

City of Keene
New Hampshire

PLANNING, LICENSES AND DEVELOPMENT COMMITTEE
MEETING MINUTES

Wednesday, October 7, 2026

6:00 PM

**Council Chambers,
City Hall**

Members Present:

Randy L. Filiault, Chair
Philip M. Jones, Vice Chair
Robert C. Williams
Edward J. Haas
Laura E. Ruttle-Miller

Staff Present:

Elizabeth A. Ferland, City Manager
Amanda Palmeira, City Attorney
Brandon Latham, Deputy City Attorney
Paul Andrus, Community Development
Director
Evan Clements, Planner and Zoning
Administrator

Members Not Present:

All Present

Chair Filiault called the meeting to order at 6:00 PM.

1. Kiwanis Club of Keene - Request to Use City Property - Tree Lighting Ceremony
a. Staff Report/Safety Protocol Team – Tree Lighting Ceremony - City Clerk

Councilor Filiault welcomed petitioner Elizabeth Sayre of 290 Main Street to speak on behalf of the Kiwanis Club of Keene.

Ms. Sayre started by explaining that this year the Kiwanis are collaborating with the Keene Downtown Group. They are going to make announcements during the Tree Lighting event to encourage participants to float down Main Street and the side streets to visit merchants. Additionally, this year they will have both colored lights and white lights on the tree. If white lights can be purchased, they will turn off colored lights at the end of Epiphany and will turn on the white lights. The plan is to leave a winter festival look with those white lights on the tree and gazebo until mid-February when the tree is taken down.

Ms. Sayre continued that the decorating will all take place in one day, the plan for that day being the Saturday before Thanksgiving which is November 21, 2026. She went on to say that after all the construction is completed on Central Square, she is going to petition the City to have white lights on the gazebo and lampposts year-round.

Paul Andrus, Community Development Director reviewed some of the details from the perspective of the protocol process. He mentioned the staffing for the Police and how temporary pavement will be in place for purposes of safety, and how electricity will be made available for the lights prior to the event.

Councilor Haas said he has spoken to some downtown merchants who do not want the streets closing so early for this event. They feel it takes away business.

Chair Filiault thanked Ms. Sayre for her presentation.

The following motion by Councilor Williams was duly seconded by Councilor Haas.

On a vote of 5 to 0, the Planning, Licenses and Development Committee recommends the Keene Kiwanis Club be granted permission to use downtown City rights-of-way on Friday, November 27, 2026, to conduct the 2026 Tree Lighting Festival, subject to the licensing requirements identified in the staff report including associated road closures and authorization of free parking. All permissions granted herein are subject to compliance with the City-approved safety protocol document, which becomes a part of this license. Approved event footprint, road closures, and areas of use may be amended based upon the status and conditions of active downtown construction, including allowing event activities within or adjacent to construction areas when conditions safely permit, provided such adjustments are consistent with public safety and the general scope of the approved event.

2. Continued Discussion: Councilor Williams – Request to Consider Restricting the Sale of 7-Hydroxymitragynine (7-OH) and Concentrated Kratom Products

Chair Filiault asked if the City Attorney had any information to share since this was last discussed in committee.

Deputy City Attorney Brandon Latham said there are no updates regarding the legislative and legal front at this time. He continued that two requests have been submitted by N.H. legislators, one in the Senate, one in the House, to confront this issue again in the next year. They had legislation this year that did not pass. He said that we like to look at what other cities are doing about this matter. He said that in Massachusetts, last month they temporarily scheduled same thing the federal government did that we talked about last time (which was to temporarily place kratom on the Schedule 1 substances list). He continued that nothing that has happened recently will directly affect the committee's decisions tonight.

Chair Filiault asked if the attorneys feel the committee should wait for state legislation or can they have an Ordinance created that would be able to be upheld without that state legislation.

