



Planning & Economic Development Committee Minutes

Thursday, November 20, 2025

4:00 PM – 5:30 PM

* Hybrid Meeting *

Commenced: 4:05 pm

Adjourned: 5:18 pm

| Committee Members: | Present | Absent | Excused | Unexcused |
|-----------------------------|---------|--------|---------|-----------|
| James Lovell, Chair | X | | | |
| Mohamed Egal, Mayor | X | | | |
| Jake Simpson, Councilmember | | X | | |

Other Councilmembers:

Staff & Presenters: *CEC Director (CED_Dir) Evan Maxim, Economic Development Manager (EDM) Aleksandr Yeremeyev, Planning Manager (PM) Jenn Kester, Principal Planner (PP) Kaelene Nobis, Associate Planner (AP) Laura Stilwell, Assistant Attorney (AA) Ha Dao, Admin Asst 3 (AA3) Barb Mailo, Forterra Real Estate Vice President (Forterra_REVP) Julie Currier, Forterra Senior Director of Strategic Projects (Forterra_SDSP) Dan Grausz, Maul Foster & Alongi, Inc. Principal Environmental Scientist (MFA_PES) Phil Wiescher, Maul Foster & Alongi, Inc. Senior Hydrogeologist (MFA_SH) Courtney Savoie*

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| 1. Call to Order | (4:05 pm) Chair Lovell called the meeting to order and roll call. |
| 2. Public Comments | <p>Written comments:</p> <ul style="list-style-type: none"> Written Public Comments: None Remote comments: None In-person comments: None |
| 3. Approval of the 10/16/2025 regular meeting minutes | <p>Review and Approve</p> <p>(4:06 pm) Consensus approval of the meeting minutes by PED Committee members present.</p> |
| 4. Bullpen Property: Due Diligence Report | <p>Informational Briefing</p> <p>Introduction by (EDM) Yeremeyev</p> <p>Presented by (MFA_PES) Wiescher and (MFA_SH) Courtney Savoie</p> <p>Discussion commenced with Chair Lovell, (EDM) Yeremeyev, (MFA_SH) Courtney, (CED_Dir) Maxim, and Mayor Egal</p> |

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| <p>5. Co-Living Housing: Code Amendment</p> | <p>Review and Recommendation</p> <p>Presented by (AP) Stilwell</p> <p><i>The purpose of the presentation was to provide an overview of the Planning Commission recommended Co-Living Housing code amendments and ask for recommendation to Council.</i></p> <p>ACTION REQUESTED: Recommend approval of the proposed code amendments and placement of the Ordinance on the consent agenda of the Regular Council Meeting on 12/9/2025.</p> <p>Discussion commenced with <i>Chair Lovell</i> and <i>Mayor Egal</i>.</p> <p>Committee recommended moving to consent agenda of the RCM on 12/9/2025.</p> |
| <p>6. Environmentally Critical Areas: Code Amendment</p> | <p>Review and Recommendation</p> <p>Presented by (PP) Nobis.</p> <p><i>The purpose of the presentation was to Provide information for PED about the proposed Critical Areas Ordinance (CAO) update and potential impacts and seeking Recommendation of the Proposed Code Amendments to City Council.</i></p> <p><i>Staff are requesting that the PED committee recommend the City Council approve the subject on consent at the December 2, 2025, meeting so that the City can meet the regulatory deadline of December 31, 2025.</i></p> <p>Discussion commenced with <i>Chair Lovell</i>, <i>Mayor Egal</i>, (PM) Kester and (CED_Dir) Maxim.</p> <p>Committee recommended moving to consent agenda.</p> |
| <p>7. Director's Report</p> | <p>Informational Briefing</p> <p>Presented by (CED_Dir) Maxim</p> <ul style="list-style-type: none"> • New Code Compliance Officer joined CED this past Monday • Special Project Manager Clynn Wilson to start on December 1st • Framework addressing climate and climate adaption, team to kick off in December • Internal conversation Civic Center has commenced, anticipating community discussion in early February 2026 |
| <p>8. Adjourn</p> | <p>(5:18: pm) <i>Chair Lovell</i> adjourned the meeting</p> |