

**SALLISAW PLANNING COMMISSION  
REGULAR MEETING**

**August 5, 2025**

**5:30 P.M.**

**Council Chambers  
113 North Elm St  
Sallisaw, Oklahoma**

**A G E N D A**

- 1. Meeting called to order**
- 2. Declaration of a quorum**
- 3. Consider approval of the minutes of the regular meeting of July 1, 2025.**
- 4. Discuss and take possible action on Specific Use Ordinance**
- 5. Discuss and take possible action on Case No. PC2025-002; Replat presentation of Fairview Addition by 55 Properties, LLC**
- 6. Discuss and take possible action on Case No. PC2025-003; rezoning request from Residence District (R-2) to High Density Residential Housing District (RT-2) by 55 Properties, LLC.**
- 7. Notification of Special Meeting on August 18, 2025**
- 8. Adjourn**

**Posted: July 31, 2025**

**Time: 3:30 PM**

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**Lisa Gabbert**

**MINUTES**

**SALLISAW PLANNING COMMISSION**

**REGULAR MEETING**

**JULY 1, 2025**

The Sallisaw Planning Commission met in a regular meeting on July 1, 2025, in the Council Chambers, 113 N. Elm Street, Sallisaw. Notice of the meeting was given by emailing to Sequoyah County Times; by posting at city hall on June 27, 2025, at 4:45 p.m.; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Tim Brown	Chairman
	Matt Duke	Member
	Brady Bauer	Member
	Reece Bush	Member
	Beko Rivera	Member

Members absent:	Scott Looper	Vice Chairman
	Crystal Sides	Secretary

Staff present:	Keith Miller	Building Development Director
	Chris Carter	Senior Code Inspector
	Lisa Gabbert	Recording Secretary
	Christian Sizemore	Network Manager
	Geroge Bormann	Economic Development Director
	Brian Heverly	City Manager

Others present:	Paula Haraway
	Tim Foote

**Meeting called to order**

Meeting was called to order at 5:30 p.m.

**Declaration of a quorum**

A quorum was declared.

**Consider approval of the minutes of the regular meeting of June 3, 2025**

Motion was made by Bush, seconded by Rivera to accept the minutes of the regular meeting of June 3, 2025, as presented.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0.

**Discussion on Specific Use Business Ordinance**

Duke felt the specific use business ordinance was good as is. Motion was made by Bush, seconded by Bauer to accept the specific use ordinance as presented. Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0. However, due to the item not being an action item, it will be presented at the next Planning Commission meeting for approval.

**Discussion and possible action on Rules of Procedure for Sallisaw Planning Commission**

Motion was made by Rivera, seconded by Duke to accept the Rules of Procedure for the Sallisaw Planning Commission.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0.

**Discussion and possible action on proposed Planned Unit Development District (PUD)**

Motion made by Bauer, seconded Duke to accept the Planned Unit Development (PUD) subject to the addition of a glossary or definition of terms.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0.

**Discuss and take possible action on Sallisaw Detachment Ordinance**

Motion made by Bush, seconded by Rivera to accept the Sallisaw Detachment Ordinance.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0.

**Discussion and possible action on Animal Control Ordinance**

Motion made by Bush, seconded by Bauer to accept the Animal Control Ordinance.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0.

**Adjourn**

Motion made by Bush, seconded by Duke to adjourn the meeting.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0.

Meeting adjourned at 5:53 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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**Tim Brown, Chairman**

**ATTEST:**

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**Crystal Sides, Secretary**

## **AGENDA ITEM COMMENTARY**

**Meeting Date:** August 5, 2025  
**Board:** Sallisaw Planning Commission  
**Subject:** Specific Use Ordinance

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**ITEM TITLE:** Discuss and take possible action on Specific Use Ordinance

**INITIATOR:**

**STAFF INFORMATION SOURCE:** Community Development Staff

**BACKGROUND:** The Specific Use Ordinance was voted on and passed at the July 1, 2025 regular meeting but was presented as a discussion-only item. It is being brought back for approval.

