COMMUNITY DEVELOPMENT
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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 January 6, 2026 at 5:30 P.M. The meeting was called to order by Chair Samantha Best followed by the Pledge of Allegiance.

## ROLL CALL

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

## DECLARATION OF ABSTENTION

Chairman Lane asked that any Commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item. Commissioner Steve Lane abstained from the Stellar Development rezone.

## ACTION ON MINUTES

Motion by McClure, second by Jensen to approve the December 2, 2025 Planning Commission meeting minutes as presented.
Voice Vote: Unanimous – Yes. *Motion carried.*
**APPROVED.**

## PUBLIC FORUM

## CONSENT AGENDA

a. **24th Street Tiny Homes Rezone (Case #: RZ25-00621)**
   A request by Phil Swope to rezone 7.64-acre parcel west of N. 24th Street from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) zoning district.
b. **Park 5 Rezone (Case #: RZ25-00126)**
   A request by Park 5 to rezone 40.42-acre parcel off of W. Wallis Road and S. Rainbow Road from the T2 (Rural) zoning district to the T4.1 (Neighborhood High-Intensity) zoning district.
c. **Stellar Development (Case # RZ25-00638)**
   A request by Matt Loos to rezone 9.77-acre northern parcel on S. 26th Street and W. Laurel Ave. from the T2 (Rural) zoning district to the T5.1 (City Low-Intensity) zoning district.

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

Motion by McClure, second by Andrade to approve the consent agenda.
Voice Vote: Unanimous – Yes, *Motion carried.*
**APPROVED.**

## PUBLIC HEARINGS

**<u>Old Business –</u>** None

**<u>New Business</u>**

**a. Pinnacle Reserve Rezone (Case #: RZ25-00624)**

A request by Pinnacle Reserve to rezone 64.43-acre southern parcel on W. Pleasant Grove Rd and S. Mills Pl. from the HC (Highway Commercial) zoning district and T5.1 (City Low-Intensity) zoning district to the T5.1 (City Low Intensity) and T4.2 (Neighborhood High-Intensity) zoning district.

Planner Laural Scates notes that the request is to rezone 61.43 acres to the T4.2 and T5.1 zoning in the Pleasant Grove Regional Center. The proposed rezone aims to restore a buffer between the neighborhood to the south and the commercial zone to the north. The adopted master street plan shows future collector and arterial streets for this area. This request is a down zone, reducing the types of nonresidential uses that are allowed and reinstating the buffer between the existing subdivision to the south and the proposed T5.1 on the norther portion of the subject property. Staff recommends approval of the request.

Caleb LeBow with Olsson Engineering represented the request and agreed with staff's presentation while emphasizing the need for a buffer to math adjacent properties.

Commissioners discuss the request and ask questions.

The Chair opened the public hearing for comments.

- Ryan Stearle – concerns about buffer and traffic/neighborhood safety.
- Jon Crenshaw – said there are discrepancies between the proposed plan and the future street plan.
- Cheryl Garwood – concerns about proposed buffer width.
- Michael Miller – against request.
- Kirstin Dandreta – concerns about traffic safety.
- Matthew Reith – concerns about buffer and safety.
- Danielle Bunch – questions about where children from new subdivision will go to school.
- Chandra Dijkman – against request.
- Chase Cunningham – concerns about traffic and road capacity.

There were no additional comments and the public hearing was declared closed.

Commissioners, staff and the applicant address public concerns.

Commissioner Kevin Jensen states that this request falls under standard review and requires a very compelling reason for the commission to deny the request. Although he supports the request he wouldn't mind a wider buffer.

Motion by Stevens, second by Andrade to recommend the rezone request as presented to City Council.
Voice Vote: Unanimous – Yes, *<u>Motion carried.</u>*
**APPROVED.**

**<u>REPORTS</u>**

Deputy Directory Joe Rexwinkle asked commissioners to deposit their checks and to verify they have access to their city email. He also noted that staff would be sending out a meeting invite two weeks prior to a meeting to confirm attendance.

Commissioner Hannah Cicioni recognized a member from the public who had a question about an item on consent agenda and encouraged them to speak with staff to get their questions answered.

**ADJOURN**

There being no further business, the Chair adjourned the meeting at 6:49 p.m.

| **ATTEST:** | **APPROVED:** |
| --- | --- |
| ______________________________ | ________________________________ |
| Ezequiel Tovar, Secretary | Samantha Best, Chair |

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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 January 6, 2026 at 6:57 P.M. The meeting was called to order by Chairman Derek Burnett.

**ROLL CALL**
Board members attending: Derek Burnett, Kevin Jensen, and Isaac Stevens.

**ACTION ON MINUTES**
Motion by Jensen, second by Stevens to approve the 12/2/25 Board of Adjustment minutes.
Voice vote: YES - Unanimous ***Motion carried***
**APPROVED**

**NEW BUSINESS**

**a. Arisa Health Sign Variance (VAR25-0627)**

Requesting a variance from the Unified Development Code at 501 S. 40th Street in the T4.2 (Neighborhood High- Intensity) zoning district.

Planner Nicholas Little noted that the applicant is requesting two variances. The first variance request is to allow for a 118.3-sf wall sign along the western façade. The code currently allows a maximum sign area of 30-sf. The second variance is to relocate an existing monument sign. The sign being moved was permitted in 2021 under a different rendition of the sign code. This requires a variance because the current sign code does not allow monument signs in the Urban Neighborhood placetype. Staff recommends consideration of the variance allowing exceedance of the maximum wall sign area and recommends approval of the monument relocation.

Ken Jones with Ken Signs represented the request and stated his clients want a sign that is legible/visible and believe the requested wall sign is aesthetically pleasing with the size of the building.

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

Commissioners discuss the proposed wall sign lighting and the applicant confirms it will not be facing the subdivision to the north.

Motion by Jensen, second by Stevens to approve a wall sign at 118.3-sf and to allow the relocation of an existing monument.
Voice Vote: – Unanimous. ***Motion carried.***
**APPROVED**

**ADJOURN**
There being no further business, the Chair adjourned the meeting at 7:09 p.m.

**ATTEST:** **APPROVED:**

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Isaac Stevens, Vice Chair Derek Burnett, Chair