



Planning Commission Regular Meeting Thursday, May 14, 2026

Meeting Minutes

1. Call to Order / Roll Call - 6:07 PM

Chair Blossom called the meeting to order at 6:07 PM and read the Land Acknowledgment. Present in Chambers were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme, Ben Deines and Peter Schaab. Absent and excused were Commissioners Ariel Birtley and Sean Sullivan. Also present were City Council Liaisons Ashley Mathews and Lara Lant, Acting Planning Director Darron Buchanan, and Senior Planner Jennifer Sutton.

2. Approval of Agenda / Conflict of Interest Disclosure -

There were no conflicts of interest disclosed.

Motion: I move approval of the agenda, as presented.

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

3. Planning Commission Meeting Minutes -

A. Minutes

Motion: I move to approve the Planning Commission Minutes from April 9, 2026, as presented.

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

Motion: I move to approve the Planning Commission Minutes from April 23, 2026, as presented.

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

Motion: I move to approve the Planning Commission Minutes from April 30, 2026, as presented.

Schaab/Deines - The motion carried unanimously, 5-0.

4. Public Comment -

No public comments were offered.

5. Planning Director's Report -

Information Only.

6. Regular Business -

- A. Combined Public Hearings on Ordinance No. 2026-04 Adopting the Periodic Update to the Comprehensive Plan and Update to the Winslow Subarea Plan, and Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Plans.

Chair Blossom provided information on the Public Hearing and introduced Senior Planner Jennifer Sutton, who made a brief presentation regarding the updates to the Winslow Subarea Plan, Comprehensive Plan, and BIMC. Chair Blossom opened the Public Hearing at 6:32 PM and accepted public comments.

Motion: I move to continue the public hearing on Ordinances 2026-04 and 2026-05 until our next meeting on May 21st. (1:35:27)

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

Motion: I move to request that City Council reconsider the Planning Commission's recommendation for a 3.0 FAR in the High School Rd District, and a 4.0 FAR in the Ferry District, for incentivized programs, in support of sustainable, inclusive, and affordable housing on the island. (1:43:54)

Deines/Schaab - The motion carried, 4-0, with Commissioner Blossom abstaining.

7. Good of the Order -

Information Only.

8. Adjournment - 8:27 PM

_____/s/_____
Sarah Blossom, Chair

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