**EXHIBITS:** 1. Ordinance 2015-14 - Special Business.final

**KEY ISSUES:**

**FUNDING SOURCE:**

**RECOMMENDATION:**

ORDINANCE NO. 2025-14

AN ORDINANCE ADDING SECTION 102-262 TO CHAPTER 102, ARTICLE IV, DIVISION 4, AND ADDING SECTION 102-292 TO CHAPTER 102, ARTICLE IV, DIVISION 5 OF THE SALLISAW CODE OF ORDINANCES BY PERMITTING SPECIFIC USE BUSINESSES IN RESIDENTIAL ZONES WITHIN THE CITY OF SALLISAW, OKLAHOMA BY ESTABLISHING CONDITIONS AND LIMITATIONS; INCLUDING A SEVERABILITY CLAUSE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION

**WHEREAS**, the Board of City Commissioners recognizes the need to support small-scale economic activity while preserving the character and quality of life in residential neighborhoods; and

WHEREAS, the City desires to provide regulatory framework to permit limited, low-impact business uses within residentially zoned areas.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF SALLISAW, OKLAHOMA:**

**Section 1. Title.**

This Ordinance shall be known as the “Specific Use Business in Residential Zoning Ordinance”.

**Section 2. Purpose.**

To permit certain low-impact, resident-operated businesses within residential districts under conditions that ensure compatibility with surrounding residential uses and maintain neighborhood integrity.

**Section 3. Definitions.**

**Specific Use Business:** A business operated by the resident of the dwelling that is limited to certain activities as defined herein and subject to performance standards.

**Home Occupation :** A business conducted within a dwelling unit by a resident incidental to residential use and meeting defined criteria.

**Residential Zone:** Any zoning district primarily intended for single-family, two-family, or multifamily dwelling units.

**Section 4. Permitted Specific Use Businesses or Uses approved by the Planning Commission.**

- A. Tutoring or Educational Services.
- B. Professional Services (e.g., accountant, consultant, graphic designer).
- C. Hairdresser/Barber (one chair).
- D. Tailoring or Sewing Services.
- E. Therapy or Counseling (Oklahoma Licensed).
- F. Massage Therapy or Licensed Massage Therapist (LMT).
- G. Cottage Food Production (subject to Oklahoma state law).
- H. Home-Based Art/Music Instruction.
- I. Computer/Technology Support Services.

**Section 5. General Standards and Requirements.**

Specific Use Businesses must comply with all of the following:

- A. Residency: The business operator must reside in the dwelling and have established utilities in their name.
- B. Must be the legal owner of the property or have a lease agreement that allows use by the legal owner(s) of property.
- C. Employees: No more than one (1) non-resident employee shall be allowed.
- D. Customer Visits: Limited to no more than six (6) client visits per day, and no more than two (2) at any one time.
- E. Signage: One (1) non-illuminated, non-permanent, maximum size 2 sq. ft. may be displayed on the premises.
- F. Parking: One (1) additional off-street parking space is required beyond existing residential requirements, two (2) if there is a non-residential employee.
- G. Hours of Operation: 8:00 A.M. until 6:00 P.M., Monday through Saturday.
- H. Noise and Odors: Business activities must not generate detectable noise, fumes; dust, or odors beyond the property boundaries.
- I. Structural Modifications: No visible external alterations inconsistent with residential character.
- J. Licenses: Must provide all current and valid licenses required and issued by the State of Oklahoma and/or Health Department.

**Section 6. Permit Process.**

- A. Applicants must submit a Specific Use Business Permit Application to the Planning Commission through the Community Development Directors Office.
- B. The Director’s office shall:
  - 1) Review the application for completeness.
  - 2) Request documentation necessary to review the request.
  - 3) Write a report of finding to the Commission.
  - 4) Within ninety (90) days present to Planning Commission for consideration of Special Use Permit request.

- C. The Planning Commission may approve or deny the request based on the report.
- D. The Planning Commission may review and add requirements based on the report and proposed business use.
- E. Permits are valid for two (2) years if approved, renewable subject to compliance review.

### **Section 7. Enforcement and Revocation.**

The Community Development Director's Office may revoke a permit for:

- Violation of permit conditions.
- Verified complaints from neighbors
- Failure to comply with applicable codes or standards.

### **Section 8. Appeals.**

Applicants or affected parties may appeal decisions made by the Sallisaw Planning Commission to the Board of City Commissioners by filing a written notice of appeal within 10 days of final determination with the City Clerk.

