

**CITY OF BRIGHTON
PLANNING COMMISSION
MINUTES**

**Approved as Presented
February 12, 2026**

I. CALL TO ORDER

Chair Rawlings called the meeting to order at 6:00 PM

II. PLEDGE OF ALLEGIANCE

Chair Rawlings lead the Pledge of Allegiance.

III. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Mark Rawlings, Blaine Nickeson, Kathryn LeDonne, Kylie Parks, Stephanie Ohm, Jolene Cohen-McCoy, Kevin Wieland, and Alan Marraudino.

STAFF PRESENT

Yasmina Gibbons, Deputy City Attorney; Shannon McDowell, Assistant Director of Community Development; Greg Labrie, Director of Public Works; Emma Lane, Senior Planner; and Jon Waines, Commission Secretary.

IV. SEATING OF ALTERNATES

None seated.

**V. MINUTES FROM January 22, 2026, PLANNING COMMISSION MEETING
PRESENTED FOR APPROVAL**

**Motion by Vice Chair Nickeson to approve minutes from January 22, 2026,
Planning Commission meeting.**

Second by Commissioner Ohm.

Voting Aye: All Present

VI. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA

None presented.

VII. AGENDA ITEMS

1. Public Hearing: Grein Planned Development – Emma Lane Presenting
Chair Rawlings opened the Public Hearing at 6:02 PM

Senior Planner Emma Lane presented on the Grein Property Planned Development (PD) to change the zoning from A-1, Agriculture. The differences between the Land Use and Development Code (LUDC) and the proposed zoning were outlined and explained and confirmation was made that all other standards in the LUDC will be followed. Two homes on the property were recognized as being eligible for local historic designation and will be preserved in perpetuity by the PD. Finding that the proposal meets the Be Brighton Comprehensive Plan and LUDC 2.04C1, Staff recommended approval of the Grein Property PD. Allison Stavish, representing Redland, also presented.

Chair Rawlings called for questions from the Commission of Staff

Two questions were asked from the Commission. The questions were answered by Staff.

Chair Rawlings called for questions from the Commission of Applicant

Six questions were asked from the Commission. The questions were answered by the Allison Stavish and Travis Frasier with Redland.

Chair called for any member of the public to comment about the item being presented, summarized:

Five members of the public asked questions of Staff and made comments about the proposal. Staff and Redland answered all questions.

Chair called for comments from the Commission

Seven comments were made from the Commission.

Chair closed the Public Hearing at 7:10 PM

Motion by Vice Chair Nickeson to approve the resolution.

Second by Commissioner Ohm.

Motion Passes: 4-1

VIII. OLD BUSINESS

No old business.

IX. NEW BUSINESS

Officer Elections

1. Chair of the Planning Commission

Vice Chair Nickeson nominated Mark Rawlings for Chair.

No other nominations were submitted.

Mark Rawlings elected as Chair of the Planning Commission

2. Vice Chair of the Planning Commission

Commissioner Parks nominated Blaine Nickeson for Vice Chair.

No other nominations were submitted.

Blaine Nickeson elected as Vice Chair of the Planning Commission

X. REPORTS

Chair Rawlings invited staff to present, summarized:

1. Assistant Director Shannon McDowell presented that City Council approved LUDC code amendments and a zoning map amendment. Public outreach for the Comprehensive Plan will be on Monday, March 9, 2026.
2. Next meeting: February 26, 2026

XI. ADJOURNMENT

Meeting adjourned by Chair Rawlings at 7:38 PM

Recorded by: Commission Secretary Jon Waines