City Attorney Amanda Palmiera said it is always better for the state to do the legislating. She continued that NH is a Dillon's rule state (which means local governments are not sovereign, they are the legal creations of the state legislature and possess only the powers the state explicitly grants to them). She continued that the City doing something on their own that's not clearly from state authority will always be risky. She continued that with all that being said, this issue is evolving and cities and towns are working on this and the feds have not quite fully caught up on the discussion. She recommends the City would not want to take actions without state approval.

Chair Filiault asked for input from Councilor Williams who was the original petitioner about this matter. He continued that it is obvious this is a dangerous product and in the past week we have heard about two fatalities due to kratom.

Councilor Williams said that the news of these fatalities in Missouri was tragic. Two people died separately from ingesting kratom or something that had kratom within it. He said that the point is that this is an unregulated substance that people are taking and that is dangerous. He said he would love to have the City Council say no more kratom in Keene. If not that, he wants restrictions on the sales put in place. At this point, he would like to see what the state legislators proposed in April 2027. He thought that meant putting this on more time.

Chair Filiault said that instead of putting this on more time, it would be better to accept this as information. Then it would be better to bring it back in the new calendar year on January 1, 2027.

City Manager Elizabeth Ferland said it would be cleaner to bring this back in the new year. But she wanted to first have the speakers that have come here this evening speak before any motion is made.

Chair Filiault asked for comments from the committee and the audience. Alyssa Bender, Youth Services Manager at the City of Keene and Samantha Grisson-Hill, YMCA Community Youth Coalition Director came forward to speak before the committee.

Alyssa Bender stated that she was here before the committee to share information about youth and their relationship with kratom. Ms. Bender explained that she and Ms. Grisson-Hill had attended training through Boston Medical Center. That training was about kratom. They learned about how Massachusetts raised kratom to a Schedule 1 substance on August 13, 2026. That is a one-year temporary change, and each year the matter is revisited to see if they will keep this as a Schedule 1 substance.

Ms. Bender continued at this time, there are no age restrictions on kratom. So technically, legally, a 16-year-old can go to a gas station and purchase kratom at any time. She said there are currently about 68,000 youth in the United States that disclosed they have knowingly used kratom. She continued that this is very concerning because of the high levels of 7-OH and the potency of these tiny tablets that are smaller than a cough drop can have up to four servings within them. She feels the youth are not looking at the packaging and do not realize this tiny tablet is four servings and can easily overdose.

Ms. Bender continued that recovery centers are not seeing kratom use in Keene very often, they are instead finding out through their personal relationships that purchasing kratom is easy, whether online or in a store. She said that Samantha Grisson-Hill went to 12 stores locally and found that five of the 12 sold kratom. Ms. Grisson-Hill will talk in more detail about that and the age groups the stores are selling to. Ms. Bender continued that people believe it is a safe and natural substance, but they do not know that only the mitragynine is the natural substance and the 7-OH is a synthetic product.

Ms. Bender said they are hearing that people are having withdrawals when they try to quit kratom and say those withdrawals are work than withdrawals from taking opioids. She said that she has had discussion with local law enforcement. They said that people tell them they do not really understand the intended use of the kratom. They find that at low doses; it is a stimulant. But, at high does it acts like an opioid and can knock them out. Further, she has heard that some people are using it to limit their alcohol consumption, limit marijuana usage, and cover up withdrawal symptoms. The concern is that people are switching their addiction from one substance to another.

Samantha Grisson-Hill spoke next. She said they are concerned that there are no age restrictions in the law. The local stores that sell kratom are inconsistent with some selling to older than 18 and others older than 21. One store I canvassed has a large display on a whole wall with powders, pills, shots, and drinks. And, they are selling to people who are 18 and older. They had a large inventory and told me they sell often and that is why they have such a large stock.

Ms. Hill continued that people are calling this product, gas station cocaine. She feels that this is technically providing a legal high to young people which is scary. She continued that once the synthetic 7-OH is added into these products, we are seeing toxicity reports coming in describing the overdoses. She said that the shops are also marketing this using bright enticing packaging and coloring. And, she said, people are buying a box of two tablets and do not realize that one dose is one tablet and overdose using the pills that have a high dosage to begin with.

