PIERCE PLANNING & ZONING COMMISSION MEETING ----------July 21, 2026

Vice Chairman Chad Theisen called the meeting to order at 6:05 p.m. The following members were present: Chad Theisen, Dave Bachman, Craig Wachter, Josh Nichols and Zoning Administrator Chad Anderson.

Josh Nichols made a motion to approve the June 16th minutes. Dave Bachman 2nd the motion. The motion carried.

Josh Nichols made a motion to open a public hearing for the consideration of approval of amending the zoning regulations to add a definition of a "Shouse", and allowing a "Shouse" as a permitted use within a TA Transitional Ag. District. Craig Wachter 2nd the motion. A roll call vote was taken. The motion passed 4-0.

Amendment (A) includes amending the zoning regulations on Page 27, Section 2.02.264 to remove the definition of shopping center, commercial strip and replace with the following language:

"Shouse – A structure comprised of residential living quarters and an attached shop and storage facility that meets the following standards:

(a) The structure must consist of at least sixty percent (60%) of total living space, and forty percent (40% garage or other space on ground level
(b) The home must have a partitioned one-hour floor to ceiling fire wall to separate the living space on ground level"
(c) The structure must meet the standards of a 'single family dwelling' as listed on page 14.

Amendment (B) includes amending the zoning regulations of a TA Transitional Agriculture District on page 45, Section 5.05.03 under Permitted Conditional Uses to read as follows:

"#25 – Shouses as defined on Page 27, Section 2.02.264"

After some discussion, the board decided it was best to add (C) to Amendment A.

Dave Bachman made a motion to close the hearing. Josh Nichols 2nd the motion. A roll call vote was taken. The motion passed 4-0.

Josh Nichols made a motion to recommend to the City Council amending the zoning regulations to add a definition of a "Shouse", and allowing a "Shouse" as a permitted use within a TA Transitional Ag. District with the additions as discussed. Craig Wachter 2nd the motion. A roll call vote was taken. The motion passed 4-0.

Building permits were reviewed.

Dave Bachman made a motion to adjourn. Josh Nichols 2nd the motion. The motion carried. The meeting adjourned at 6:29 p.m.