### **SECTION 9. Severability.**

If, regardless of cause, any section, subsection, paragraph, sentence, phrase, portion, or clause of this ordinance is held invalid or determined to be unconstitutional by any court or competent jurisdiction, the remaining sections, subsections, paragraphs, sentences, phrases, portions, or clauses shall continue in full force and effect and shall be construed thereafter as being the entire provisions of this ordinance.

### **SECTION 10. Repealer.**

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of this conflict.

### **SECTION 11. Codification.**

The City Clerk is hereby directed to enter and amend the Sallisaw Code of Ordinances, as authorized and approved by this Ordinance.

### **Section 12. Effective Date.**

This Ordinance shall be effective thirty (30) days after passage upon meeting the publication requirements.

**Approved this 11<sup>th</sup> day of August 2025.**

**CITY OF SALLISAW, OKLAHOMA**

**By; \_\_\_\_\_**

**ERNIE MARTENS, Mayor**

**ATTEST:**

\_\_\_\_\_

**KIM JAMISON, City Clerk**

**Approved as to form:**

\_\_\_\_\_

**JORDAN PACE, City Attorney**

**AGENDA ITEM COMMENTARY**

**Meeting Date:** August 5, 2025  
**Board:** Sallisaw Planning Commission  
**Subject:** Case No. PC2025-002; Replat presentation of Fairview Addition.

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**ITEM TITLE:** Discuss and take possible action on Case No. PC2025-002; Replat presentation of Fairview Addition by 55 Properties, LLC

**INITIATOR:** Austin Carrigan, agent for 55 Properties, LLC

**STAFF INFORMATION SOURCE:** Community Development Staff

**BACKGROUND:** Austing Carrigan, agent for 55 Properties, LLC is presenting a replat for Lots 10 thru 14 Block 6 of Fairview Addition from Residence District (R-2) to High Density Residential Housing (RT-2). Property is located at 906 S. Main.

**EXHIBITS:** 1. PC2025-002 App  
2. PC2025-002 25-160 55 PROPERTIES SURVEY

**KEY ISSUES:**

**FUNDING SOURCE:**

**RECOMMENDATION:**

CASE # \_\_\_\_\_

PLANNING COMMISSION

APPLICATION FOR PLAT APPROVAL

Application is hereby made to the Planning Commission of a recommendation to the City Council for rezoning of the following described property to a district

Iola & Main / 906 S main  
General Location \_\_\_\_\_  
(Street Address, Legal Description and Acreage: Attach additional sheets if necessary)

Present Use of Property R-2

Proposed Use of Property RT-2

Record Owner of Property SS properties

If Applicant is other than owner, indicate interest:  purchaser,  lessee,  
 agent for, \_\_\_\_\_  other \_\_\_\_\_

Are there any Private or Deed Restrictions controlling the use of this property? no

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed [Signature] Address 475741 E 1053 RD.  
Phone 918-774-2020 Muldrow OK 74948

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_

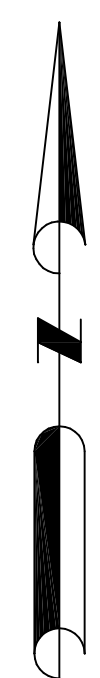
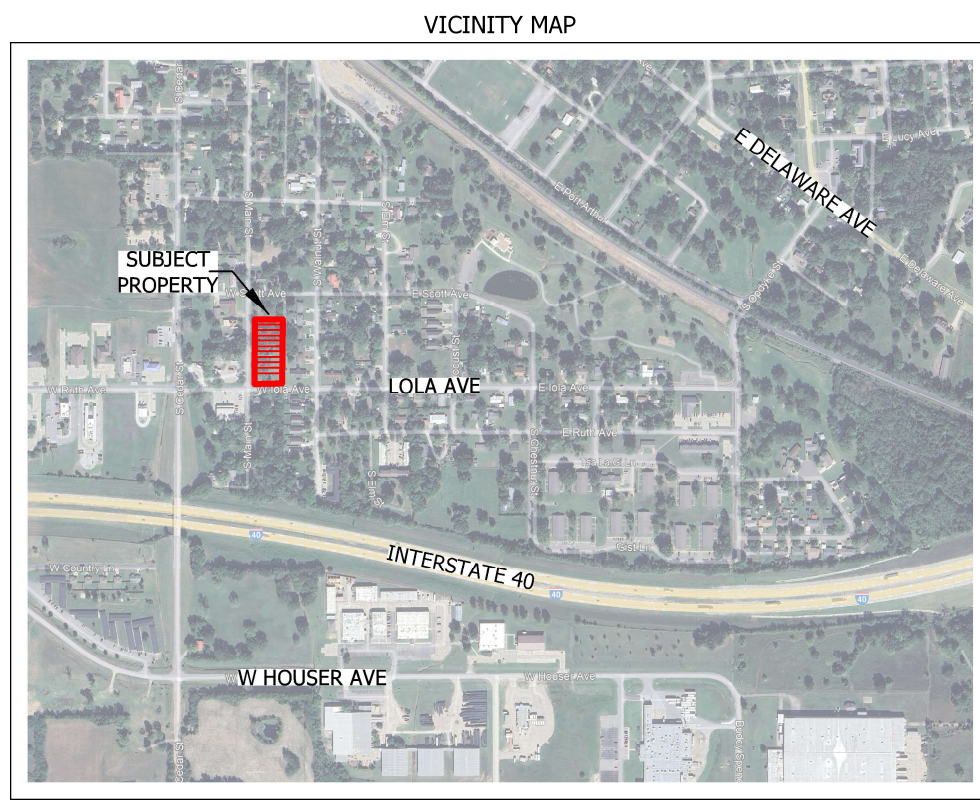
Present Zoning \_\_\_\_\_

