

**Planning Commission Approved Motions Regarding
the Winslow Subarea Plan and Comprehensive Plan Oct. 30, 2025-Jan. 8, 2026**

October 30, 2025	<p>MOTION: I move that staff bring back a policy and an outline of a what a proposed code language could look like for a Winslow Way overlay district, that begins at the west edge of the Winslow Green Development, and goes east to Hwy 305, and is 100 feet north and south of the right-of-way of Winslow Way.</p> <p>Blossom/Garcia – The motion carried unanimously, 4-0.</p>
October 30, 2025	<p>MOTION: I move to define for the Winslow Way Overlay - a 2–5-foot setback and a 5–15-foot stepback, measured from the right-of-way.</p> <p>Garcia/Blossom – The motion carried unanimously, 4-0.</p>
December 4, 2025	<p>MOTION: I move to recommend that for all Winslow mixed-use zones, R8 and R14 zones, the City use a voluntary inclusionary zoning program.</p> <p>Schaab / Blossom - The motion carried unanimously, 5-0.</p>
December 4, 2025	<p>MOTION: I move to ask staff and consultants to bring back a proposal for a mandatory inclusionary zoning program for large scale development.</p> <p>Blossom/Sullivan – The motion carried unanimously, 5-0.</p>
December 4, 2025	<p>MOTION: I move to recommend that the outer boundary of the Winslow Subarea be as recommended by staff in the draft preferred alternative.</p> <p>Blossom/Sullivan – The motion carried unanimously, 5-0.</p>
December 4, 2025	<p>MOTION: I move to amend the Winslow boundary to add the portion on the west side that is within the purple line along Finch Road and Sportsman's Club.</p> <p>Blossom/Sullivan - The motion carried unanimously, 5-0.</p>
December 4, 2025	<p>MOTION: I move that the parcels zoned R8 between Highway 305 and Cave Avenue, and the parcels east of 305 zoned Gateway District, be added to the Madison District.</p> <p>Blossom/Sullivan - The motion carried 5-1.</p>
December 4, 2025	<p>MOTION: I move to recommend the area highlighted in Cyan be moved to the Madison District or Connection (district), as presented on the screen at 7:33 PM.</p> <p>Preudhomme/Deines - The motion passed 4-2.</p>
December 4, 2025	<p>MOTION: I move that staff study and draft a proposal for exclusive ingress and egress, utilizing the easement to the north of the property through the ACE parking lot.</p> <p>Blossom/Sullivan - The motion passed unanimously, 6-0.</p>

December 4, 2025	<p>MOTION: I move to recommend that the remaining areas of the Ferncliff Zone (as presented on the screen at 7:56 PM) be moved to the R8 zone.</p> <p>Preudhomme/Deines - The motion passed 4-1.</p>
December 4, 2025	<p>MOTION: I move that the name of the Ferncliff Zone be changed to the Connection zone.</p> <p>Preudhomme/Peter Schaab - The motion passed unanimously, 5-0.</p>
December 4, 2025	<p>MOTION: I move to recommend retaining the existing height standard of 3 stories in the Ferry Zone with the following incentives available to allow a maximum building height of 5 stories:</p> <ol style="list-style-type: none"> 1. An additional story is available if tuck under parking is provided. 2. An additional story is available if 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below. 3. If both tuck under parking and 25% of the affordable housing units are provided, two additional stories are available. <p>Blossom/Deines - The motion passed unanimously, 5-0.</p>
December 4, 2025	<p>MOTION: I move to recommend retaining the existing height standard of 3 stories in the High School Zone with the following incentives available to allow a maximum building height of 5 stories:</p> <ol style="list-style-type: none"> 1. An additional story is available if tuck under parking is provided. 2. An additional story is available if 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below. 3. If both tuck under parking and 25% of the affordable housing units are provided, two additional stories are available. <p>Blossom/Peter Schaab - The motion passed unanimously, 5-0.</p>
December 4, 2025	<p>MOTION: I move to recommend retaining the existing height standard of 2 stories in the Connection Zone, with the following incentives available to allow a maximum building height of 4 stories.</p> <ol style="list-style-type: none"> 1. An additional story is available if tuck under parking is provided. 2. An additional story is available if 20% of the residential units in the building provide housing for households earning 80% AMI and below. 3. If both tuck under parking and 20% affordable housing units are provided, two additional stories are available. <p>Blossom/Peter Schaab - The motion passed unanimously, 5-0.</p>

