



PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, July 23, 2026

CALL TO ORDER – The meeting was called to order by Vice Chairperson Montague at 5:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners present:	Commissioners Sharon Lazorko, Tyler Rutledge, Daniel Louder, and Vice Chairperson Vern Montague
Commissioner absent:	Chairperson Stephen Nordbye
Councilmember(s) present:	Councilmember Enriquez
Staff present:	City Planner Jake Morley and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS:

Orland resident Jan Walker shared that the Crepe Myrtle Trees in town are dropping sap and wanted to see if public works can spray the trees. Ms. Walker also asking about future meetings with Caltrans.

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from June 25, 2026

ACTION: Commissioner Louder moved, seconded by Commissioner Rutledge to approve the consent calendar as presented. Motion carried by a voice vote, 5-0.

ADMINISTRATIVE BUSINESS

A. Lakewest Parkside Project – General Plan Amendment and Rezone of 5.7 acres (APN 041-262-028) of land at the southwest corner of South Street and Pabst Avenue.

City Planner Jake Morley presented the staff report regarding the Lakewest Parkside project, located on approximately 5.7 acres at the southwest corner of South Street and Pabst Avenue (APN 041-262-028), directly south of the Glenn County Fairgrounds. He explained that the project includes a General Plan Amendment to change the land use designation from Low Density Residential to High Density Residential and a Rezone from the R-1 Single Family zoning district to the R-3 Multiple Family zoning district.

Mr. Morley reminded the Commission that the item was originally heard on May 14, 2026, at which time the applicant requested, and the Planning Commission approved, a continuance to allow additional

information to be provided. He further reported that on June 16, 2026, the applicant submitted another request for a continuance to allow additional time for the project team to discuss the proposal internally.

Staff recommended that the Planning Commission continue the public hearing to the July 23, 2026, Planning Commission meeting.

Stephen Butler with Precision Surveying and Representative for the Lakewest Parkside Project shared the firm has asked for more time to come up with alternatives to present to the community and shared that he plans to meet with the City Planner and Stephen Nordbye to discuss the plans and project before coming back to the Commission.

ACTION: Commissioner Rutledge moved, seconded by Commissioner Lazorko to continue the discussion to the August 27th Planning Commission meeting. Motion carried by a voice vote, 5-0.

B. Housing Element - Status Update

City Planner Jake Morley presented an informational report regarding the City's 2021–2029 Housing Element, outstanding implementation programs, and Housing Annual Progress Report (APR) requirements. Morley explained that the City's 2023, 2024, and 2025 APRs have not been submitted to HCD and that staff is currently compiling the required project and building permit information and coordinating with HCD.

Morley reviewed several outstanding Housing Element programs that require zoning or Municipal Code amendments, including provisions for housing types, supportive and transitional housing, group homes, density bonuses, emergency shelters, large-household housing, and the No Net Loss program. He stated that these items will be brought before the Planning Commission and City Council for consideration through the public hearing process.

The Planning Commission reviewed and discussed the informational report and asked questions regarding the preparation of the current Housing Element. Mr. Morley explained that Housing Tools prepared the Housing Element under the direction of a former City Planner. He noted that the current Housing Element remains in effect through 2029 and that the City would not need to begin planning for an update until 2028. The Commission clarified whether the annual APR was current, and Mr. Morley stated that he would bring that information back to the Commission at a future meeting. Commission members also expressed frustration with the State's housing programs and requirements.

Ms. Walker asked about the percentage of housing in Orland that is designated as low-income. Ms. Walker stated that she is not opposed to development but would like to see more housing opportunities for middle-income residents.

FUTURE AGENDA ITEMS

Mr. Morley stated that he would be bringing the continued item back to the Planning Commission. He also advised the Commission of a proposed tire shop site plan review and use permit.

Mr. Morley asked the Commission about a historical discrepancy between the City's online GIS map and the printed land use map, explaining that he needed clarification because of a potential project that would require the applicable standards to be implemented. The Commission was not familiar with the matter. Mr. Morley stated that the project may require preparation of a resolution and ordinance.

Chairperson Nordbye suggested that Mr. Morley reach out to Councilmember Elliott as a possible resource for historical information.

COMMISSIONERS REPORTS

- Commissioner Lazorko commented that the homes between the arch and Heartland have been well maintained.
- Commissioner Rutledge had nothing to report.
- Vice Chairperson Montague had nothing to report.
- Chairperson Nordbye shared that he had given Mr. Morely a tour of Orland to help familiarize him with the community and stated that he is available to give tours to others as well.

ADJOURNMENT – 6:13 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Vice Chairperson