

MEMO



TO: Mayor Hahs and Members of the Board

FROM: Larry Miller, Building & Planning Manager

DATE: January 15, 2026

SUBJECT: Summary – Planning & Zoning Commission Packet, January 14, 2026

This memo summarizes the Planning & Zoning Commission (P&Z) meeting of January 14, 2026, highlighting agenda items, key discussion points, and Commission recommendations.

Text Amendment – Chapter 65: Home Occupations

- Creates new Article III regulating home-based businesses.
- Key points: must remain secondary use, occupy ≤49% of home, maintain exterior, no traffic/parking/noise issues.
- Residents submit brief business description and state tax info; no license/fee required.
- Conflicting Article I language removed.
- **Action:** P&Z recommends approval pending Board discussion on Sec. 65-75 C, 7. P&Z noted this section was overly broad, needed to be narrower and more specific, and questioned how it tied to public health and safety.

NEW BUSINESS

1. Special Use Permit – Cabinet/Counter Shop (Adam & Nicole Liley)

- Location: 1.51 acres, E. Jackson Blvd, C-2 zoning; surrounding C-2.

- Proposed use: granite countertop cutting facility.
- Key discussion: traffic, parking, and commercial compatibility. Public comment: none.
- **Action:** P&Z recommended and waived their public hearing.

2. Preliminary Plat – Abbotsford Land Management LP #1 Subdivision

- 46.3-acre property; Lot 2 – water tower; Lot 1 – future development.
- Zoning: C-2; surrounding R-2/R-3 and C-2.
- Access via existing easement; accommodates N Old Orchard Rd (Major Street Plan); not in floodplain.
- Variances requested: defer detention basin; lot frontage (50' for C-2).
- Key discussion: site layout, infrastructure, future development. Public comment: none.
- **Action:** P&Z recommend approval.