December 4, 2025	<p>MOTION: I move to recommend retaining the existing height standard of 3 stories in the Central Core zone with the following incentives available to allow a maximum building height of 5 stories:</p> <ol style="list-style-type: none"> 1. An additional story is available if tuck under parking is provided. 2. An additional story is available if 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below. 3. If both tuck under parking and 20% of the affordable housing units are provided, two additional stories are available. <p>Blossom/Peter Schaab - The motion passed unanimously, 5-0.</p>
December 11, 2025	<p>MOTION: I move to allow 4.0 FAR in the Ferry and High School zones to be achievable through both incentives of tuck-under parking and 25% or more of the units serving those with 80% or less AMI.</p> <p>Deines/Birtley - The motion carried unanimously, 5-0.</p>
December 11, 2025	<p>MOTION: I move to have the consultants bring back a recommendation for a tiered Floor Area Ratio (FAR) system for the Ferry Zone with the goal of incentivizing smaller unit sizes.</p> <p>Blossom/Deines - The motion carried unanimously, 5-0.</p>
December 11, 2025	<p>MOTION: I move to keep the area shown as zone TBD in its existing zone, which would mean R2.9 north of High School Road, R8 south of High School Road.</p> <p>Deines/Blossom - The motion carried unanimously, 5-0.</p>
December 11, 2025	<p>MOTION: I move to ask the consultant to create a tiered FAR structure to incentivize smaller unit sizes for the High School Road zone.</p> <p>Blossom/Peter Schaab - The motion carried unanimously, 5-0.</p>
December 11, 2025	<p>MOTION: I move to recommend the Central Core Zone boundary as originally recommended by the Planning Commission on June 5, 2025, except for the “Winslow Way Overlay District” corridor area, and parcel ID 4-095, and step-backs recommended by the Planning Commission on October 30, 2025.</p> <p>Peter Schaab/Blossom - The motion carried unanimously, 5-0.</p>
December 11, 2025	<p>MOTION: I move to extend the Winslow Way Overlay district along Winslow Way, east of Hwy 305, to Ferncliff.</p> <p>Blossom/Birtley - The motion carried unanimously, 5-0.</p>
December 11, 2025	<p>MOTION: I move to have the proposed code language come back with the step-back after 2 floors/stories.</p> <p>Blossom/Peter Schaab - The motion carried unanimously, 5-0.</p>

December 11, 2025	<p>MOTION: I move to recommend that the area west of the central core zone, currently shown as TBD, be reverted to existing zoning, which includes some parcels that are already part of the central core, thus adjusting the central core boundary to include those parcels.</p> <p>Peter Schaab/Blossom - The motion carried unanimously, 5-0.</p>
December 11, 2025	<p>MOTION: I move to recommend in the Central Core Zone that if tuck-under parking and 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below, the FAR is 3.0.</p> <p>Peter Schaab/Deines - The motion carried unanimously, 5-0.</p>
December 11, 2025	<p>MOTION: I move to incorporate LU 7.8 and WMP 2-12.1 through 2-12.5 into Winslow Subarea goals and policies, with the following revision: the city should consider a civic and cultural connection overlay district within the mixed use town center.</p> <p>Deines/Blossom - The motion carried 3-2.</p>
December 11, 2025	<p>MOTION: I move for within the Winslow Subarea to recommend that the City reduce existing residential parking requirements by one-half but no less than .5 spaces per residential unit.</p> <p>Deines/Peter Schaab - The motion carried unanimously, 5-0.</p>
December 11, 2025	<p>MOTION: I move that staff draft a condition of approval that requires a developer to demonstrate its plan for managing its on-site parking demand including conditions written into HOA rules, or CCNRs, if applicable.</p> <p>Blossom/Peter Schaab - The motion carried 4-0.</p>
December 11, 2025	<p>MOTION: I move to recommend in the Connection Zone when there is tuck-under parking and at least 20% of the residential units in the building provide housing affordable to households earning 80% AMI and below, that the maximum FAR be 1.5.</p> <p>Peter Schaab/Birtley - The motion carried 4-0.</p>
December 11, 2025	<p>MOTION: I move that the parcels north of New Brooklyn and east of North Town Woods that are currently zoned business industrial retain that zoning designation.</p> <p>Blossom/Peter Schaab - The motion carried 4-0.</p>
December 11, 2025	<p>MOTION: I move to recommend that the rest of the New Brooklyn and Sportsman Club Road area in the expanded Winslow Subarea Plan boundary retain its current zoning along the west and east side of Sportsman Club Road.</p> <p>Blossom/Peter Schaab - The motion carried 4-0.</p>
December 11, 2025	<p>MOTION: I move to recommend that all remaining zones within the Winslow Subarea not already address retain existing zoning.</p> <p>Peter Schaab/Blossom - The motion carried 4-0.</p>