Fee Receipt: \_\_\_\_\_ Requested: \_\_\_\_\_

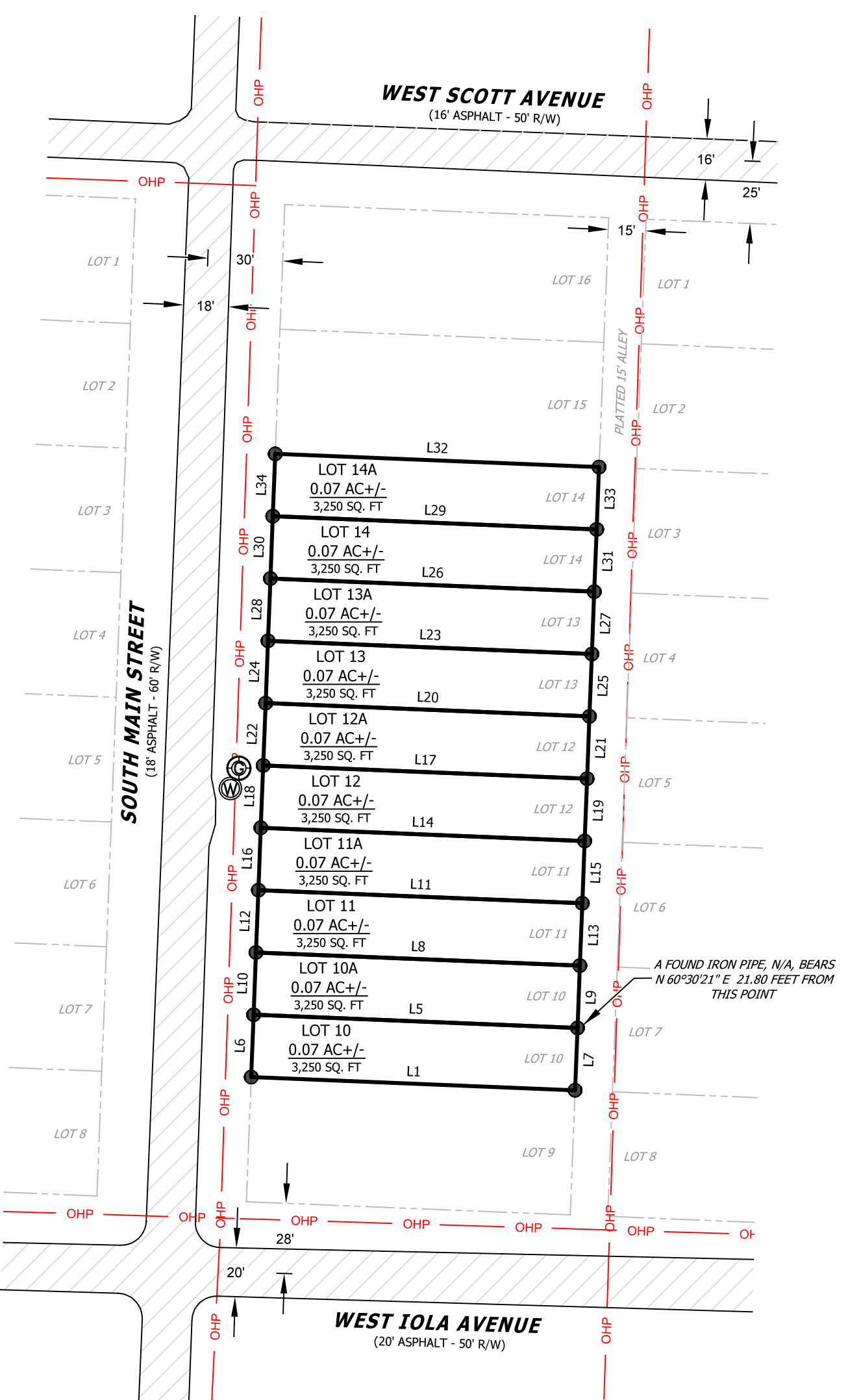
PC Action: \_\_\_\_\_ Date: \_\_\_\_\_

City Action: \_\_\_\_\_ Date: \_\_\_\_\_

Ordinance No.: \_\_\_\_\_



**BASIS OF BEARING:**  
STATE PLANE GRID NORTH



**APPROVAL OF PLAT**

The Board of Commissioners of the City of Sallisaw, Oklahoma hereby approve this plat of "Fairview Addition, Lots 10, 10A, 11, 11A, 12, 12A, 13, 13A, 14, & 14A, BLOCK 6", an addition to the City of Sallisaw, Oklahoma, and accept the easements shown therein.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF SALLISAW, OKLAHOMA

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY CLERK \_\_\_\_\_

The Planning Commission of the City of Sallisaw, Oklahoma recommends approval of plat "Fairview Addition, Lots 10, 10A, 11, 11A, 12, 12A, 13, 13A, 14, & 14A, BLOCK 6", an addition to the City of Sallisaw, Oklahoma and the easements as shown therein.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**TREASURER'S CERTIFICATE**

I, \_\_\_\_\_ as Treasurer of Sequoyah County, Oklahoma, do hereby certify that all taxes on the property hereon platted and described have been paid or cash bond placed to secure the same.

Dated the \_\_\_\_ day of \_\_\_\_\_, 2025.

COUNTY TREASURER \_\_\_\_\_

