

OFFICE OF
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MEMORANDUM

DATE: September 3, 2025

TO: Planning and Zoning Commission

FROM: Kevin Kuchenbecker, Historic Preservation Officer & Planning and Zoning Administrator

RE: Consideration of Use Within the C1 – Commercial Zoning District

STAFF FINDINGS:

Planning and Zoning staff have been notified that an IV Hydration business is interested in operating within the mezzanine of The Nugget, located at 604 Main Street. The property is zoned C1 – Commercial.

The business owner is requesting use with the land use classification of a Wellness Lounge, akin to a Spa and/or Massage center. It is staff's opinion that the appropriate land use classification would be a Medical Clinic. In surrounding municipalities, IV Hydration businesses are typically classified as Medical Clinics for the purposes of land use.

Per City Ordinance 17.32.020, property in the C1 – Commercial zoning district does not allow for use of either a Wellness Lounge or a Medical Clinic. To allow such use(s) within that district would require an update to city ordinance.

Staff are seeking direction from the Planning and Zoning Commission to determine the appropriate designation of land use for the business, as well as guidance to determine if an amendment to city ordinance should be pursued.

RECOMMENDED ACTION:

Consider and provide recommendation of appropriate land use categorization and if Section 17.32.020 should be amended.