A Keene High student shared a letter through Ms. Hill that mentioned that overdosing is a major cause of death for people under 21, and we saw 11 people overdose from kratom in 2025 in N.H. They would like the legal age for kratom to be at least 21 or be banned because the product is not herbal once you add in the synthetic ingredient. Ms. Hill shared another letter from a student that said, as Cheshire County has a consecutively decreasing rate of opioid substance dispensers, kratom, the unregulated herbal substance with an opioid-like effect, is becoming more and more popular. According to the National Library of Medicine, kratom exposures have increased from 19 cases in 2010 to 1242 cases in 2023. That is a 93% increase each year. There will be an estimated 3261 cases in 2026. Please protect our community from our ever-growing addiction and ban this product from being sold in our City. Or restrict to age 25 and up.

Ms. Bender reminded the committee that our we were one of the few areas who raised tobacco-related product sales from 18 to 21. She said her entire job has turned into dealing with the vaping epidemic and if we bump up the sales to be to 21 or older, we could make a difference. She continued that she would rather have the City be more proactive than reactive. She mentioned that Keene may not see the issues yet, but there are other cities and towns that are having bad issues, such as Sanborn Regional High School.

Ms. Bender said a New Hampshire poison control staff member is highly recommending regulating the product sales at the city and town level. They are concerned that the state will not get onboard as quickly as we need them to.

Councilor Haas asked the presenters how the product sales restrictions were posted. Samanta Grisson-Hill said the age restrictions were not posted; she had to ask about them. Councilor Haas said that perhaps we should regulate the sales by age.

Councilor Williams said he is convinced that the age restrictions might be the way to move forward.

Councilor Ruttle-Miller said she spoke to a few teenagers who had not heard of kratom. She is concerned this product is not being mentioned in their drug and alcohol education. She said she is erring on the side of a general ban.

Chair Filiault thanked the presenters for their eye-opening presentation. He said the City should be acting more proactively. He asked the City Attorney about Ordinances brought forward in other communities in N.H. and whether they were full bans or age restricted.

City Attorney Amanda Palmiera referred this to her Deputy. Deputy City Attorney Brandon Latham said that multiple communities in N.H. have acted. Franklin was first, most restrictions have been general, Nashua's restriction age 21.

Chair Filiault said it would be great to copycat another community who already wrote an Ordinance. He said he would like either an outright ban or an age restriction, either would be proactive. An age restriction might be the best way to start and then we can see where the state goes with this and possibly go to an outright ban at that point.

Councilor Haas said he would like an age restriction as that appears to already exist voluntarily with the merchants selling the product. This seems like the best way to accomplish our goals.

Councilor Jones said he agrees with the chair that we should move forward with some kind of Ordinance, and we should not wait for the state to take action because of the state legislation processes. He also wants to be proactive not reactive.

Chair Filiault asked the City Attorney if she could bring a draft Ordinance to the committee at their next meeting with the age restriction of 21.

The following motion by Councilor Haas was duly seconded by Chair Filiault.

Councilor Ruttle-Miller clarified that the sales will be restricted to anyone under 21 years old.

Councilor Williams and Chair Filiault thanked the witnesses for their great job presenting information on this topic.

Chair Filiault thanked Councilor Williams for bringing this matter before the committee and City Council.

On a vote of 5 to 0, the Planning, Licenses and Development Committee recommends that the City Attorney be directed to create a draft Ordinance restricting the sale of kratom products to individuals under the age of 21.

3. Draft Ordinance Amendment Regulating Dogs at Downtown Events - City Attorney

Chair Filiault introduced this item on the agenda and mentioned that they had asked the City Attorney to draft an Ordinance that basically says do not bring your dogs to the downtown event within that event footprint.

