

MINUTES
Carmel Unincorporated/Highlands Land Use Advisory Committee
March 2, 2026

1. Meeting called to order by Donna Kostigen at 4:08 pm

2. Roll Call

Members Present:

Donna Kostigen, Clyde Freedman, Suzanne Kushner, Srividya Shankar, Stuart Poulter

Members Absent:

None

3. Approval of Minutes:

A. June 2, 2025 minutes

Motion: Clyde Freedman (LUAC Member's Name)

Second: Donna Kostigen (LUAC Member's Name)

Ayes: Donna Kostigen, Clyde Freedman, Suzanne Kushner

Noes: none

Absent: _____

Abstain: Srividya Shankar, Stuart Poulter

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

PLN250008 – CLARK

6. Other Items:

Election of Chairperson and Secretary

A) LUAC member nominated for Chairperson: Donna Kostigen

Motion: Suzanne Kushner (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: Stuart Poulter, Srividya Shankar, Suzanne Kushner, Clyde Freedman

A

Noes: none

Absent: none

Abstain: Donna Kostigen

B) LUAC member nominated for Secretary: Suzanne Kushner

Motion: Donna Kostigen (LUAC Member's Name)

Second: Clyde Freedman (LUAC Member's Name)

Ayes: Stuart Poulter, Srividya Shankar, Donna Kostigen, Clyde Freedman

Noes: none

Absent: none

Abstain: Suzanne Kushner

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

Braden Sterling from SIH Architecture represented the project on behalf of the owners and reviewed lot lines, topography and potential impacts of existing lot lines and potential development impacts.

Braden explained that 2 of the 3 lots had no feasible development area with less than 30% slopes.

The 3rd lot although it also has slopes in excess of 30% does have a small area with an existing home.

He represented that the property was inherited by 3 siblings who would like to combine the separate lots and restore the existing building for shared family use.

C) Announcements

None

7. Meeting Adjourned: 4:43 pm

Minutes taken by: Donna Kostigen

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

The LUAC discussed the topography of the individual lots, it's development potential if left as separate lots, the driveway access and existing building. Mr. Sterling further represented that the children inherited the properties and would like to merge the lots and restore the home for shared family use. Fiona Jensen indicated that the county appears to be supportive of the lot merger request and the LUAC also recommended to support the project as proposed.

RECOMMENDATION:

Motion by: Clyde Freedman (LUAC Member's Name)

Second by: Stuart Poulter (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Donna Kostigen, Suzanne Kushner, Srividya Shankar, Clyde Freedman, Stuart Poulter

Noes: none

Absent: none

Abstain: _____