU 4.12 Consider adopting a form-based code to make future development more predictable. (1:32:18)

Preudhomme/Sullivan – WITHDRAWN

Motion #6 A: I move to recommend adding the following new policy to the Draft Land Use Element of the Comprehensive Plan, Policy LU 4.12: Study implementing a form-based code to make future development more predictable. (1:40:53)

Preudhomme/Sullivan – The motion carried unanimously, 6-0.

B. Report on Land Capacity Analysis Documentation for Planning Commission Recommended Draft Preferred Land Use Alternative

Senior Planner Jennifer Sutton offered information on the Land Capacity Analysis and provided an updated summary now with an Alternative #1 comparison.

Commissioner Sullivan excused himself from the meeting at 8:05 PM.

7. Good of the Order -

Nothing offered.

8. Adjournment - 9:05 PM

_____/s/_____
Sarah Blossom, Chair

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