



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: August 13, 2024**

Agenda Item No.:  
**17**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

24-0281-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KELLY THOMPSON - OWNER: QUAIL PINE, LLC - For possible action on the following Land Use Entitlement project request FOR A PROPOSED 1,560 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 105-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 501 South Rancho Drive, Suite D24 (APN 139-32-710-024) T5-MS (T5 Main Street) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

**C.C.: 09/18/2024**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Special Map for 24-0281-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest-Support Postcards