**BASIS OF SURVEY:** THIS IS A PARTIAL SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 1695, PAGE 796, OF THE SEQUOYAH COUNTY RECORDS. SEE ALSO A PRIOR PLAT OF FAIRVIEW ADDITION NO. 2 TO THE CITY OF SALLISAW.

**FLOOD STATEMENT:** THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #40135C0408F, EFFECTIVE ON 09-29-2010, AS PER FEMA.

**TITLE RESEARCH NOTE:** IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

**EASEMENTS:** EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL OKLAHOMA ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND OKLAHOMA ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

LINE	BEARING	DISTANCE
L1	S 87°40'02" E	130.00'
L5	N 87°40'02" W	130.00'
L6	S 02°12'22" W	25.00'
L7	N 02°12'22" E	25.00'
L8	S 87°40'02" E	130.00'
L9	S 02°12'22" W	25.00'
L10	N 02°12'22" E	25.00'
L11	N 87°40'02" W	130.00'
L12	S 02°12'22" W	25.00'
L13	N 02°12'22" E	25.00'
L14	S 87°40'02" E	130.00'
L15	S 02°12'22" W	25.00'
L16	N 02°12'22" E	25.00'
L17	N 87°40'02" W	130.00'
L18	S 02°12'22" W	25.00'
L19	N 02°12'22" E	25.00'
L20	S 87°40'02" E	130.00'
L21	S 02°12'22" W	25.00'
L22	N 02°12'22" E	25.00'
L23	N 87°40'02" W	130.00'
L24	S 02°12'22" W	25.00'
L25	N 02°12'22" E	25.00'
L26	S 87°40'02" E	130.00'
L27	S 02°12'22" W	25.00'
L28	N 02°12'22" E	25.00'
L29	N 87°40'02" W	130.00'
L30	S 02°12'22" W	25.00'
L31	N 02°12'22" E	25.00'
L32	S 87°40'02" E	130.00'
L33	S 02°12'22" W	25.00'
L34	N 02°12'22" E	25.00'