December 11, 2025	<p>MOTION: I move to recommend that within the Winslow mixed use zones, that any development that provides 100% of its residential units as affordable to households at or below 80% AMI, be allowed to have base height plus an additional 2 stories without adding tuck-under parking.</p> <p>Blossom/Peter Schaab - The motion carried 4-0.</p>
December 11, 2025	<p>MOTION: I move that staff come back with a proposal for an affordable housing overlay zone that applies to R zones within the Winslow Subarea Plan.</p> <p>Blossom/Peter Schaab - The motion carried 4-0.</p>
December 11, 2025	<p>MOTION: I move that the Affordable Housing Overlay Zone will take into account that any recommendations maintain similar scale and building form to the existing neighborhoods.</p> <p>Birtley/Peter Schaab - The motion carried 4-0.</p>
January 8, 2026	<p>MOTION: I move that the Planning Commission refer the REAC suggested Guiding Principles to the Steering Committee, and for that body to return then to the Planning Commission with recommended updates to the Guiding Principles in the introduction chapter.</p> <p>Sullivan / Garcia – The motion carried unanimously, 6-0</p>
January 8, 2026	<p>MOTION: I move to recommend that the various sections of the introduction be retained, but updated by city staff to reflect:</p> <ul style="list-style-type: none"> • the changing conditions and updated data • work that was presented in the agenda package on January 8, 2025. • The Commission’s suggestion that the discussion of affordable housing in particular be broadened to include reference to the need for greater housing affordability and flexibility, to ensure a vibrant community going forward. <p>Sullivan / Deines – The motion carried unanimously, 6-0.</p>
January 8, 2026	<p>MOTION: I move that the Planning Commission recommend that a new park zone be added to the Comprehensive Plan future land use map. goals and policies, and that city staff draft implementing regulations to be reviewed by the Planning Commission, along with other implementing development regulations.</p> <p>Birtley / Garcia – The motion carried unanimously, 6-0.</p>
January 8, 2026	<p>MOTION: I move that the Planning Commission requests that city staff include multiple (at least two and potentially more) park classifications within the development regulations that are being developed.</p> <p>Deines / Preudhomme – The motion carried unanimously, 6-0.</p>

January 8, 2026	<p>MOTION: I move that the Planning Commission recommend that the lot coverage standard for the BI zone be increased from 35 to 50%.</p> <p>Garcia / Deines – The motion carried unanimously, 5-0 with Commissioner Birtley abstaining.</p>
January 8, 2026	<p>MOTION: I move that the Planning Commission direct staff to develop in parallel, with the lot coverage standard change for the Business/Industrial (BI) zone, regulatory requirements that reflect the principles within the Comprehensive Plan documents regarding support for small and medium-sized businesses, such regulations could include a maximum size limitation.</p> <p>Sullivan / Preudhomme – The motion carried unanimously, 6-0.</p>
January 8, 2026	<p>MOTION: I move that the Planning Commission recommend that the boundaries of the Business/Industrial zone remain unchanged.</p> <p>Deines / Garcia – The motion carried unanimously, 5-0</p>
January 8, 2026	<p>MOTION: I move that the Planning Commission recommend that the boundaries and development standards of the Lynwood Center Neighborhood Center (NC) zone and area remain unchanged.</p> <p>Garcia / Preudhomme – The motion carried unanimously, 5-0</p>
January 8, 2026	<p>MOTION: I move that the Planning Commission request that staff come back to the Planning Commission with recommendations on how to address the Bainbridge Gardens, on conforming use, whether that be to include it in the neighborhood center zone or otherwise.</p> <p>Deines / Preudhomme – The motion carried unanimously, 5-0</p>
January 8, 2026	<p>MOTION: I move that the Planning Commission recommend the boundaries and development standards of Rolling Bay NC zone and area remain unchanged.</p> <p>Garcia / Preudhomme – The motion carried unanimously, 5-0</p>
January 8, 2026	<p>MOTION: I move to add a policy under Goal LU16 that recognizes the role of transfer of development rights in conserving and managing the island's groundwater resources.</p> <p>Garcia / Birtley – The motion carried unanimously, 5-0,</p>
January 8, 2026	<p>MOTION: I move to have, Planning Commission request staff to study creating a new agricultural resource land designation, and consider designated city-owned farmland as Agricultural Resource Land (ARL).</p> <p>Deines / Preudhomme – The motion carried unanimously, 4-0</p>
January 8, 2026	<p>MOTION: I move to remove the strikethrough on policy LU 5.11 bullet point: Transfer of residential density within the MUTC and the High School Road districts or within neighborhood centers.</p> <p>Blossom / Garcia – The motion carried unanimously, 4-0</p>

January 8, 2026	<p>MOTION: I move that Policy LU 9.18 remain in the Comprehensive Plan.</p> <p>Blossom / Garcia – The motion carried unanimously, 5-0</p>
January 8, 2026	<p>MOTION: I move to amend the language of Policy LU 9.18 to say that infill within the boundaries of neighborhood centers may be achieved through the transfer of development rights and from the conservation areas of the island, or through affordable housing density bonus.</p> <p>Blossom / Garcia – The motion carried unanimously, 5-0</p>
January 8, 2026	<p>MOTION: I move to remove the strike through on the language in Number 2, under Policy LU 15.2, and add “potentially establish” after the work “and.”</p> <p>Blossom / Deines – The motion carried unanimously, 5-0</p>
January 8, 2026	<p>MOTION: I move for staff to review and draft a proposed policy (LU 7.4) for safe pedestrian and bicycle routes site porosity to the Neighborhood Centers.</p> <p>Birtley / Deines – The motion carried unanimously, 5-0</p>