



PLANNING COMMISSION SPECIAL MEETING MINUTES

Thursday, April 9, 2026

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

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners present:	Chairperson Stephen Nordbye, Commissioners Sharon Lazorko, Daniel Louder, Tyler Rutledge, and Vice Chairperson Vern Montague
Commissioner absent:	None
Councilmember(s) present:	Vice Mayor Enriquez and Mayor Barr
Staff present:	City Planner Lisa Lozier and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS: None

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from February 26, 2026

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

PUBLIC HEARING: 1. Request to Annex (Annex#2026-01) recommendation to City Council on a proposal to annex approximately 37 acres of land (the project site) located in the unincorporated area of Glenn County

2. Prezone for Annexation (PR#2026-01) The City's prezone for APNs 045-240-002-000, 045-240-011, 045-240-010, and 045-240-013 to the "C-H" (*Highway Service Commercial*) zoning district

City Planner Lisa Lozier presented a staff report regarding a proposed annexation project prepared in coordination with De Novo Planning Group. The report provided an overview of the West Orland Annexation Plan and the associated environmental checklist prepared pursuant to CEQA.

The proposed project consists of the annexation of approximately 37 acres of land located west of the current city limits, within the City's Sphere of Influence and Planning Area. The annexation includes prezone of the site to Highway Service Commercial (C-H). No site plan, development proposal, or discretionary entitlements are requested at this time; however, future development is anticipated to include commercial uses consistent with the proposed zoning designation.

The project site is currently comprised primarily of agricultural land, with some existing agricultural and residential structures and limited tree coverage. Surrounding land uses include agriculture, rural residential, commercial, and light industrial uses. Nearby developments include the Orland Inn, K&M Thai Noodle House, the Orland Estates Mobile Home Park, and Interstate 5 to the east.

The City of Orland General Plan designates the site for commercial, light industrial/commercial, and low-density residential uses, while Glenn County designates the site as Residential Estate and Highway Visitor Commercial.

The City, acting as Lead Agency under CEQA, is proposing adoption of a CEQA exemption pursuant to section 15183 of the CEQA guidelines, rezoning of the site to Highway Service Commercial (C-H), and annexation of the property, subject to approval by the Glenn County Local Agency Formation Commission (LAFCo). Additional approvals from outside agencies may be required for future development, including permits related to stormwater and air quality.

Chairperson Nordbye opened the public hearing at 5:51 p.m. With no public comment, the hearing was closed at 5:51 p.m.

Vice Chairperson Montague asked questions regarding site grading. Ms. Lozier responded that any future developer would be responsible for addressing engineering considerations. Vice Chairperson Montague also inquired whether adjacent property owners had expressed concerns; Ms. Lozier noted that a neighboring property owner had visited City Hall but did not indicate any specific concerns.

Commissioner Louder expressed enthusiasm regarding the potential for future development opportunities on the site.

Chairperson Nordbye asked whether the General Plan has an expiration date. Ms. Lozier responded that the General Plan is intended to guide development for approximately 20 years.

ACTION: Vice Chairperson Montague moved, seconded by Commissioner Lazorko, to approve Planning Commission Resolution PC 2026-01, recommending for approval to the City Council the intent to annex property into the City of Orland, and rezoning of that property, otherwise known as APNs 045-240-002-000, 045-240-011, 045-240-010, and 045-240-013, to (C-H) Highway Service Commercial, based on the findings provided as Attachment A. and to approve the action (intent to annex, PZ 2026-01, and determine that the proposed action is exempt from further review pursuant to CEQA Guideline Section 15183 Exemptions. Motion carried by a voice vote, 5-0.

STAFF REPORTS

Ms. Lozier shared that she is hoping to have an extra meeting in May on May 7th to possibly bring forward 2-3 project and possibly also have the regular meeting May 28th.

FUTURE AGENDA ITEMS

- Vice Chairperson Montague requested that a future agenda item be brought forward regarding AB507.

- Commissioner Lazorko would like the Commission to not forget about the Tree Ordinance discussion the Commission has been meeting about and would like on a future agenda the UC Extension coming to a meeting as well as a discussion about a public event regarding trees.

COMMISSIONERS REPORTS

- Commissioner Lazorko: Thanked Public Works Department for fixing the holes on East Street.
- Commissioner Rutledge: Nothing to report.
- Commissioner Louder: Nothing to report.
- Vice Chairperson Montague: Spoke about volunteering at the *Wall That Heals*, shared appreciation for the outpouring of support from the community
- Chairperson Nordbye: Spoke about volunteering for the *Wall That Heals*

ADJOURNMENT – 6:08 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson