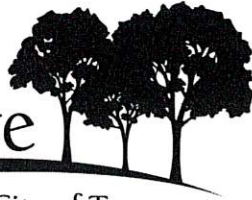


Pleasant Grove



Utah's City of Trees

PLEASANT GROVE CITY PLANNING COMMISSION MEETING MINUTES FEBRUARY 27, 2025

PRESENT: Chair Alicia Redding, Commissioners Jeffrey Butler, Todd Fugal, Jim Martineau, Karla Patten, Denise Trickler, Kenna Nelson

STAFF: Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner; Aaron Wilson, City Engineer; Christina Gregory, Planning & Zoning Assistant

EXCUSED: Commissioners Dustin Phillips and Wendy Shirley

Chair Alicia Redding called the meeting to order at 7:00 p.m.

REGULAR SESSION

Commission Business:

1. Pledge of Allegiance and Opening Remarks: Commissioner Patten led the Pledge of Allegiance. Commissioner Martineau offered the opening remarks.

2. Agenda Approval.

- **MOTION:** Commissioner Martineau moved to APPROVE the agenda with a change to Item Number 8, which was canceled. Commissioner Patten seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

3. Staff Reports:

- **MOTION:** Commissioner Fugal moved to APPROVE the Staff Reports. Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

4. Declaration of Conflicts and Abstentions from Commission Members.

There were no declarations or abstentions.

ITEM 1 - Public Hearing: Rezone – Located at 1783, 1807, 1841, and 1855 West 1100 North (Mud Hole Neighborhood)

Public Hearing to consider a request from Maple Springs of PG Holdings, LLC for a zone change from the R1-8 (Single-Family Residential) Zone to the P-O (Professional Office) Zone located at 1783, 1807, 1841, and 1855 West 1100 North, on approximately 7.53 acres in the R1-8 (Single-Family Residential) Zone. (Legislative Item)

Community Development Director, Daniel Cardenas, presented the Staff Report and stated that the application is from Maple Springs of PG Holdings, LLC which is proposing to rezone the subject property from R1-8 (Single-Family Residential) to P-O (Professional Office). The property is 7.53 acres in size. What is currently permitted on the property was described that allows for up to four single-family dwellings on 8,000 square-foot lots. The location of the property was described. The surrounding properties to the south and east sides are zoned R1-8. Properties to the west and north are zoned P-O. Both uses are very different with one being residential and the other being commercial.

Director Cardenas stated that the Future Land Use Map identifies future uses for the area. The General Plan Land Use Designation shows P-O in that area. The allowed uses are for professional services and include travel agencies, computer supplies and retail, bridal shops, computer equipment retail, pharmacies, and insurance offices. No retail is permitted in the P-O Zone. However, the specific use would not be approved tonight. The proposal tonight is to change the zone to allow for any of the uses on the list.

In response to a question raised by Commissioner Butler, Director Cardenas stated that the zoning will run with the land and continue if the property is sold.

The applicant, Brett Evanson, was present on behalf of the applicant, Maple Springs. He stated that they are still in the very early stages. He reported that they were approached by some doctors who practice at the American Fork Hospital who need additional office space. They were interested in working together to develop the property. The first hurdle in moving the project forward was to change the zoning to allow for professional office space. They felt this was the best use of the property due to its proximity to the hospital.

Chair Redding opened the public hearing.

Carrie Hammond gave her address as 1877 West 1100 North and stated that she has shared access and a well with the subject property. Previously, the applicants were interested in developing an assisted living facility on the property but it was opposed by the neighbors because they wanted to go vertical. She suspected there may be a similar issue now. The residents purchased their homes with the understanding that they would remain residential in nature and do not support a tall building in their backyard. She stated that at some point they may get pushed out but for the time being they are still here. Ms. Hammond had numerous questions and concerns. She did not support the development of an office building in the middle of a neighborhood without having more details and a better understanding of what is proposed. Sometimes lighting and garbage collection from neighboring properties is of concern. She stated that as professional office buildings have been developed along North County Boulevard there has been increased traffic and

1 parking congestion along 1100 North that has not been dealt with. She suggested that no parking
2 zones be put in place as it is difficult for residents to get in and out of their driveways. There are
3 also instances when the mailboxes of residents are blocked. Recent developers promised to adhere
4 to dark sky lighting, which has not occurred. The property borders Alpine Pediatrics, which has
5 never complied with the ordinance regarding nighttime lighting. Ms. Hammond asked to be
6 provided with more details before the zoning is changed. She commented that the applicants
7 should have looked at the zoning before purchasing the property.

8
9 Mr. Evanson understood the concerns and stated that they do not have concrete plans as they do
10 not yet know if they will be able to proceed with development. His understanding was that
11 professional office space is limited to a maximum of two stories. They would also be required to
12 provide adequate off-street parking. They plan to work with the residents to alleviate concerns
13 and be good neighbors.

14
15 *Mike Adamson* gave his address as 1769 West 920 North and wanted to better understand the
16 proposed use. He hoped that the intent was truly to develop as professional office. He noted that
17 Maple Springs has previously developed care centers. He wanted assurance from the applicant
18 with regard to what they plan to develop. He has lived in his home for 17 years and is a long-time
19 Pleasant Grove resident. He hoped that Traffic Studies would be conducted to address issues that
20 exist. He did not want to hear sirens and wanted assurance that office space is what is to be
21 developed. He asked that there be more transparency before a decision is made.

22
23 *Steve Winter*, a neighboring property owner, stated that the applicants attempted to rezone the
24 property five or six years prior and the request was denied. He stated that a care facility already
25 exists in the area. He suggested that the zoning remain R1-8. He questioned the value of his home
26 if the subject property is developed as professional office.

27
28 *Landon Dehaus*, a neighbor, stated that he has young children and he moved to that area so that
29 his children could play. If the property is rezoned, traffic and other issues will increase. He moved
30 to the area for a quiet lifestyle and did not want to be next to commercial buildings.

31
32 There were no further public comments. The Chair invited the Commissioners to either continue
33 the discussion regarding the item or bring a motion if no further discussion was necessary.

34
35 Commissioner Martineau asked about Ms. Hammond's comment on water and well access. City
36 Planner, Jacob Hawkins was not aware of it being addressed in any way. The applicant would be
37 required to work with the well owner in order to develop. Commissioner Martineau asked if the
38 properties are on public sewer or septic. It was reported that they are on septic and a private well.

39
40 In response to a question raised by Commissioner Martineau, Planner Hawkins confirmed that the
41 property has been for sale for a long time. Commissioner Trickler did not want to isolate the
42 properties by surrounding them with commercial properties. Commissioner Martineau agreed but
43 raised the issue that if the properties remain undeveloped they do not contribute to tax revenue,
44 which is an ongoing issue. It was noted that there can be no site plan without a rezone. It was
45 noted by Planner Hawkins that the architectural preliminary drawings are costly.

1 In response to a question raised by Commissioner Fugal, Director Cardenas stated that the
2 maximum allowable height is 35 feet or two stories. Possible uses were discussed. He identified
3 the conditional uses. There was concern that the height allowances reduce privacy for other
4 neighbors. The transitional development standard for non-residential use of P-O zoned facilities
5 bordering residential zones was reviewed to state that some of the conditions include the
6 requirement of fencing and/or masonry walls, mechanical equipment on the roof, no loading docks,
7 limitations on trash containers and noise, and exterior lighting. All information is public and will
8 be shared with interested persons. It was noted that there are also restrictions on exterior lighting
9 that will have to be adhered to.

10
11 Commissioner Trickler had noticed that cars park along 1100 North even though there is space
12 available in the parking lot. This makes it difficult for residents to access their property. She
13 asked if parking can be prohibited there. City Engineer, Aaron Wilson, reported that the right of
14 way she referred to is in American Fork but staff could work with them on a possible solution.

15
16 **MOTION:** Commissioner Fugal moved that the Planning Commission forward a
17 recommendation of APPROVAL to the City Council for the request of Maple Springs of PG
18 Holdings, LLC for the rezone of four parcels of land equaling a total of approximately 7.53 acres
19 located at 1783, 1807, 1841, and 1855 West 1100 North from the R1-8 Zone to the Professional
20 Office Zone and adopting the exhibits, conditions, and findings of the Staff Report. Commissioner
21 Nelson seconded the motion. Vote on motion: Commissioner Butler-Yes, Commissioner
22 Martineau-Yes, Commissioner Redding-Yes, Commissioner Trickler-No, Commissioner Nelson-
23 Yes, Commissioner Fugal-Yes, Chair Patten-Yes. The motion passed 6-to-1.

24
25 **ITEM 2 - Public Hearing: Rezone- Located at approximately 172 South Pleasant Grove**
26 **Boulevard**
27 **(Sam White's Lane Neighborhood)**

28 Public Hearing to consider the request of Pleasant Grove City for a zone change from The Grove
29 Zone – Commercial Sales Subdistrict to the Commercial Sales-2 (CS-2) Zone to eliminate split
30 zoning for parcel #49:579:0018, located at approximately 172 South Pleasant Grove Boulevard,
31 on approximately 0.70 acres in the Commercial Sales-2 (CS-2) Zone and The Grove Zone –
32 Commercial Sales Subdistrict. (Legislative Item)

33
34 Planner Hawkins presented the Staff Report and stated that the property is 0.7 acres in size.
35 Agenda Items 3 and 4 are part of the same property but were to be addressed separately. Aerial
36 and zoning maps were displayed. The portion of the site that is in the Grove Commercial Sales
37 Subdistrict is only 0.2 acres in size and is the portion that the rezone is proposed for. The intent is
38 to avoid split zoning the property as the subdivision and site plan are recorded and built. The
39 property is in the State Street Designation on the General Plan. This designation is intended for
40 auto-oriented commercial uses including big box shopping areas, gas stations, vehicle repair shops,
41 and drive-thru restaurants, which are expected to remain long-term. The uses in both the Grove
42 Commercial Sales and CS-2 Zones are very similar but the Grove Commercial Sales Zone is a bit
43 more general in nature. The Grove Commercial Sales Zone, however, is limited and includes new
44 car sales and limited used car sales in specific areas. Both are zoned for retail. The most significant
45 difference is the requirement for building and landscaping design. He explained that the Grove
46 Zone is intended to be the entrance to the City. Director Cardenas reported that the majority of

1 the parcels are in the CS-2 zone. Planner Hawkins explained that the applicant intends to develop
2 a couple of restaurants. Staff recommended approval of the proposed rezone to avoid split zoning
3 on the property.

4
5 Chair Redding opened the public hearing. There were no public comments. The Chair invited the
6 Commissioners to either continue the discussion regarding the item or bring a motion if no further
7 discussion was necessary.

8
9 **MOTION:** Commissioner Patten moved to forward a recommendation of APPROVAL to the
10 City Council for the request of Pleasant Grove City for the rezone of 0.2 acres of land located at
11 172 South Pleasant Grove Boulevard from The Grove Commercial Sales Subdistrict to the CS-2
12 Zone; and adopting the exhibits, conditions, and findings of the Staff Report. Commissioner
13 Trickler seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

14
15 **ITEM 3 - Public Hearing: Preliminary Subdivision Plat--Located at approximately 172**
16 **South Pleasant Grove Boulevard**
17 **(Sam White's Lane Neighborhood)**

18 Public Hearing to consider the request of Acres Development Group LLC for a 1-lot preliminary
19 subdivision plat named Pleasant Grove Town Center Plat "C", located at approximately 172 South
20 Pleasant Grove Boulevard, on approximately 0.70 acres in the Commercial Sales-2 (CS-2) Zone
21 and The Grove Zone – Commercial Sales Subdistrict. (Administrative Item)

22
23 **ITEM 4 - Public Hearing: Site Plan--Located at approximately 172 South Pleasant Grove**
24 **Boulevard**
25 **(Sam White's Lane Neighborhood)**

26 Public Hearing to consider the request of Acres Development Group LLC for a commercial site
27 plan to develop a 1-story, multi-tenant retail building located at approximately 172 South Pleasant
28 Grove Boulevard, on approximately 0.70 acres in the Commercial Sales-2 (CS-2) Zone and The
29 Grove Zone – Commercial Sales Subdistrict. (Administrative Item)

30
31 Agenda Items 3 and 4 were heard together.

32
33 Planner Hawkins detailed the Subdivision Plan and Site Plan. He reiterated that the property is
34 0.7 acres in size and combines multiple parcels into one lot. The property fronts Pleasant Grove
35 Boulevard but access will be from another side. There will be a fence blocking access for normal
36 traffic from the private road with the exception of emergency services. A Geogrid will be installed
37 for emergency vehicles. Landscaping will be evaluated to ensure that it does not impede access.
38 The required building setbacks, including any area for parking, are 25 feet from the front property
39 line. There were no other setback requirements for this project as the CS-2 zone specifies that the
40 rear and side yard setbacks are permitted to be reduced to zero feet when adjacent to a commercial
41 or industrial zone. Because the subject property is surrounded by commercial, there is more
42 ground to make the site plan work. A vinyl fence was installed with the Green Grove Apartments
43 that allows for smaller setbacks and provides mitigation between the residential and commercial
44 uses.

1 Planner Hawkins reported that the building will be split into two different units. Both will be
2 restaurant uses with each having a drive-thru. The parking requirement for restaurants is one space
3 for every 3.5 chairs or 1 to 100 square feet excluding the kitchen, bathrooms, and storage. Due to
4 the lack of a detailed floor plan, the parking ratio was 1:100 for the entire building with 30%
5 reserved for the kitchen or storage area. 27 parking spaces are required on the property.
6

7 The Landscaping Plan was presented. Planner Hawkins explained that the applicant will need to
8 amend the plan to account for the emergency access from Pleasant Grove Boulevard. There will
9 need to be at least 11 trees on the property based on the ratio of 15 trees per acre. The maximum
10 building height for commercial buildings in the CS-2 Zone is up to 60 feet. The proposed building
11 is 25 feet. Planner Hawkins reported that there are no requirements for building design in the CS-
12 2 Zone. The proposed building materials include black painted corrugated metal, fiber cement
13 siding, Exterior Insulation and Finish Systems (EIFS), and glass. In response to a question raised
14 by Commissioner Butler, Planner Hawkins described the access and drive-thru plan.
15

16 The applicant, Tom Longacre from Acres Development Group reported that he has spent \$40,000
17 to \$50,000 on a plan for the site that works. In order for the project to pencil, they need two drive
18 thrus. This concept is new and has been effectively performed in other projects in St. George,
19 Santa Clara, and Brigham City. Mr. Longacre stated that he has been building Panda Express
20 restaurants for the last 20 years. He noted that there will be no physical barrier between the two
21 lanes and only markings.
22

23 Commissioner Nelson asked if there is interest in this type of building. Mr. Longacre stated that
24 there has been interest from businesses such as restaurants, other food services, and pharmacies,
25 but there is currently no plan set. He and his partner have built these types of buildings for years
26 and have come up with a possible compromise that would avoid "leakage" into the roads.
27 Mr. Longacre noted that COVID caused a lot of drive-thru "leakage" into access points and this
28 concept seems to accommodate the possibility of vehicle stacking for a variety of uses. If stacking
29 occurs, motorists will be directed toward the southwestern end. He presented an example of the
30 crisscross concept in St. George and explained that most drive-thru tenants use 1,600 to 2,000 feet.
31 Some, however, desire 4,000 feet.
32

33 Commissioner Butler questioned the alternative southwestern entrance. Mr. Longacre stated that
34 it is not ideal. The Fire Marshall would prefer a wider access area than the one proposed but it
35 requires a variance.
36

37 Chair Redding opened the public hearing. There were no public comments. The Chair invited the
38 Commissioners to either continue the discussion regarding the item or bring a motion if no further
39 discussion was necessary.
40

41 **MOTION:** Commissioner Fugal moved that the Planning Commission forward a positive
42 recommendation of APPROVAL for the request of Acres Development Group LLC for a one-lot
43 preliminary subdivision plat, located at approximately 172 South Pleasant Grove Boulevard in the
44 Commercial Sales-2 Zone; and adopting the exhibits, conditions, and findings of the staff report,
45 and as modified by the condition(s) below:
46

- 1 1. The easement for the proposed emergency access from Pleasant Grove Boulevard
2 is notated on the subdivision plat, is installed according to the site plan, and
3 maintained by the property owner.

- 4
5 2. All final Planning, Engineering, and Fire Department requirements are met.

6
7 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The
8 motion carried.

9
10 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a positive
11 recommendation of APPROVAL for the request of Acres Development Group, LLC for a
12 Commercial Site Plan for a commercial retail building, located at approximately 172 South
13 Pleasant Grove Boulevard in the Commercial Sales-2 Zone; and adopt the exhibits, conditions,
14 and findings of the Staff Report, and as modified by the conditions below:

- 15
16 1. The easement for the proposed emergency access from Pleasant Grove Boulevard
17 is notated on the subdivision plat, is installed according to the site plan, and
18 maintained by the property owner.

- 19
20 2. All final Planning, Engineering, and Fire Department requirements are met.

21
22 Commissioner Patten seconded the motion. The Commissioners unanimously voted “Yes”. The
23 motion carried.

24
25 **ITEM 5 - Public Hearing: Preliminary Subdivision Plat–Located at approximately 364**
26 **South 700 West**

27 **(Sam White’s Lane Neighborhood)**

28 Public Hearing to consider the request of Dana Fairbanks for a 4-lot preliminary subdivision plat
29 named P.G. Business Park III Plat B Condo Plat located at approximately 364 South 700 West, on
30 approximately 0.87 acres in the Manufacturing Distribution (MD) Zone. (Administrative Item)

31
32 **ITEM 6 - Public Hearing: Site Plan–Located at approximately 364 South 700 West**

33 **(Sam White’s Lane Neighborhood)**

34 Public Hearing to consider the request of Dana Fairbanks for a commercial site plan to develop a
35 1-story, multi-tenant warehouse building located at approximately 364 South 700 West, on
36 approximately 0.87 acres in the Manufacturing Distribution (MD) Zone. (Administrative Item)

37
38 Agenda Items 5 and 6 were heard together.

39
40 Planner Hawkins presented the Staff Report and stated that the property is on the opposite side of
41 State Street in the Manufacturing Distribution (“MD”) Zone. The surrounding uses were
42 identified. The applicant intends to develop the property with a one-story, multi-tenant warehouse
43 building that will be condominiumized. Development in the area took place from 2002 through
44 2006 with PG Business Park 1, 2, and 3. Previous changes were made because the MD Zone
45 requires a minimum one-acre lot area, which is not possible with a condominium plat. The
46 minimum lot width was 100 feet and the setback requirement is 25 feet from the front property

1 line. That requirement has been met. Landscaping is only required for the front and side yard
2 areas adjacent to a public street, which has been met. The MD Zone has no design requirements
3 for any of the buildings. The proposed metal building will be approximately 22 feet tall and similar
4 to the existing surrounding buildings. The front of the building that faces the parking lot will have
5 seven feet of brick or wainscot. Planner Hawkins reported that there is a parking requirement that
6 warehouses, manufacturing establishments, and industrial uses have 1 parking space for every
7 6,000 square feet of gross floor area or 1 parking space per employee during the busiest shift,
8 whichever is more restrictive.

9
10 Planner Hawkins reported that three parking spaces will be required, however, the applicant
11 provided details on the space to be used for an office use. They will provide 26 parking spaces for
12 the building, 17 of which cross over the property line. The applicant owns both properties and
13 will record an easement with the plat to accommodate what is proposed. Staff recommended
14 approval of the proposed plat and site plan.

15
16 Commissioner Patten asked about the property being a wetland and if an Environmental Study
17 should be conducted. Engineer Wilson reported that during the review, staff spoke to the Army
18 Corps of Engineers and verified that the area is not a wetland.

19
20 In response to a question raised by Commissioner Trickler, Planner Hawkins confirmed that there
21 is a 16-foot tall vinyl fence on the back side of the property. Beyond that, there is covered parking
22 for the condominiums.

23
24 David Fairbanks was present on behalf of the applicant, Dana Fairbanks.

25
26 Chair Redding opened the public hearing. There were no public comments. The Chair invited the
27 Commissioners to either continue the discussion regarding the item or bring a motion if no further
28 discussion was necessary.

29
30 **MOTION:** Commissioner Fugal moved that the Planning Commission forward a positive
31 recommendation of APPROVAL for the request of Dana Fairbanks for a four-lot preliminary
32 condominium plat, located at approximately 364 South 700 West in the Manufacturing
33 Distribution Zone; and adopt the exhibits, conditions, and findings of the staff report, and as
34 modified by the condition below:

- 35
36 1. All final Planning, Engineering, and Fire Department requirements are met.

37
38 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Yes".
39 The motion carried.

40
41 **MOTION:** Commissioner Patten moved that the Planning Commission forward a positive
42 recommendation of APPROVAL for the request of Dana Fairbanks for a commercial site plan for
43 a single-story multi-tenant warehouse building, located at approximately 346 South 700 West in
44 the Manufacturing Distribution Zone; and adopting the exhibits, conditions, and findings of the
45 staff report, and as modified by the condition below:

1 1. All final Planning, Engineering, and Fire Department requirements are met.

2
3 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The
4 motion carried.

