



ENVIRONMENTAL PLANNING COMMISSION

MINUTES

Thursday, January 15, 2026
8:40 A.M.

COMMISSIONERS PRESENT:

- Daniel Aragon, Chair
- Eric Nelius
- Jarrod Likar
- Adrian Carver
- Matthew Archuleta
- Renn Halstead, Vice Chair
- Giovanni Coppola

COMMISSIONERS ABSENT:

- Tim MacEachen

I. CALL TO ORDER: 8:41 AM

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Zoom Hearing Overview
- D. Announcement of Changes and/or Additions to the Agenda
None.
- E. Approval of Amended Agenda
None.
- F. Swearing in of City Staff

II. EPC APPLICATIONS:

1. Project # [SP-2025-00087](#)
Site Plan – EPC, Major Amendment

One Month Deferral Requested

Tierra West, agent for Pitre Kia., requests a Site Plan EPC, Major Amendment for all or a portion of Tracts B-1, B-2 & C1, Plat of Adobe Wells Subdivision, Located at 9640 Eagle Ranch Rd NW, between Bridge and Westside Dr. NW, approximately 6 acres. (M-14)
Staff Planner: William Steele

A motion was made by Commissioner Halstead and Seconded by Commissioner Carver that this matter be DEFERRED to the February 19, 2026. The motion carried by the following vote:

For 7: Archuleta, Likar, Nelius, Coppola, Carver, Halstead, Aragon

Absent 1: MacEachen

Vacant 1: District 6

**2. Project # [ZMA-2025-00021](#)
Zoning Map Amendment (Zone Change)**

Michelle Negrette, agent for Strata Design, LLC requests a Zoning Map Amendment from R-1C to R-ML for all or a portion of Lot 11, Block 32 of Mankin Subdivision, Mesa Park Addition located at 737 Louisiana Blvd SE, between Southern Ave and Kathryn Ave SE, approximately 0.17 acres. (L-18)

Staff Planner: Catherine Heyne

5 minute break 9:45am to 9:52am

A motion was made by Commissioner Halstead and Seconded by Commissioner Carver that this matter be APPROVED based on Findings 1-18. The motion carried by the following vote:

For 5: Carver, Coppola, Nelius, Likar, Halstead

Against 2: Aragon, Archuleta

Absent 1: MacEachen

Vacant 1: District 6

**3. Project # [ZMA-2025-00017](#)
Zoning Map Amendment (Zone Change)**

Consensus Planning, Inc., agent for Brianda Jaquez and Francisco Gutierrez, requests a Zoning Map Amendment from R-1A to MX-T for all or a portion of Lots 1 & 2, Block 6, of Ives Addition & East 124ft of Lots 1 & 2, located at 1619 6th Street NW, between Aspen Ave. NW and Bellamah Ave. NW approximately 0.25 acres. (J-14).

Staff Planner: Daniel Soriano

A motion was made by Commissioner Nelius and Seconded by Commissioner Archuleta that this matter be APPROVED based on Findings 1-22 and revised finding 2. The motion carried by the following vote:

For 7: Aragon, Halstead, Carver, Coppola, Nelius, Likar, Archuleta

Absent 1: MacEachen

Vacant 1: District 6

III. OTHER MATTERS:

A. Approval of Action Summary Minutes for December 18, 2025

A motion was made by Commissioner Archuleta and Seconded by Commissioner Carver that the minutes be Approved. The motion carried by the following vote:

For 7: Aragon, Halstead, Carver, Coppola, Nelius, Likar, Archuleta

Absent 1: MacEachen

Vacant 1: District 6

B. 2026 EPC Election of Officers

A motion was made by Commissioner Aragon and Seconded by Commissioner Archuleta that Commissioner Halstead be EPC Chair. The motion carried by the following vote:

For 7: Aragon, Halstead, Carver, Coppola, Nelius, Likar, Archuleta

Absent 1: MacEachen

Vacant 1: District 6

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that Commissioner Carver be EPC Vice-Chair. The motion carried by the following vote:

For 7: Aragon, Halstead, Carver, Coppola, Nelius, Likar, Archuleta

Absent 1: MacEachen

Vacant 1: District 6

C. Case Updates

- 1. IDO Update 2025 went to Council's Land Use, Planning, and Zoning (LUPZ) committee on 1/14/26. It was continued to a second hearing on 1/28/26.**
- 2. West Mesa Community Planning Area Assessment went to LUPZ on 1/14/26. Continues to full City Council for acceptance on 1/21/26.**
- 3. SP-2025-00093, Paseo/Kimmick Site Plan – EPC approval was appealed (SP-2026-00001/AC-26-01) by the West Side Coalition of Neighborhood Associations (WSCONA), Pueblo of Laguna and Pueblo of Santa Clara and headed to Land Use Hearing Officer (LUHO).**

D. Announcements

- 1. EPC Calendar made available online. Commissioners were asked to block off hearing dates on their calendars. There is an EPC special hearing on Thursday, November 12, 2026 for the general obligation bond. No public applications will be accepted for that hearing date.**

2. Commissioner Carver inquired about EPC District 6 vacancy. Staff stated we should see some action and have a new commissioner by end of Feb.

IV. ADJOURNMENT at 10:33 AM