City Attorney Amanda Palmiera said there are few things that are not in the draft that she expects we will be discussing. She will talk about them as the discussion moves along and will also bring up any technical enforcement concerns. She said there is difficulty in identifying consistency through an Ordinance. For instance, how are we going to apply the Ordinance and tie it to certain Community-Funded event licenses. She clarified the Ordinance is focusing on events that in downtown and not those that are not just downtown. She intended there to be some flexibility. One of the things her office considered was having the Police Chief issue a special regulation, like how they issue special regulations for parking bans during an event. If that were how we moved forward, the same Police Department representative at a protocol meeting would issue the special regulations for no dogs at certain events based on the type of event and the footprint.

Chair Filiault said he doesn't want to overcomplicate the Ordinance. He said he wants the Ordinance to state that during downtown events, within the event footprint, people should not bring their dogs. He said that, in his opinion, dogs do not belong at any event that has a few thousand people. He said that if the Police have that input during the protocol meetings, they can tell a dog owner during an event that the dog is not allowed in the event footprint. He also prefers that the Police have the authority to ask dogs owners to remove dogs from the footprint instead of putting that onto event coordinators.

Councilor Haas agrees that it is better to not put the responsibility onto the event coordinators.

City Manager Elizabeth Ferland spoke about this matter and noted that larger Community-Funded events with a closed footprint held downtown are more problematic for dogs because of their size and the confinements in place. She added that an event such as the Music Festival is not confined and spreads throughout downtown. In those cases, the Police Chief would not need to issue a no-dogs regulation. She said that, in comparison, an event like the Tree Lighting Ceremony is much more confined. For that event, the Police Chief would need to issue a no-dogs regulation. She added that she doesn't want to put it on the Police Chief to figure out when to issue these regulations.

Chair Filiault said he understands that the Ordinance will not be perfect. He mentioned that a spread-out event like the Music Festival is not confined and dogs would be allowed at that event. He said he knows the Ordinance will not be perfect, but it should help during those closed and confined events. He said that he saw several incidents with dogs within just one hour while attending the Taste of Keene Festival last year.

Councilor Haas said he wants to make the protocol meetings easier, and the intent of the Council is clear.

Chair Filiault asked for comments from the audience.

Michael Conway (of 51 Railroad Street) spoke how he and his very gentle 8-year-old golden retriever named Nellie would be in violation just walking out their door if there were an event where the Police Chief had issued the no dogs rule. He went on to say that he doesn't know how that could be enforced and said it is a problem because people will not know when it is in effect. He added that this strikes him as a very unwelcoming move. He said if this is put in place, it will reduce attendance at City events that the organizers work so hard to create and pay for. He said that the Taste of Keene, the Pumpkin Festival, and all the other events are events that people really enjoy. They take their family along and they consider their pet as part of the family.

Chair Filiault clarified that people at 51 Railroad Street would not be within that confined footprint. They would only be restricted to bring their dog into that downtown footprint when it applied.

Michael Conway said that he walks with his dog all over town, on the bike path, on Court Street, on the river walk along the Ashland Trail. He continued that, as you know, there may or may not be a festival on any given weekend. During the summer, I just don't see how this would be workable.

Robin Kost (of 51 Railroad Street) said she is going to talk about ADA loss. She mentioned that she was an American Kennel Club for many years and served as an officer. She also worked with the AKC attorneys creating dog legislation, including breed legislation here in New Hampshire. In that role, she monitors legislation at the state and local levels. She continued she did pro-bono work in shelters in Virginia and Maryland as well as grant writing and special events. She mentioned more credentials such as showing at the Westminster National Dog Show, and more over 57 years, 30 of those years being professionally.

Ms. Kost continued that in her experiences of thousands of dogs, there are not very many incidents. She said that is because the people are responsible dog owners. She continued that dogs are not the problem, people are the problem. She said people who do not discipline or keep an eye on their children in crowds are the problem.

