



# MINUTES

REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY OF NEEDLES, CALIFORNIA  
WEDNESDAY, DECEMBER 3, 2025, AT 4:00 PM  
COUNCIL CHAMBERS, 1111 BAILEY AVE., NEEDLES

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**CALL TO ORDER** - Chair Wright called the meeting to order at 4:00 PM

Chair Wright called for a vote to excuse the absence of Commissioner Payson.

Commissioner Payson's excused absence was approved by the following vote:

Ayes: Commissioners Long, Beard, Chair Wright, Commissioners Ostby, Dressler, and Bosboom  
Noes: None  
Absent: Commissioner Payson  
Abstain: None

## ROLL CALL

### PRESENT

Commissioner Owen Long  
Commissioner Barbara Beard  
Chair Michael Wright  
Commissioner Kevin Ostby  
Commissioner Charles Dressler  
Commissioner Will Bosboom

### ABSENT

Commissioner Joe Payson

**PLEDGE OF ALLEGIANCE** - Led by Chair Wright

### APPROVAL OF AGENDA

Commissioner Beard made a motion, second by Commissioner Ostby, to approve the agenda.  
Motion carried by the following vote:

Ayes: Commissioners Long, Beard, Chair Wright, Commissioners Ostby, Dressler, and Bosboom  
Noes: None  
Absent: Commissioner Payson  
Abstain: None

**CONFLICT OF INTEREST** - None

**CORRESPONDENCE** - None

**INTRODUCTIONS** – Chair Wright acknowledged Mayor Jernigan in attendance.

**PUBLIC APPEARANCE** - None

### PUBLIC HEARING

1. Adopt Planning Commission Resolution 12-03-2025-PC recommending City Council approval of a Conditional Use Permit Application For A Proposed Licensed Retail Cannabis Dispensary And Related Tenant Improvements At 1611 Needles Highway Within The General Commercial (C-2) Land Use Zoning District; APN 0185-062-256 (APN error corrected)

City Planner Irene Romero gave power point presentation and staff report.

Commission asked questions of staff and discussion ensued.

Chair Wright opened the public hearing at 4:27 pm

No public comment.

Chair Wright closed the public hearing at 4:27 pm

Commissioners asked further questions and discussion ensued.  
Applicant responded to questions from Commissioners.

Commissioner Beard made a motion, second by Commissioner Ostby, to Adopt Planning Commission Resolution 12-03-2025-PC recommending City Council approval of a Conditional Use Permit Application For A Proposed Licensed Retail Cannabis Dispensary And Related Tenant Improvements At 1611 Needles Highway Within The General Commercial (C-2) Land Use Zoning District; APN 0185-062-256 (APN error corrected)

Motion carried by the following vote:

Ayes: Commissioners Long, Beard, Chair Wright, Commissioners Ostby, Dressler, and Bosboom  
Noes: None  
Absent: Commissioner Payson  
Abstain: None

## REGULAR ITEMS

2. Approve the Minutes of August 6, 2025

Commissioner Long made a motion, second by Commissioner Ostby, to approve the minutes of August 6, 2025. Motion carried by the following vote:

Ayes: Commissioners Long, Beard, Chair Wright, Commissioners Ostby, Dressler, and Bosboom  
Noes: None  
Absent: Commissioner Payson  
Abstain: None

## COMMISSIONER REQUESTS

Commissioner Beard requested staff reach out to Captain Gault about enforcing speed limits in town; asked about the OHMV pilot program and expressed concern about the current problem in the Gates neighborhood. City Manager Martinez responded.

Commissioner Dressler asked about the contractor for the tribe, who is installing fiber optics, and expressed concern over the trenches they are digging. City Manager Martinez responded.

Commissioner Bosboom reported a sink hole at his property line, caused by the recent rain, and expressed concern about possible undermining of the streets by the tribal contractor digging trenches. He further requested city staff monitor contractors.

Tribal liaison Shawn Gudmundson asked for addresses of concern so he could communicate with the contractors. City Manager Martinez responded to Commissioner Bosboom's concerns.

No other Commissioner Requests.

## CITY MANAGER REPORT

City Manager's Report for the weeks of November 14 and 21, 2025 given by City Manager Martinez.

## ADJOURNMENT

Chair Wright called for a motion to adjourn. Commissioner Dressler made a motion, second by Commissioner Ostby. Motion passed by unanimous vote.

Meeting adjourned at 4:56 PM

  
Chair Michael Wright

  
City Clerk Candace Clark