# PRELIMINARY

## REPLAT OF LOTS 10 THRU 14, BLOCK 6

# FAIRVIEW ADDITION

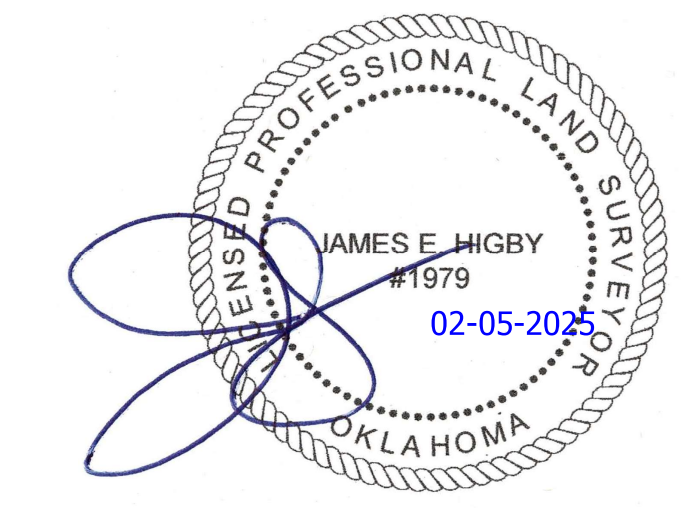
An addition to the City of Sallisaw, being a part of the SW¼ SW¼ of Section 05, Township 11 North, Range 24 East, in Sequoyah County, Oklahoma.

Date: 02-05-2025 Scale: 1"=50'

Owner/Developer: 55 Properties, LLC

CORNERSTONE SURVEYING  
3501 S. GARY STREET  
FORT SMITH, AR 72903

OFFICE: (479) 763-1414  
www.cornerstone-surveying.com



**DEED OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I/We, \_\_\_\_\_ being the (sole owner/president/corporate CEO) of the fee simple and to the following described real estate in the County of Sequoyah, State of Oklahoma, to-wit:

**Parent Tract Description:** Lots 10 thru 14, Block 6, Fairview Addition to the City of Sallisaw, in Sequoyah County, Oklahoma, as shown on this survey plat (surveyed by Cornerstone Surveying, for 55 Properties, LLC, on 02-05-2025, job# 25-160), containing 0.70 acres more or less, subject to any easements or rights of way of record.

have caused the same to be surveyed, staked, and platted and have caused the same to be named and designated "Fairview Addition, Lots 10, 10A, 11, 11A, 12, 12A, 13, 13A, 14, & 14A, BLOCK 6", an addition to the City of Sallisaw, Oklahoma. I/We hereby dedicate to the City of Sallisaw, its successors and assigns, all easements and street as shown on this plat and do hereby guarantee clear title to all land that is dedicated for the purpose of providing an orderly development of the entire tract.

Owner \_\_\_\_\_

STATE OF OKLAHOMA  
COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared \_\_\_\_\_, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

Notary \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, James E. Higby, a competent surveyor and a Professional Surveyor under Registration No. 1979, do hereby certify that I have carefully and accurately surveyed and staked the property located on a part of Fairview Addition, as described on this plat and that iron pins have been placed at all property corners and that the described plat is a true representation of said survey.

Certificate of Authorization: #8140

Witness my hand this the 5th day of February, 2025.

James E. Higby, PS 1979



STATE OF OKLAHOMA  
COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared \_\_\_\_\_, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

Notary \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**LEGEND**

○ FOUND IRON PIN	⊗ FOR. SERV. MONUMENT	--- SET BACK LINE	HVA/E HIGH VOLTAGE A/E
⊙ FOUND IRON PIPE	⊗ FND. ALUM. CAP OR MON.	POB POINT OF BEGINNING	R/W RIGHT OF WAY
△ FOUND IRON SPIKE	■ FENCE CORNER POST	--- FENCE LINE	-g- UNDERGROUND GAS LINE
□ FOUND SET STONE	● SET 1/2" REBAR	(xxx) RECORD DISTANCE	⊕ GAS METER
⊠ R/W MARKER	⊙ SET 2" CAP-1/2" REBAR	--- OVERHEAD POWER	U/P UNDERGROUND PHONE
▽ FOUND "T" POST	◆ SET R.R. SPIKE	⊕ WATER METER	UGE UNDERGROUND ELEC.
◇ FOUND R.R. SPIKE	⊙ COMPUTED POINT	WV WATER VALVE	-s-s- SANITARY SEWER
FH FIRE HYDRANT	U/E UTILITIES ESMT.	W WATER LINE	⊕ MANHOLE

**AGENDA ITEM COMMENTARY**

**Meeting Date:** August 5, 2025  
**Board:** Sallisaw Planning Commission  
**Subject:** Case No. PC2025-003; rezone request from Residence District (R-2) to High Density Residential Housing District (RT-2) by 55 Properties, LLC.

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**ITEM TITLE:** Discuss and take possible action on Case No. PC2025-003; rezoning request from Residence District (R-2) to High Density Residential Housing District (RT-2) by 55 Properties, LLC.

**INITIATOR:** Austin Carrigan, agent for 55 Properties, LLC

**STAFF INFORMATION SOURCE:** Community Development Staff

**BACKGROUND:** Austin Carrigan, agent for 55 Properties, LLC is requesting a rezone of Lots 10 thru 14 Block 6 of Fairview Addition from Residence District (R-2) to High Density Residential Housing (RT-2). Property is located at 906 S. Main.

**EXHIBITS:**

1. PC2025-003 App
2. Notice of Hearing PC 2025-003
3. Publication Map 2

**KEY ISSUES:**

**FUNDING SOURCE:**

**RECOMMENDATION:**

CASE # \_\_\_\_\_

PLANNING COMMISSION

REQUEST TO REZONE

Application is hereby made to the Planning Commission of a recommendation to the City Council for rezoning of the following described property to a District \_\_\_\_\_

General Location 906 S main /  
(Street Address)

Present Use of Property R-2


Proposed Use of Property RT-2

Record Owner of Property SS pro

If Applicant is other than owner, indicate interest:  purchaser,  lessee,  
 agent for,  other \_\_\_\_\_

Are there any Private or Deed Restrictions controlling the use of this property? \_\_\_\_\_

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed   
Phone 918-774-2020

Address 475741 E 1053 Rd  
muldow ok, 74948

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: \_\_\_\_\_ Date \_\_\_\_\_

Application No.: \_\_\_\_\_ Requested: \_\_\_\_\_

Fee Receipt: \_\_\_\_\_ P.C Recommendation: Approval \_\_\_ Denial \_\_\_

City Council: \_\_\_\_\_ Date: \_\_\_\_\_

Date: \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
**ON APPLICATION FOR REZONING**

Notice is hereby given that the undersigned, as owner(s) or agent for the owner(s) of the following described property in the Sallisaw City Limits, Sequoyah County, **Oklahoma, to wit:**

Lots 10, 10A, 11, 11A, 12, 12A, 13, 13A, 14, 14A, Block 6, Fairview Addition to the City of Sallisaw, in Sequoyah County, Oklahoma, as shown on this survey plat (surveyed by Cornerstone Surveying, for 55 Properties, LLC, on 02-05-2025, job# 25-160), containing 0.70 acres more or less, subject to any easements or rights of way of record.

has filed with the Sallisaw Planning Commission a written application # **PC 2025-003** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from Residence District (R-2) to High Density Residential Housing District (RT-2)**.

