



MINUTES

Commissioners Present:

Chair Janet Clow
Vice Chair Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Piper Kapin
Commissioner Scott Barber
Commissioner Kelly McReynolds
Commissioner Matt Embry

Staff Present:

Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning and Land Use Director
Rebecca Mnuk-Herrmann, Assistant City Attorney
Janice Biletnikoff, Long-Range Strategic Planner
Nathan Lindquist, Senior Planner

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**

MOTION: Commissioner Kapin moved, seconded by Commissioner Embry, to approve the agenda.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Barber
Commissioner McReynolds
Commissioner Rieland
Vice Chair Smith
Chair Clow
Commissioner Kapin
Commissioner Embry



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REGULAR MEETING OF THE
PLANNING COMMISSION
December 18, 2025, AT 6:00 PM

Abstain: None

5. APPROVAL OF CONSENT AGENDA

No action was taken.

6. APPROVAL OF MINUTES OF DECEMBER 4, 2025 MEETING

The motion was made by Commissioner Barber, and seconded by Commissioner Kapin, to approve the minutes from the December 4, 2025 meeting.

For:
Commissioner Barber
Commissioner McReynolds
Commissioner Rieland
Vice Chair Smith
Chair Clow
Commissioner Kapin
Commissioner Embry

Against: None

7. APPROVAL OF FINDINGS/CONCLUSIONS

a. Case #2025-11526. Tierra Contenta Final Subdivision Plat.

The motion was made by Commissioner Kapin, and seconded by Commissioner Reiland, to approve the Findings/Conclusions of the Tierra Contenta Final Subdivision Plat.

For:
Commissioner Barber
Commissioner McReynolds
Commissioner Rieland
Vice Chair Smith
Chair Clow
Commissioner Kapin
Commissioner Embry

Against: None



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8. CONSENT

No action was taken.

9. OLD BUSINESS

No action was taken.

10. NEW BUSINESS

No action was taken.

11. STAFF COMMUNICATIONS

a. Study Session with the Technical Working Group (“TWG”) for the General Plan Update (“Santa Fe Forward”) on Scenario Planning Phase

12. MATTERS FROM THE COMMISSION

13. ADJOURN

The study session of the Planning Commission adjourned at 8:01 PM.

Liaison

Chair Janet Clow

Submitted by:
