

January 22, 2026

- I. **CALL TO ORDER:** The Planning Commission met in a special session January 22, 2026, in person in the Council Chambers. Chairperson Sears called the meeting to order at 7:00 p.m.

ATTENDANCE:

Planning Commission Members in attendance: Lee Blechschmidt, Paul Carter, Julie Holbrook, Shelby Matlock, Fred Sears, and Leandra Usborne. Members Absent: Paul Adams. Staff members present were Chris Pasinetti (Community Development Director), Wynstan Larsen on Teams, (Senior Planner), and Cathy Burbank, (Permit Specialist/Planning Commission Clerk).

- II. **ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON FOR 2026 – (7:00-7:01)**
Nominations for Chairperson and Vice-Chairperson were opened.

Usborne nominated Sears for Chairperson. Holbrook seconded the nomination; a vote was taken and carried unanimously. Sears is Planning Commission Chair.

Sears nominated Blechschmidt for Vice-Chairperson. Usborne seconded the nomination; a vote was taken and carried unanimously. Blechschmidt is Planning Commission Vice-Chairperson.

- III. **APPROVAL OF MINUTES:**

No minutes to approve

- IV. **COMMENTS FROM THE AUDIENCE**

None

- V. **NEW BUSINESS (7:02-7:22)**

A. Draft 2026 Planning Commission/Planning Department Work Plan

- ❖ Annual amendments to the Comprehensive Plan
- ❖ Battery Energy Storage System (BESS) review
- ❖ Amendments to zoning regulations regarding Ord No 2817
- ❖ Interim Zoning regulations for co-living housing
- ❖ Consolidated permit processes
- ❖ Zoning regulations to least restrictive alternative housing
- ❖ Zoning code to permit solar array installation
- ❖ Annual Six-year TIP amendments
- ❖ Sewer plan amendments
- ❖ Amendments to Parks Capital Facilities Plan
- ❖ Annual School District Capital Facilities Plan
- ❖ Development Regulations amendment in airport zone (setback change)

(7:07-7:22) Discussed setting priority order. Commissioners added building height in R-4 and HCB to work schedule. Staff will bring back Work Plan next month.

B. BESS Subcommittee selection (7:22-7:34)

- * Sears moved to appoint David Grampa to the subcommittee. Holbrook seconded motion, and the motion carried unanimously.
- * Holbrook moved to appoint James DeLay to the subcommittee. Usborne seconded the

January 22, 2026

- motion, and the motion carried unanimously.
- * Osborne moved to appoint Kevin Madil to the subcommittee. Matlock seconded the motion, and the motion carried unanimously.
Holbrook moved to appoint an alternate subcommittee member Patricia Traub. After discussion, motion was withdrawn.
 - * Osborne move to appoint Commissioner Holbrook to the subcommittee. Matlock seconded the motion, and the motion carried unanimously.
 - Holbrook moved to appoint Patricia Traub as alternate subcommittee member. Osborne seconded the motion, and the motion carried unanimously.
 - * Sears moved to appoint Commissioner Blechschmidt to the subcommittee. Holbrook seconded the motion, and motion carried unanimously.

VI. COMMUNICATIONS:

Minutes on City Website
Monthly reports

VII. COMMISSION COMMENTS:

None

VIII. STAFF COMMENTS:

None

IX. AUDIENCE COMMENTS:

7:34 James DeLay – outside city limits – Thanked Commissioners for the opportunity to be on BESS subcommittee. Suggested adding wind solar as a green energy option if decide to amend the zoning code to permit solar array installations.

7:35 David Grampa - city limits. Thanked Commissioners for appointment to BESS subcommittee. Suggested looking at Title 18.05 and 18.06 as part of setback and height regulations. And 19.38 19.40 multifamily.

7:37 Pat Trough - outside city limits. Appreciates the Commissioners creating the BESS subcommittee. February 10th at 6 p.m. is a BESS presentation for the citizens at GRCC in Enumclaw to help people understand BESS.

X. ADJOURNMENT:

Matlock made a motion to adjourn the meeting at 7:39 p.m. Osborne seconded the motion, and the motion carried unanimously. The meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Approved February 26, 2026 - cb

Cathy Burbank
Planning Commission Clerk/ Permit Specialist