5
6 **ITEM 7 - Public Hearing: Conditional Use Permit–Located at approximately 1555 North**
7 **100 East**
8 **(North Field Neighborhood)**

9 Public Hearing to consider the request of New Cingular Wireless PCD dba AT&T Mobility for a
10 Conditional Use Permit to allow a new commercial tower/antenna for wireless communications
11 on city property within Manila Park, located at approximately 1555 North 100 East in the Rural
12 Residential (R-R) Zone. (Administrative Item)

13
14 Planner Hawkins presented the Staff Report and stated that the proposed communication antenna
15 is to be located in Manila Park. The matter was heard and approved by the Planning Commission
16 on March 24, 2022. No work was done and the Conditional Use Permit (“CUP”) expired after 12
17 months and required the applicants to reapply before beginning construction of the project.

18
19 The applicant, New Cingular Wireless wants to obtain approval to construct a new single antenna
20 attached to the light pole of one of the light structures for the baseball field at Manila Park, a single
21 equipment cabinet on the ground adjacent to the building, and a diesel generator. There are
22 currently two different antennas from other providers on the premises. This would be the third
23 entity to use the City-owned light pole infrastructure and pair it with an antenna intended for
24 wireless commercial communication. The zoning ordinances require that communication
25 antennas or towers may be permitted in a residential zone only if on public property or property in
26 conjunction with a quasi-public use. The conditions of approval were reviewed.

27
28 Planner Hawkins displayed renderings of the proposed antenna, which is to be located
29 approximately 250 feet from the northeast boundary and meet the required setback. To mitigate
30 the possible impacts of the structure, conditions need to be established. In addition to the
31 conditions already established by Code, a Lease Agreement will have to be prepared by staff and
32 approved by the City Council. It will contain a revised site plan and additional conditions.
33 Additional conditions proposed by the Parks and Recreation Department were identified.
34 Geofabric will look like grass but will accommodate emergency vehicles. The sight-obscuring
35 fence will go around the entirety property where there will be ground equipment around the base
36 of the pole. Staff recommended approval of the Conditional Use Permit with the conditions
37 enumerated in the Staff Report.

38
39 Commissioner Martineau expressed concern for people attempting to retrieve baseballs by entering
40 the fenced area. Planner Hawkins stated that if the applicant does not have additional plans in
41 mind, those types of precautions could be addressed by the City Council. The applicant was not
42 present.

43
44 Chair Redding opened the public hearing. There were no public comments. The Chair invited the
45 Commissioners to either continue the discussion regarding the item or bring a motion if no further
46 discussion was necessary.

Commissioner Martineau expressed concern for people entering the fenced area and asked if additional netting should be required.

MOTION: Commissioner Butler moved that the Planning Commission APPROVE the request of Cingular Wireless PCS, LLC for approval of a Conditional Use Permit for the installation of a tower for commercial communications and ground equipment on property located at 1555 North 100 East Street (Manila Park) in the Rural Residential Zone; and adopt the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

1. Installation of a view obscuring fence.
2. Placement of Geofabric along the access path.
3. Coordination with the Parks and Recreation staff at the time of Installation.
4. Completion and approval of a lease agreement by the City Council.
5. The cabinet height situation is addressed during the lease agreement process.
6. A netting is included to prevent stray baseballs from entering from the field side.
7. All final Planning, Engineering, and Fire Department requirements are met.

Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

ITEM 8 - Public Hearing: Code Text Amendment--Section 10-11D-2-C: Permitted Uses in the Commercial Sales-2 (CS-2) Zone (City Wide)

Public Hearing to consider the request of Shellena Tietjen to amend City Code Section 10-11D-2-C, by modifying the provisions and requirements for permitted principal uses within the Commercial Sales-2 (CS-2) Zone to permit Use #6519 – Other medical and health services, NEC, including massage therapists. (Legislative Item)

****ITEM HAS BEEN CANCELLED****

ITEM 9 – Review and Approve the Minutes from the February 13, 2025, Meeting.

MOTION: Commissioner Patten moved to APPROVE the minutes from February 13, 2025. Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

MOTION: Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted "Yes". The motion carried.

1 The Planning Commission Meeting adjourned at approximately 8:34 p.m.

2 

3
4
5 Planning Commission Chair

6
7 

8
9 Christina Gregory, Planning & Zoning Assistant

10 

11
12 Date Approved