



**Planning Commission Regular Meeting
Thursday, February 12, 2026**

Meeting Minutes

1. Call to Order / Land Acknowledgement -

Chair Sarah Blossom called the meeting to order at 6:03 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme Ben Deines and Sean Sullivan. City staff present was Senior Planner Jennifer Sutton as well as City Council Liaisons Ashely Mathews and Lara Lant (via Zoom).

2. Approval of Agenda / Conflict of Interest Disclosure -

I move approval of the agenda for February 12, 2026, as presented.

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

No conflicts were disclosed.

3. Planning Commission Meeting Minutes -

A. Minutes

I move to approve the January 22, 2026, minutes, as presented.

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

4. Public Comment -

Public comments received.

5. Planning Director's Report -

No report from the Director tonight. Chair Blossom spoke on 133 volunteer hours that Planning Commission worked in 2025.

6. Regular Business -

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

Environmental Elements -

1. I move to change the language under policy EN 12.0.1, to strike the 2020 specific date and keep the most current. (20:43)
Garcia/Deines - The motion carried unanimously, 5-0.
2. I move to amend policy EN 12. 6, bullet 2, to “strike hybrid fuel” vehicles and replace with with “zero-emission vehicles.” (26:14)
Sullivan/Deines - The motion carried unanimously, 5-0.
3. I move to ask City Staff revise goal in EN 13, Dark Skies Goal, to incorporate the “why,” i.e. Add the environmental reasons behind controlling glare and trespass. (35:43)
Preudhomme/Deines - The motion carried unanimously, 5-0.
4. I motion to ask staff to create language that supports a public outreach campaign that encourages residents to look out for and report invasive species (Goal EN 14) through the relevant city tool. (44:02)
Preudhomme/Garcia - The motion carried unanimously, 5-0.
5. I propose that under EN 15.11 and EN 17.1 adding language “Preserve existing farmland” before “encourage small scale farming.” (45:30)
Sullivan/Deines - The motion carried unanimously, 5-0.
6. I move to recommend that the various sections of the Environmental Element be updated by city staff as shown in the attached meeting materials and verbal edits from this meeting to reflect the updated references. (59:21)
Sullivan/Preudhomme - The motion carried unanimously, 5-0.

Housing Element

7. I move to direct staff to add a policy underneath Goal 1 that references the Housing Action Plan and the need for the city to both use the toolkit and work towards the goals and objectives represented in that plan. (1:12:26)
Sullivan/Deines - The motion carried unanimously, 5-0.
8. I move to add tax increment funding and Section 502 USDA Homeownership Direct Loan Program to table HO-2. (1:13:22)
Garcia/Preudhomme - The motion carried unanimously, 5-0.
9. I move that Policy HO 3.11 be adopted as shown on the screen: "Consider housing types, including programs that provide additional density for deed-restricted, limited-equity workforce housing, such as units serving households below 150% AMI." (1:25:08)
Deines/ Sullivan - The motion carried unanimously, 5-0.
10. I move to a new policy to HO 6: "Encourage development and conservation programs that co-locate housing and land conservation or dually promote those goals in related projects." (1:37:13)
Sullivan/Preudhomme - The motion carried unanimously, 5-0.
11. I move to approve Goal HO 4 as presented on the screen at 8:00 PM. "Increase the supply of permanently affordable *multifamily* housing each year through the year ~~2036~~ 2044 with goals based on data provided by the Housing Needs Assessment and the City's income-base housing targets housing reports." (1:58:49)
Preudhomme/ Sullivan - The motion carried unanimously, 5-0.

Commissioner Sullivan excused himself from the meeting at 8:00 PM.

12. I move to edit HO 4.3 as shown on the screen at 8:07 pm. "Policy HO 4.3 Partner with non-profit housing sectors to create new *multifamily* housing in *designated centers* including a significant percentage of *affordable housing*. Explore through the joint or exclusive use of surplus publicly owned property or air space." (2:05:37)
Deines / Garcia - The motion carried unanimously, 4-0, Commissioner Sullivan was absent.
13. I move to add HO 4.2 as shown on the screen at 8:11 pm "Encourage private development in the Winslow Subarea that supports diverse housing, including affordable, workforce, and aging-in-place housing by adopting flexible

development standards, including the use of overlays that encourage a diversity of housing types, expanded pedestrian connections, expanded community gathering, public open spaces and below grade parking. Shown as HO 4.10. (2:06:48)

Deines/Garcia - The motion carries unanimously, 4-0 (Sullivan absent).

14. I move to recommend that the Planning Department add short-term rental properties to the housing element document and to judge where best to apply said language. (2:30:49)

Preudhomme/Deines - The motion carries unanimously, 4-0 (Sullivan absent).

15. New Policy HO 6.X: I move to study creating a program that allows for 2 mid-sized units, smaller than the standard single-family home and larger than an ADU in lieu of a standard-sized home and ADU. (2:46:40)

Preudhomme/Garcia- The motion carries unanimously, 4-0 (Sullivan absent).

16. I move to amend Policy 6.4 to read: "Create a new conservation villages and tiny home permit processes to apply outside of designated centers to increase housing choices including affordable housing and encouraging green building practices while better conserving open space. (2:51:16)

Garcia/Deines- The motion carries unanimously, 4-0 (Sullivan absent).

17. I move to revert Policy HO 6.7 as currently titled (Livable Neighborhood) to the original language of "Support the development of livable neighborhoods." (2:52:50)

Garcia/Preudhomme - The motion carries unanimously, 4-0 (Sullivan absent).

18. I move for Policy HO 6.X that was added at 8:48 PM to be revised as shown with the additional sentence about conversions at 9:03 PM: Study creating a program to allow for two mid-sized units, smaller than the standard single-family home and larger than an ADU, in lieu of a standard-sized home and ADU. Also consider options for converting existing single-family homes to two units within the same building footprint. (3:02:13)

Deines / Garcia- The motion carries unanimously, 4-0 (Sullivan absent).

19. I move that staff come back with language stronger than what is currently required to promote the development of accessible housing – (3:03:07)

Blossom/Garcia- The motion carries unanimously, 4-0 (Sullivan absent).

20. I move that staff come back with either a goal or policy to direct the city to study the creation of Housing Authority. (3:04:30)

Blossom/Garcia- The motion carries unanimously, 4-0 (Sullivan absent).

21. I move for staff to figure out language about maintaining/modifying reference to the real estate excise tax (REET) on the table for HO 9.1. (3:05:36)

Garcia/Deines - The motion carries unanimously, 4-0 (Sullivan absent).

7. Good of the Order -

I move that staff bring back the Transportation Element at the next Planning Commission meeting. (3:09:40)

Blossom/Preudhomme - The motion carries unanimously, 4-0 (Sullivan absent).

8. Adjournment – 9:11 PM

_____/s/_____
Sarah Blossom, Chair

_____/s/_____

Renee Argetsinger, Clerk to the Planning Com