



BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

February 10, 2026, at 1:15pm

1. Call to Order

Chair Yeater called the meeting to order at 1:22pm.

2. Roll Call - Present

Chair Justin Yeater

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Absent

Vice Chair Louisa Andersen

Commissioner Larry Modlin

Commissioner Christian Schulte

3. Approval of the agenda

There were no changes to the agenda, Chair Yeater proceeded with the agenda as published.

4. Approval of the January 27, 2026, Planning Commission Meeting Minutes

Motion by Commissioner Franzen:

He moved to approve the January 27, 2026, Planning Commission Meeting Minutes as presented.

Second: Commissioner Carlson

Vote: Motion passed 4-0

Absent: Vice Chair Louisa Andersen, Commissioner Larry Modlin, Commissioner Christian Schulte

5. Expedited Item: A public hearing to consider a request for approval of a preliminary subdivision of 12.86 acres of land into three (3) replatted lots, one (1) outlot, and a dedicated 6th Street right-of-way (ROW) located north of 8th Street, west of 68th Avenue, east of 71st Avenue, and south of 4th Street Road.

Chair Yeater asked if anyone on the Commission wished to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance or online wished to see a presentation.

Seeing none, Chair Yeater invited the applicant, if present, if they wished to speak. Seeing none, Chair Yeater asked if the Commission had any questions for staff.

Commissioner Briscoe referenced the mention of a right-in, right-out access at 6th Street and asked what the long-term plan is for 6th Street. Dylan Belanger (Civil Engineer III) clarified that the question concerned the ultimate design of the intersection, whether it would include a signal, stop control, or roundabout, and explained that it is not anticipated to become a

signalized intersection in the short term or within the 20-year planning horizon. As currently proposed, it is expected to remain unchanged for the foreseeable future.

Commissioner Briscoe then asked if there is an acceleration and deceleration lane associated with this ride-in right now. Mr. Belanger shared that it is not in the plan at this time.

With no other questions from the Commission, Chair Yeater opened the public portion of the meeting at 1:25pm. With no one in person or online wishing to speak, Chair Yeater closed the public portion of the meeting at 1:25pm and turned it over to the Commission for action.

Motion by Commissioner Briscoe:

He moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed H.P. Greeley Subdivision 9th replat does meet Development Code Section 24-203 B (1) subsections A through I and therefore approves the request.

Second: Commissioner Franzen

Vote: Motion passed 4-0

Absent: Vice Chair Louisa Andersen, Commissioner Larry Modlin, Commissioner Christian Schulte

6. Staff Report:

Caleb Jackson (Interim Planning Manager) shared that there are no agenda items for February 24, so no meeting will be held.

Mr. Jackson also stated that on March 10, 2026, three workshops are scheduled: Housing Affordability Financing and Incentives Informational Presentation, Draft Housing Incentive Policy and Planning Commission roles and workflows.

On March 24, 2026, consultants are expected to give a presentation on the Eastside Area Plan, following scheduling adjustments with City Council. Staff are also conducting brownfields assessments at sites in the older part of town.

Mr. Jackson was excited to share that Doug May (Principal Planner) and Betsy Kellums (Planner III – Historic Preservation) will be presenting at the CPI Saving Places Conference later this week.

7. Adjournment:

Chair Yeater adjourned the meeting at 1:28pm.

DocuSigned by:

3F44E3E176F84C8...

Justin Yeater – Chair

DocuSigned by:

2A71D92FBF874DE...

Don Threewitt – Interim Community Development Director