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Planning Commission Recommendation
Date of Report: January 28, 2026
Report by: Reid Turner, Director of Planning

Public Hearing Dates
Planning Commission January 22, 2026
City Council February 9, 2026

SUMMARY

The Planning Commission elected to revise the amendments proposed to **Article 6, Sec. 602 – Use Table** below is the Planning Commission’s recommended revisions per the regularly scheduled Planning Commission hearing held on January 22, 2026.

The content of the edits removes the provision allowing use of a generator with screening, requiring permanent utilities to serve the accessory structure and operations. Additionally, Planning Commission elected to impose a 50’(foot) buffer adjacent to any Residentially Zoned property. An additional 10’ beyond the requirements of the base, CB (Commercial Business), Zoning District’s requirement of 40’(feet) of buffers between commercial uses and residentially zoned property.

No changes to the text amendments proposed by staff in Article 8 were proposed by the Planning Commission.

Planning Commission edits to staff’s proposed text amendments can be found in red below. Staff has removed the majority of the use table for readability. These are not reflective of final text amendments. Should City Council elect to approve the Planning Commission’s recommendation rather than staff’s, Planning staff will revise and provide a new draft ordinance.

Exhibit A

***NO TEXT ABOVE THIS NOTE OR PRECEEDING THE FOLLOWING
TEXT ARE TO BE CHANGED**

Section 602. Use table.

SPECIFIC USES	R1	R2	MU*	OT	CB	O-I	IA	U.S. 29	Section Reference	Comment/ Condition
Commercial Drone Delivery Hub					S			S		Permitted only as an accessory use. Facilities associated with this use shall be: 1. Placement: Approved via the SUP process with the submittal of a site plan showing layout and circulation of the site. 2. Appearance: Comply with all U.S. 29 Overlay Architectural and Site Guidelines.

