

**Planning Commission
Meeting Minutes
January 27, 2026**

CALL TO ORDER

Chair Leifer called the meeting to order at 6:30 p.m. noting the absence of Commissioner John Ray.

1) ROLL CALL

Present:

Commission: Chair Stephen Leifer, Vice Chair Brandon Whitaker, Commissioner Jerry Andes, Commissioner Shanon Jordan, Commissioner Raymond Miller, and Commissioner Terri Jones

Staff: City Administrator/Interim CD Director Jennifer Stapleton, Engineering Services Director Jeff Laycock, Planning Manager Angela Gemmer, and Planning Technician Emily Tsan

Consultants: President/Principal John Ghilarducci, Analyst Luke Nelson

Absent: Commissioner Raymond Miller

2) APPROVAL OF MINUTES

3) AUDIENCE PARTICIPATION

4) PUBLIC HEARING
None

5) OLD BUSINESS
None

6) NEW BUSINESS

- 6.1 Traffic Impact Fee Amendments
City Administrator Stapleton and the FCS Group provided a presentation on proposed traffic impact fee changes. Some concerns were expressed regarding the increase in rates, and support was expressed for the potential deferral of fees. Questions and answers followed.
- 7) DIRECTOR'S COMMENTS
- 8) ADJOURNMENT
- 9) NEXT MEETING - February 10, 2026