Ms. Kost said this is a bad Ordinance. She continued that people would buy service dog vests and put them on their dogs and the Police will not have time to check all of their credentials. She thinks the Ordinance is forcing people to take those measures and to lie.

Ms. Kost continued that she wants to go to events with her dog and considers dogs as part of our community. She continued that people bring parrots, snakes, and lizards to events and they are not restricted. She said we do not restrict cats. Therefore, she said this Ordinance will be a discriminatory law.

Ken Kost (of 51 Railroad Street) spoke next about how he feels if he walks out his door, he could get arrested [because of this Ordinance]. He said he believes there are 700 to 1000 apartments and condos downtown and we are a neighborhood. He felt that people chose to live here because of the pet friendliness we have.

Mr. Kost said that banning dogs from festivals won't keep pets away but will turn away the high-spending consumers. He said he has done research that says, a national industry benchmark said that pet-inclusive outings convert a single attendee into an entire family. If we lose 250 dog-owning people who decide not to come to Keene from nearby locations, that could convert into loss of 750 to 1,000 total visitors. He also mentioned research about what is called dwell time. That means that a person who must leave their animal at home will go to the event and not stay for long in order to quickly return home to feed or walk their dog. That will cause the loss of time they would have spend in stores and restaurants. Mr. Kost continued that conservative numbers are that people would spend \$35 to \$50 per person across retail, dining, and festival vendors. If you discourage dogs, in the scenario of a reduction of 1,000 festival visitors we could lose \$35,000 to \$50,000 that won't be spent downtown during that event.

Mr. Kost closed with saying this Ordinance would give our City a bad reputation. He continued that the people in N.H. can carry a gun to a festival but could possibly now not be able to bring a dog and that does not make sense to him.

Robin Kost returned to speak about vendors who sell products meant for dogs and how they would not be happy if dogs were prohibited.

Councilor Ruttle-Miller spoke about how she knew as a City Councilor she would end up being seen as a dog hater at some point. She has a 2-year-old rescue dog from Arkansas. She and her family have attended training classes through Canine Good Citizens with Humane Society. They are responsible dog owners and know that dogs are not the problem and people are the problem. She said that we must write laws in a way that we can regulate them.

Councilor Ruttle-Miller continued that she has seen some very scary situations, especially at events where there are children that will run up a dog and get bitten. She said that we cannot regulate those who are going to lie but we are not forcing them to lie, they will lie about things anyway. She said there will be [reputational] damages but the community needs these protections. We are not banning dogs from downtown; we are banning them from certain festivals.

Councilor Ruttle-Miller recounted that her dog was almost bitten on Main Street and Councilor Filiault's wife was bitten recently by a dog.

Chair Filiault said he and his wife have always been dog lovers and are dog owners. There's been events that we've looked at in other towns, and it says no dogs allowed so we don't bring them. It's as simple as that. Some dogs that are brought to downtown events are aggressive because they were brought up to be aggressive. If they are not put into a confined space, and have more room, they may not act as aggressively.

Chair Filiault thanks those who came to speak who do not favor the Ordinance. But he has been contacted by dozens of people who favor an Ordinance to ban dogs during those confined and crowded events. He knows people who will not attend events with their children because of their past experiences with aggressive dogs. To help people, we have to take this chance and write this Ordinance.

Councilor Williams said he agrees for the most part with the other Councilors but has a question for the City Attorney about how a person who lives in an apartment in downtown Keene would deal with this. Would they be stuck in their apartment during the festival?

City Attorney Palmiera said the Ordinance should probably have some exception language to cover that situation. She is not sure how the Police would manage how to determine who lives downtown in those cases, maybe they would have to check IDs.

Chair Filiault thinks this may not be an issue because most building owners in downtown do not allow dogs. He also said that the dog owners could use the back of the building entrance or exit if necessary.

