COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**ROGERS PLANNING COMMISSION**
**MINUTES**

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on September 2, 2025 at 5:30 P.M. The meeting was called to order by Chairman Steve Lane followed by the Pledge of Allegiance.

**ROLL CALL**
Commissioners attending: Jorge Andrade, Samantha Best, Derek Burnett, Kevin Jensen, Steve Lane, Ed McClure, Isaac Stevens and Ezequiel Tovar.

**ACTION ON MINUTES**
Motion by McClure, second by Jensen to approve the August 19, 2025 Planning Commission meeting minutes as presented.
Voice Vote: Unanimous – Yes. *Motion carried.*
**APPROVED.**

**PUBLIC HEARINGS**
**Old Business**
**None.**

**New Business**
i. Butterfield Stage Rezone
A rezone subject to standard review at 519 N. 8th Street from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

Planner Zachery Birdsong noted this site is located interior to the Urban Neighborhood placetype and the request to T4.2 is a standard review in this designation. A mix of residential, civil, and commercial uses are allowed in T4.2 zoning. Single-family residential, townhomes, and commercial uses currently exists along 8$^{th}$ north and south of Persimmon. The property abuts an arterial street and nearby properties along 8$^{th}$ Street had rezones approved to T4.2 earlier this year. Staff recommends approval of the request.

The applicant was not present.

The Chairman opened the public hearing for comments. There were none.
The public hearing was declared closed.

Motion by Jensen, second by McClure to recommend the request to City Council for approval as presented.
Voice Vote: Unanimous. *Motion carried.*
**APPROVED.**

**PUBLIC FORUM**

**REPORTS**

Planning Deputy Director Joe Rexwinkle gave an update on the Policy Committee and said they have sent out surveys to determine when they will meet. A survey will be sent to all commissioners once the members of the Policy Committee have completed theirs.

**ADJOURN**

There being no further business, the Chair adjourned the meeting at 5:35 p.m.

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|---|---|
| **ATTEST:** | **APPROVED:** |
| ______________________________ | ________________________________ |
| Derek Burnett, Secretary | Steve Lane, Chairman |

DEPT. OF COMMUNITY DEVELOPMENT
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# BOARD OF ADJUSTMENT
# MINUTES

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on September 2, 2025 at 5:37 P.M. The meeting was called to order by Vice Chairman Burnett

## ROLL CALL
Board members attending: Derek Burnett, Kevin Jensen, and Ed McClure.

## ACTION ON MINUTES
Motion by McClure, second by Jensen, to approve 8/19/25 Board of Adjustment minutes as presented.
Voice vote: YES - Unanimous ***Motion carried***
**APPROVED**

## OLD BUSINESS
**a. Thrasher Investments Variance**

Requesting a variance from the Unified Development Code at 2010 W. Walnut Street in the T5.2 (City Medium-Intensity) zoning district.

Planner Zachery Birdsong explained the applicant has request to table their request for a month to the October 7 meeting.

No representative was present for the request.

Vice Chairman Burnett opened the public hearing for comments. There were none.
The public hearing was declared closed.

Commissioners and staff discuss the request.

Motion by Jensen, second by McClure to table the request to the October 7th Board of Adjustment meeting.
Voice Vote: Unanimous – Yes. ***Motion carried.***
**TABLED.**

## NEW BUSINESS
**a. Sisti Studio Variance**

Requesting a variance from the Unified Development Code at 4905 S. Inglewood Road in the T3.2 (Neighborhood Low-Intensity) zoning district.

Deputy Planning Director Joe Rexwinkle presented on behalf Planner Nick Little and stated that the applicant is requesting a variance from Sec. 4.5, to a 10-foot encroachment in the interior yard setback for the Shadow Valley Ph. IV plat. The variance request is not from the UDC, but from the final plat for Shadow Valley Phase VI., which was platted 20 years prior to the adoption of the UDC. Strict application of the platted setbacks, that seem to hold no particular purpose other than separation, particularly the rear setback in this instance, could be seen as a site-specific hardship. The applicant believes the request aligns with the intent of the code by not encroaching any of the setbacks adjacent to neighboring existing residential units, protecting existing tree canopy, and aligning with the form and disposition standards of the underlying zoning. Staff recommends approval of the request.

Brody Boston, Evergreen Homes representative spoke on approval from the POA and surrounding property owners.

Vice Chairman Burnett opened the public hearing for comments. There were none.
The public hearing was declared closed.

Commissioners and staff discuss the request.

Motion by Jensen, second by McClure to approve the request.
Voice Vote: Unanimous – Yes. ***Motion carried.***
**APPROVED**

**b. WNM Wing Drone Variance**
Requesting a variance from the Unified Development Code at 5000 W. Pauline Whitaker Parkway in the T5.2 (City Medium-Intensity) zoning district.

Planner Christina Moore stated the variance request is from Table 4.5.A Selected Zone Standards stating that the maximum fence height in the exterior yard is 4ft in T5.2 zoning. The stated hardship by the applicant is that the drone company requires the 8ft fence to ensure safety and security of the operation. The applicant believes the request aligns with the intent of the code because the drone service is a modern approach to delivery that will potentially reduce the amount of vehicle traffic to the area. The need for the variance cannot be avoided because according to the applicant a shorter fence would compromise the safety of individuals and the drone system. There is also not a different zone with a higher fence height allowed in Uptown Regional Center. Staff recommends approval of the request.

Representative Clinton Muse, CEI engineering was present before the board.

Vice Chairman Burnett opened the public hearing for comments. Raymond Burns with the Rogers/Lowell Chamber was in support of this request. The public hearing was declared closed.

Commissioners, representatives, and staff discuss the request. Kendall with Wing company joined.

Motion by Jensen, second by McClure to approve the request.
Voice Vote: Unanimous – Yes. ***Motion carried.***
**APPROVED**

**c. New Heights Church Variance**

Requesting a variance from the Unified Development Code at 2125 W. New Hope Rd. in the T2 (Rural) zoning district.

Deputy Planning Director Joe Rexwinkle presented on behalf Planner Nick Little and stated the request is for a variance from Section 4.5.A Zone Standards to allow exceedance of the 30% maximum impervious coverage. Applicant's stated hardship speaks to the requirement of a rezone to achieve their impervious coverage area proposal. The applicant states their meeting of the spirit and intent of the varied code by speaking to tree preservation, additional plantings, thoughtful greenspaces and improved stormwater facilities with their proposal, as a means to "make up" for the added impervious area. T2 is intended for rural and agricultural development which is why its impervious coverage is limited to 30%. Although the use is permitted in T2, the extent of impervious coverage proposed is not rural in character and there are other means to achieve the applicant's goals - rezoning. The variance could be obviated by a rezone to a more appropriate zoning district, per the Future Land Use Map. The subject property is designated for Urban Neighborhood growth, which would allow zones T4.1 and T4.2 by standard review, and T3.2 and T5.1 by enhanced review. Staff recommends denial of the request.

Representative Ali Karr gave description of request and stated the hardships of the UDC not working in favor of the existing site.

Vice Chairman Burnett opened the public hearing for comments. Josh Koerner spoke against the request due to drainage.
The public hearing was declared closed.

Representative, commissioners, and staff discussed.

Motion by Jensen, second by McClure to approve the request.
Voice Vote: Burnett– No. ***Motion carried.***
**APPROVED**

**ADJOURN**

There being no further business, the Commissioner Burnett adjourned the meeting at 6:18 p.m.

**Approved by vote of the Board of Adjustment on:**

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**Kevin Jensen, BOA Secretary**