

## MINUTES

The **Rogers Planning Commission** met for an online public meeting on June 16, 2020 at 5:00 P.M. The meeting was called to order by Chairman Eriks Zvers.

### **MEMBERS PRESENT:**

Chairman Eriks Zvers, and Commissioners Rachel Crawford, Dennis Ferguson, Kevin Jensen, Mark Myers, Tony Noblin, Mandel Samuels, John Schmelzle, and Don Spann.

### **OTHER OFFICIALS PRESENT:**

Community Development Director John McCurdy, City Engineer Lance Jobe, Planning Administrator Lori Ericson, City Planner Ethan Hunter, Planner III Beth Johnson, Planner I Chris Robinson, Planning Techs Gloria Garcia and Kyle Belt, Staff Attorney John Pesek, and other city staff and officials.

### **ACTION ON MINUTES:**

Motion by Samuels, second by Ferguson to approve the minutes of the May 19, 2020 as presented. Voice Vote: Unanimous - Yes. ***Motion carried.***

### **APPROVED**

### **REPORTS FROM STAFF:**

City Planner Ethan Hunter explained the Zoom online meeting process, noting that only the Commissioners and needed staff are shown on the screen, attendees are not shown and are muted until recognized by staff. He explained the “raise hand” option for attendees online and by phone.

### **REPORTS OF BOARDS AND STANDING COMMITTEES:**

#### **DEVELOPMENT REVIEW COMMITTEE —**

None.

#### **PLANS & POLICIES COMMITTEE —**

Jensen reported that the Committee voted to recommend approval of a proposed update to the Comprehensive Growth Map. He said the Committee also discussed the rezone and Density Concept Plan presented by Geoff Bates for Valley West Townhomes, but agreed to recommend that issue be tabled.

After a brief discussion of procedure, Jensen made a motion with second by Samuels, to add the update of the Comprehensive Growth Map to the agenda for consideration under New Business.

### **CONSENT AGENDA:**

### **OLD BUSINESS:**

## **PUBLIC HEARINGS:**

- 1. A request by Wilma Bohot for a Conditional Use Permit allowing a daycare at 802 N. 13<sup>th</sup> Street in the R-O (Residential Office) zoning district.**

Zvers announced that the application had been withdrawn due to insufficient public notice.

- 2. A request by Byron Copeland to rezone 612 W. Pine Street from N-R (Neighborhood Residential) to the NBT (Neighborhood Transition) zoning district.**

Hunter explained the rezone fits the Comprehensive Growth Map, the Downtown Regional Center Zoning Plan, and the staff approves the change. Hannah Cicioni, representing the applicant, stated that since the application Mr. Copeland has purchased the property.

Chairman Zvers asked if anyone in the audience wanted to speak in favor or opposed to the request.

There were none.

The public hearing was declared closed.

Motion by Jensen, second by Spann to recommend the rezone as presented to City Council.

Roll Call: Unanimous **Motion carried**

**APPROVED**

- 3. A request by Jeffrey & Laura George to rezone 403 and 405 N. 6<sup>th</sup> Street from R-DP (Residential Duplex Patio) to the NBT (Neighborhood Transition) zoning district.**

Hunter noted this request fits the Comprehensive Growth Map, the Downtown Regional Center Zoning Plan, and the staff approves the change. Mr. George, the applicant, declined to comment.

Chairman Zvers asked if anyone in the audience wanted to speak in favor or opposed to the request.

There were none.

The public hearing was declared closed.

Motion by Jensen, second by Myers to recommend the rezone as presented to City Council.

Roll Call: Unanimous **Motion carried**

**APPROVED**

- 4. A request by Bates & Associates, Inc. for Valley West Townhomes to rezone 1.09 acres east of Valley West Drive, between Walnut Street and Valley West Court, from a mix of R-DP (Residential Duplex Patio) and C-2 (Highway Commercial) to the RMF-12A (Residential Multifamily, 12 units per acre) zoning district with a proposed Density Concept Plan.**

Hunter presented the staff report that included a recommendation to table the request due to a lack of detail for the Density Concept Plan. Zvers noted the Plans & Policies Committee had discussed the item and recommended it be tabled.

Commissioners discussed the project briefly and agreed to hold the public hearing in case someone had input that might be important to be included in DCP revisions.

Chairman Zvers asked if anyone in the audience wanted to speak regarding the request. There were none. The public hearing was declared closed.

Motion by Myers, second by Jensen to table the request and ask the applicant to notify again for another public hearing.

Roll Call: Unanimous *Motion carried*

**APPROVED**

**NEW BUSINESS:**

- 1. LSDP, Uptown Medical Office Building, a three-story, 47,700-sf building on 3.47 acres at 3720 S. Champions Drive in the C-2 (Highway Commercial) zoning district.**

Hunter explained the one variance accompanying the project approval request, a setback reduction from 65 to 15 feet. He noted the staff supported approval. Commissioners discussed a possible rezone that would make the setback reduction request moot, but other variances would be needed to make the project work with an Uptown zoning district. Hunter pointed out site constraints forcing the need for variances.

Motion by Myers, second by Jensen to approve the LSDP as presented and grant the variance for the reduced setback to 15 feet.

Roll Call: Unanimous *Motion carried*

**APPROVED**

- 2. CGM, consideration of an amendment to the Comprehensive Growth Map to provide an Employment Center west of the Rogers Municipal Airport, along north 2<sup>nd</sup> Street.**

Hunter explained the plan to update the CGM to protect the area around the Rogers Municipal Airport from adverse development. Jensen noted the Committee discussed the extent of the new Employment Center, but the areas directly around the airport was an easy decision. The property to the north was debated, but left in as recommended by staff after discussion of possible future development of the area.

Motion by Jensen, second by Schmelzle, to approve the recommended change to the Comprehensive Growth Map as presented by staff.

Roll Call: Unanimous *Motion carried*

**APPROVED**

There being no further business, Chairman Zvers adjourned the meeting at 5:27 p.m.

**ATTEST:**

**APPROVED:**

---

Rachel Crawford, Secretary

---

Eriks Zvers, Chairman