Councilor Ruttle-Miller said she does not think that officers will be walking up to people and writing tickets. Instead, she believes the officers will talk to the dog owners and let them know about any current restrictions.

Councilor Jones added that he is also a dog lover. And said, we as a Council also have a responsibility to look at safety and liability. 95% of the dog owners are good. It is the 5% that don't that we have to keep our community safe from. We will always have that Police discretion and that is important. The Police will not be out there banning everyone, they are there to help us with those bad actors.

Councilor Haas said it is mostly the people and not the dogs. Although he once had a dog where it was the dog that was the issue. He said regulating behavior is tough and imitating a service dog is also a tough issue. He continued that regarding the economics; he respects what he has heard but there are many place that prohibit dogs in crowded environments. He continued that the enforcement will be difficult but comes into play because this is a liability issue.

City Attorney Palmiera said there are a few logistical things to discuss about this Ordinance. She asked the Councilors to provide her guidance about people walking through and residents who live downtown. She also mentioned that she would be adding some language for how this Ordinance will be enforced including people will not just be ticketed or arrested immediately and instead should be given a warning.

The City Attorney continued that as far as a fine, if we do not define that, it will probably default to Sec. 119 of our City Code for a fine of \$125 if paid within seven days and then up to \$250 if not. And, then there would be escalated penalties if you get an additional citation. If you don't want to add that, we can just say it's a warning with no penalty.

Chair Filiault said the Police Chief told them they do not want to be heavy-handed. They just want to get out the word when dogs are not allowed within an event footprint.

Councilor Williams said the fine of \$125 would adversely impact people's finances and he doesn't want to do that. He would prefer a warning of a fine of \$25.

Councilor Filiault said if an officer asked the person with their dog to leave and they refuse, we would be at a different level. He said these events should have messaging clearly posted that not dogs are allowed in the footprint.

City Attorney Palmiera said when we codify the Ordinance it becomes an enforceable law and that would normally come with a penalty assigned. If there is no penalty, it shouldn't go through the Police at all. If it is in City Code for Police to prosecute, she needs to know which fine the Council feels is appropriate and whether there would be a warning first.

Chair Filiault said this could be "no dogs allowed in this event footprint". That is all. And get the out word.

City Attorney Palmiera said there are three points to go through. She used the example of when the Police do a special regulation for parking, there is a conveyance, signs are put on parking meters. We need to know who would be responsible for conveying the public notification of no dogs allowed at a particular event.

Chair Filiault said most events have websites and it can be clearly posted on their website.

Councilor Haas believes we should have the protocol folks make this judgment as to whether or not to permit dogs at certain events and they will understand the economic impacts.

City Attorney Palmiera said that if that is left to protocol or the Police Chief's discretion, we could be blindsided that dogs are allowed when we do not expect them to be. She asked if the committee would rather that decision be made at the Council level instead of leaving it to the Police Chief.

Councilor Haas said that he wants this reviewed and determined at the protocol meeting where the folks who are involved in it, the license holders and Police, Fire, Emergency Services, and Public Works have the best view of it.

Chair Filiault said he has heard from protocol members asking that this is not put on their back. They want the Police to be responsible by Ordinance and to be responsible to enforce this.

City Attorney Palmiera asked how the committee thinks it should be handled if a license holder of a closed footprint event in confined areas asks for dogs to be allowed to their event. She believes the organizers do not want to prohibit dogs. If we ask these people to make the decision, they will choose whether to have dogs at their events, and then we will know whether a greater prohibition or no prohibition is justified.

Chair Filiault said he has had dozens of people contact him about their personal safety and they won't bring kids to an event downtown if there are dogs there. This is because their kids are either afraid of dogs or have almost been bitten or have seen someone almost bitten by a dog. He prefers we talk to event holders and the Police Chief and have an Ordinance in front of the committee in 30 days.

Ken Kost (of 51 Railroad Street) said he is confused because he thought this was going to be an Ordinance about no dogs at events because dogs are dangerous and they bite people. He asked if we are now saying it will be up to the event coordinator to decide if dogs are dangerous.

