



Clifford Haggenjos, Jr., Chair
Erich Brashears, Vice Chair
Bruce Hagler, Commissioner
Robert Jensen, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

APPROVED MINUTES

Planning Commission Meeting
August 14, 2025
6:30 PM
City Council Chambers 311 Vernon Street

I. CALL TO ORDER

Chair Haggenjos called the meeting to order at 6:32 p.m.

II. ROLL CALL

Present: Hagler, Jensen, Unidad, Brashears, Haggenjos

Absent: Prior

III. PLEDGE OF ALLEGIANCE

Chair Haggenjos led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Chair Haggenjos opened the Public Comment period. Hearing none, Chair Haggenjos closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of July 24, 2025

2. North Industrial Plan Area Parcel 50 – IMAGE Studios, 9089 Foothills Bl, File # PL25-0346

Request: The applicant requests a Conditional Use Permit to allow IMAGE Studios (salon studios) to operate in a Light Industrial (M1) zone district.

Motion by Commissioner Jensen, seconded by Vice Chair Brashears, to approve the Consent Calendar.

Roll call vote:

Ayes: Unidad, Jensen, Brashears, Hagler, Haggenjos

Noes: None

VI. REQUESTS/PRESENTATIONS

1. Infill Parcel 32A – 106 Ben Ezra Ave TPM, 106 Ben Ezra Av, File # PL25-0267

Request: The project is a request for a Tentative Parcel Map to subdivide 106 Ben Ezra Avenue (APN 013-192-024-000) into two separate parcels. Parcel A will be 0.215-acre and Parcel B will be 0.301-acre. No development is being proposed with this project.

Associate Planner, Kinarik Shallago, presented the staff report.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant, Josh Alva, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioners Discussion with Applicant

- A Commissioner asked if the housing structure would include a garage. The Applicant responded that at this time he only intends to subdivide the lot.
- A Commissioner asked how many vehicles the garage would accommodate. The Applicant responded possibly 2 vehicles, but he was not sure as no design had been considered.

Laura Wilbourn spoke in opposition of the project. She expressed concerns about parking and wrong way drivers and asked whether the site could be developed for multi-family housing. She also stated the neighborhood would be impacted by the housing development at the corner of Nevada Street and Douglas Boulevard.

Hearing no further public comments, Chair Haggenjos closed the public comment period and Public Hearing.

Commissioner Discussion with Staff

- Chair Haggenjos asked that staff respond to Ms. Wilbourn's comments. Staff stated that, at this time, the applicant is only requesting to subdivide the lot. The exhibit included in the staff report is a conceptual drawing and not a proposed design. Once a design is chosen, it would require two parking spaces per home. Staff also noted that a duplex could be constructed; however, the lot has boundary constraints such as set-back requirements and easement constraints.
- A Commissioner sought to confirm his understanding that approval of the entitlement would only subdivide the lot. He also noted that the lot is zoned R-1, Single-Family Residential, which primarily allows low-density, single-family homes. A multi-family project would not be consistent with the current zoning, and if the applicant wished to pursue such a project, it would need to be reheard by the Planning Commission. Staff confirmed this understanding.

Motion by Commissioner Jensen, seconded by Vice-Chair Brashears, to:

1. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-nine (39) conditions of approval.

Roll call vote:

Ayes: Hagler, Brashers, Unidad, Jensen, Haggenjos

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

Staff Reports

- There will be an August 28, 2025, Planning Commission meeting.
- There will not be a September 11, 2025, Planning Commission meeting.
- Due to the Council Chambers expansion project, City Council and Planning Commission meetings will be held at 116 Grant Street beginning September 22, 2025.
- At the September 17, 2025, City Council meeting, staff will hold a workshop as part of the application process to renew the City's Pro-housing designation.
- At one of their September meetings, the City Council is scheduled to appoint a Planning Commissioner to fill the current vacancy.
- Commissioner Jensen will resign from the Planning Commission on October 25, 2025, as he will be moving out of state.
- Staff is planning to conduct a Planning Commissioner 101 Training Session early next year.

Commissioner Reports

- None

VIII. ADJOURNMENT

Motion by Commissioner Jensen, seconded by Vice Chair Brashears, to adjourn the meeting. The Motion passed unanimously with a voice vote at 7:02 p.m.