



**PLANNING AND ZONING COMMISSION      October 12, 2021**

**1. Call to Order: 7:06p**

**Roll Call-**

Commissioners present: Marcus Butler (telephonic), Reid Stinnett, Jeff Greer  
Absent: Michael Lunt, Justin White  
Staff: Joe Jarvis

**2. Pledge and Prayer:**

Prayer- Stinnett      Pledge- Greer

**3. Call to the Public:**

Resident- there is only one road to access West Gardens. She is requesting another access road. She is concerned that because building continues, and emergency access is limited. Stinnett encouraged the citizen to contact staff and potentially Town Council. P&Z is not necessarily able to address their concern. He agrees that another access is needed.

Kevin Wright- proposing to purchase property on W 7<sup>th</sup> S and rezone it from PSP to MF or R-25. Seeking guidance from the Commission. Stinnett concerned about the residents of the new homes exiting and entering the property from W 7<sup>th</sup> S. Wright suggested other entrance/exit options. Discussion on what this development could include. Stinnett suggested R-25. Greer expressed concerns with potential traffic congestion. Wright mentioned that one needs to be on W 7<sup>th</sup> S and one could be on S 2<sup>nd</sup> W.

**4. Commissioner Reports:**

Jarvis will be emailing the Commission with a General Plan update.

**5. Approval of Previous Meeting Minutes:**

A. MEETING MINUTES- SEPTEMBER 14, 2021

B. MEETING MINUTES- SEPTEMBER 28, 2021

Moved by Greer. Second by Stinnett. Approved unanimously

**6. Open Public Hearing:**

A. VARIANCE: 202-39-001K: JIM & KATE CHRISTIANSEN: AUTHORIZE A PROPERTY SPLIT

Jarvis provided an explanation as to why a variance is being requested. The applicant wants to create 4 parcels which would require specific improvements. Those improvements do not make a lot of sense for the parcel is remote. The applicant plans on selling the other parcels and build their home on the largest parcel. Discussion on how the property(s) will be accessed. Discuss on access to utilities and the perk test. Applicant- are there regulations pertaining to well sharing? Stinnett share his perspective and so did Jarvis.

7. Close Public Hearing:

A. VARIANCE: 202-39-001K: JIM & KATE CHRISTIANSEN: AUTHORIZE A PROPERTY SPLIT

Greer moved to recommend the variance request. Butler seconded. Approved unanimously.

6. Opening Public Hearing

B. ZONING CHANGE: 202-36-040: SAM ROSALES: FROM AGRICULTURE TO RESIDENTIAL-1 SO THAT THE LAND MAY BE SPLIT INTO THREE 1.66 ACRE PARCELS THEN A DOUBLE WIDE MANUFACTURED HOME WOULD BE PLACED ON EACH PARCEL

Jarvis provided background information. The applicant was not present. Jarvis read a comment from Lunt. Stinnett suggested that the item be tabled and that the Commission hear from the public that is present to discuss this item.

Resident- concerned with more housing being constructed when there is only one entrance to West Gardens

Greer- recommends to staff and the Council that a second entrance be added. He requested that this topic be added to a work session with the Council.

Lynn Johnson- Ditto on the access road. Has the Town designated the access point to West Gardens as a road? Does not support modular homes but supports site-built homes. He supports the existing density of the land.

Gordon- Ditto on modular homes and the access road. Described his property. Wants to maintain the existing density and usages. "The reason we live in this area, is so that we have 5 acre lots."

Mrs. and Mr. Bloomfield- owns property to the north. Ditto on density and access to West Gardens. Not against growth but supports it in line with the zoning. They have less water pressure, and they feel it is because of additional development. They chose to buy here to have the space. Concerned that the existing infrastructure cannot support additional homes. Concerned with legal access to parcels in the area. Wants more site built homes constructed.

Resident- concerned with the quality of the infrastructure in the area

Stinnett- those present voiced opposition to reducing the density and installing mobile homes.

The Commission will be addressing overlays. Asked that the comments shared tonight be shared at the next Commission meeting. There is a need for housing and many residents in Town did not grow up in the area. He expressed his appreciation for those who attended the meeting.

Additional discuss occurred.

**7. Close Public Hearing:**

B. ZONING CHANGE: 202-36-040: SAM ROSALES: FROM AGRICULTURE TO RESIDENTIAL-1 SO THAT THE LAND MAY BE SPLIT INTO THREE 1.66 ACRE PARCELS THEN A DOUBLE WIDE MANUFACTURED HOME WOULD BE PLACED ON EACH PARCEL

Stinnett moved to table the item for the applicant was not present. Seconded by Greer. Approved unanimously.

Following this discussion, the phone connection with Butler was lost. The remaining discussion was without a quorum and no action was taken.

**8. Discussion/Action Items: Per Stinnett's direction, these items were moved to the end**

A. QUESTIONS FOR THE COMMISSION TO CONSIDER

Will be discussed at the next meeting

**B. PROPOSED TOWN CODE CHANGE: GARBAGE CONTAINERS**

Not formally discussed. Those present supported the suggested language.

**C. ZONING FOR PARCELS: 202-35-017E & 017F**

Will be discussed at the next meeting

**D. REVIEW OF TOWN CODE SECTION 10-4-3**

Will be discussed at the next meeting

**E. REVIEW LOCATION OF RESIDENTIAL RESERVE AND MANUFACTURED HOMES OVERLAYS**

Will be discussed at the next meeting

**9. Adjourn: 8:40p**