Robin Kost (of 51 Railroad Street) said she believes the committee has already made up their mind before hearing from the public. She feels the Ordinance is getting so convoluted that it will be challenged. She said she will reach out to the AKC Government legal division, the Granite State dog owners, and the state legislature. She said the committee is anticipating problems that have not happened, but could, and are punishing people who obey the law.

Councilor Ruttle-Miller said she is planning to vote against this at this point. Honestly not because she personally feels like it should be voted against, but because she will vote in favor of the people who showed up. She continued that we are not anti-dogs. She mentioned that within the dog ordinance at this point, there is information about where leashed dogs are allowed and where they are not, and Police are not walking up to the unleashed dog's owners and saying anything more than please follow the laws on the books. She said that leeway is being built in and that any new Ordinance would have leeway built in as well.

Councilor Jones said he would like to recommend more time to allow staff to address the issues discussed.

Chair Filiault said we should give the City Attorney 30 days to bring back a draft Ordinance.

Councilor Haas made the following motion that was seconded by Chair Filiault.

Move to recommend the City Attorney be directed to develop a draft Ordinance following the directions provided this evening. And further, that staff seeks input from event coordinators and other interested parties.

City Attorney Palmiera said that she appreciates the elaborate motion and direction but suggests putting this on more time for her to come back with a revised draft Ordinance.

With no objections from the committee, Councilor Haas withdrew his motion and Chair Filiault withdrew his second.

The following motion by Councilor Haas was duly seconded by Councilor Jones.

On a vote of 5 to 0, the Planning, Licenses and Development Committee recommends that this item be placed on More Time to allow additional input from the public.

4. Relating to Zoning Map Amendment - 0 Howard Street - Medium Density to Conservation Ordinance O-2026-13

Chair Filiault introduced the last item on the agenda and called Evan Clements to present to the committee.

Evan Clements, Planner and Zoning Administrator said that Ordinance O-2026-13 proposed to amend the City of Keene Zoning Map by changing the zoning designation of the parcel located at 0 Howard Street TMP 536034000 from Medium Density to Conservation. The total area of the land that would be impacted by this proposal is roughly .91 acres.

Mr. Clements continued that this Ordinance went before the Joint Planning Board and Planning, Licenses and Development Committee on September 14, 2026. The Planning Board voted to find the proposal to be inconsistent with the 2025 Comprehensive Master Plan. Then a Public Hearing was held on October 1, 2026, in front of the City Council. Mr. Clements continued that if this moves forward this evening, it will be scheduled to be heard for a second reading and final vote on October 15, 2026, before the full Council.

Councilor Haas asked if Mr. Clements knows of any other situations like this where there's land proximate to a residential area where the residents are concerned about its future use.

Chair Filiault asked Councilor Haas if his question is about changing from residential to conservation zoning. Councilor Haas said no. Chair Filiault said we should be dealing tonight with the Ordinance and keep the questioning related to that.

Chair Filiault let the audience know that by law, they cannot take any comments from the audience since this matter has already had its public hearing.

The following motion by Councilor Jones was duly seconded by Chair Filiault.

On a vote of 5 to 0, the Planning, Licenses and Development Committee recommends the denial of Ordinance O-2026-13.

City Attorney Palmiera mentioned that per the Rules of Order for when the Council votes on the actual ordinance, the motion before the full City Council would be a motion to adopt.

Chair Filiault said he will make sure the Council understands their vote.

Councilor Haas said he respects Mr. Ringland for bringing this matter forward and for investing funds in this endeavor.

5. Adjournment

There being no further business, Chair Filiault adjourned the meeting at 7:29 PM.

Respectfully submitted by,

PLD Meeting Minutes
October 7, 2026

ADOPTED

Kathleen Richards, Deputy City Clerk

Reviewed and edited by,
Terri Hood, City Clerk