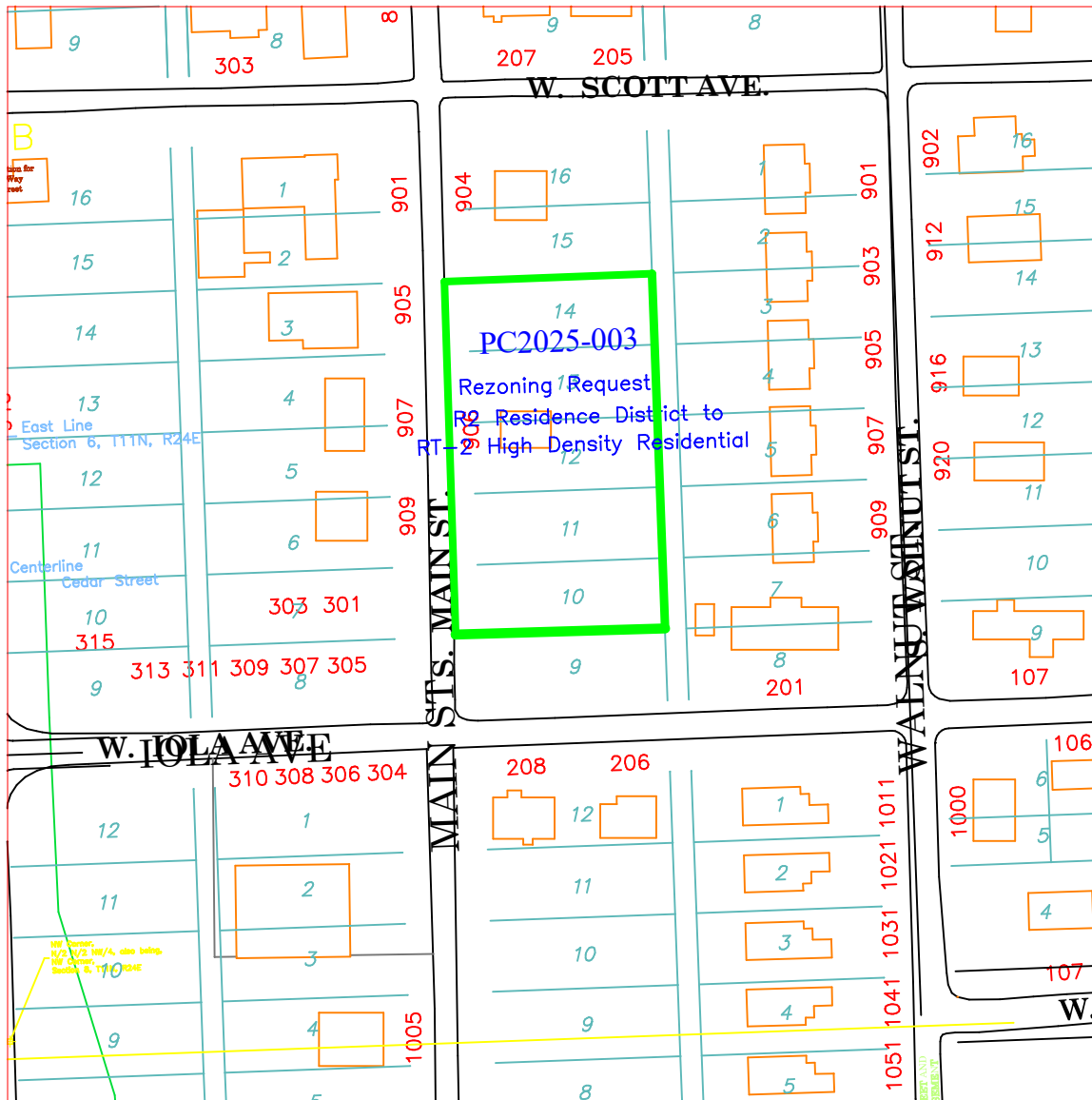
The undersigned will present said application to the Sallisaw Planning Commission on **August 5, 2025**, at **113 N. Elm, beginning at 5:30 pm**, at which time the Sallisaw Planning Commission will conduct a public hearing on said application. All interested persons are entitled to be heard and are invited to attend. Notice is published this **11th** day of **July 2025**.

By: **55 Properties, LLC**  
Owner(s)

Or By: **Austin Carrigan**  
Agent

By: **Crystal Sides**  
Secretary, Sallisaw Planning Commission

**Bill To:**  
**55 Properties, LLC**  
**Austin Carrigan**  
**475741 E 1053 RD**  
**Muldrow, OK 74948**  
**918-774-2020**



**AGENDA ITEM COMMENTARY**

**Meeting Date:** August 5, 2025  
**Board:** Sallisaw Planning Commission  
**Subject:** Special Meeting August 18, 2025

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**ITEM TITLE:** Notification of Special Meeting on August 18, 2025

**INITIATOR:**

**STAFF INFORMATION SOURCE:**

**BACKGROUND:** Special meeting taking place on August 18, 2025 for Planning Commission members input on City Comprehensive Master Plan.

**EXHIBITS:**

**KEY ISSUES:**

**FUNDING SOURCE:**

**RECOMMENDATION:**