

FINAL ACTION MEMO Planning Commission Meeting of September 22, 2026	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order / Establish Quorum - Meeting called to order at 6:00 p.m. by Chair Carrazana - PC members present were: Mr. Carrazana; Ms. Firehock; Ms. King; Ms. Brown; Mr. Murray; Mr. Clayborne; and Mr. Moore - Staff members present Michael Barnes, Francis MacCall, Mariah Gleason, Margaret Maliszewski Lea Brumfield, Jenny Tevendale, and Carolyn Shaffer	
2. Public Comments	
3. Consent Agenda: Approval of Minute for September 8, 2026 Action: On motion of Commissioner Clayborne, seconded by Commissioner Moore, the Planning Commission approved the minutes of the September 8, 2026, meeting by a vote of 6:0 (Commissioner Murray abstained).	<u>Clerk:</u> Post to website
4. Public Hearing 4a. ZTA202400001 Rio29 Form-Based Code Updates ZMA-2026-00007 Rio29 Form-Based Code Overlay District TA-2026-00011 Subdivision Text Amendments for the Rio29 Form-Based Code CPA-2026-00002 Rio29 Small Area Plan Magisterial District: Rio Parcel ID: Multiple Address: Parcels within the Rio29 Form-Based Code Overlay District Action: On motion of Commissioner Moore, seconded by Commissioner Firehock, by a vote of 7:0, the Planning Commission recommended approval of ZTA202400001 Rio29 Form-Based Code Updates, to amend the Rio29 Form-Based Code and associated zoning ordinance regulations, ZMA-2026-00007 Rio29 Form-Based Code Overlay District, TA-2026-00011 Subdivision Text	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

	Amendments for the Rio29 Form-Based Code, and CPA-2026-00002 Rio29 Small Area Plan.	
5.	Committee Reports: Commissioner Firehock: provided an update on the 5 th and Avon CAC meeting, and HPC meeting. Commissioner Moore: provided an update on the Places29 Rio CAC meeting.	<u>Clerk:</u> None.
6.	Review of Board of Supervisors Meeting: Mr. Barnes reviewed the September 16, 2026, Board of Supervisors meeting.	<u>Clerk:</u> None.
7.	New Business:	<u>Clerk:</u> None.
8.	Old Business:	<u>Clerk:</u> None.
10.	Items for follow-up	<u>Clerk:</u> None.
	Adjournment: Adjourn to October 13, 2026, at 6:00 p.m. The meeting adjourned at 7:45 p.m.	