Minutes of the Regular Meeting

City of Maple Falls Planning Commission
City Hall, Council Chambers, 200 Main Street
Wednesday, October 14, 2026, 6:30 p.m.

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1. Call to order and roll call

Chair Linda Ferreira called the meeting to order at 6:31 p.m.

Present: Linda Ferreira (Chair), Marcus Webb (Vice Chair), Priya Raman, Tom Halvorsen, Grace Kim.

Staff: Jenna Morales, Planning Director; Alan Brooks, City Attorney; Sue Patel, Recording Secretary.

Absent: Daniel Ortiz (excused).

Public: 23 members of the public signed in.

2. Approval of minutes

Commissioner Raman moved to approve the minutes of September 9, 2026, as written. Commissioner Halvorsen seconded. The motion passed 5-0.

3. Public hearing: Riverbend Commons site plan (Case SP-26-07)

Director Morales presented the staff report. The applicant proposes 48 townhomes on 6.2 acres at the corner of River Road and Elm Street, with a 0.8-acre pocket park and a multi-use path along the creek.[1] Staff recommends approval with three conditions:

1. A left-turn lane on River Road before the 25th certificate of occupancy.
2. Street trees every 40 feet on both sides of the internal streets.
3. A public access easement over the creek path.

Four residents spoke. Two supported the project; two raised concerns about traffic at the River Road school crossing. The chair closed the hearing at 7:18 p.m.

Motion	Moved	Second	Vote
Approve SP-26-07 with staff conditions 1 to 3	Webb	Kim	4-1 (Halvorsen no)
Ask staff for a crossing-guard study	Halvorsen	Raman	5-0

4. Discussion: accessory dwelling unit rules

The commission discussed draft changes to Chapter 17.40, which would allow one accessory dwelling unit on any lot zoned R-1 and drop the owner-occupancy requirement. Commissioner Kim asked staff to bring parking data from neighboring cities to the November meeting. Commissioner Webb asked whether the change would apply to lots under 5,000 square feet; staff will answer in writing. No action was taken.

1 The creek path would connect to the existing trail at Miller Park.

5. Staff updates

Director Morales reported that the downtown parking study is out for bids, with responses due November 20. The comprehensive plan survey has 1,140 responses so far and closes on October 31.

6. Adjournment

The meeting adjourned at 8:02 p.m. The next regular meeting is Wednesday, November 11, 2026.

Minutes prepared by Sue Patel, Recording Secretary. Approved: _____