



**PLANNING AND ZONING COMMISSION      November 15, 2022**

**1. Call to Order: 7:00p**

**Roll Call-** Commissioners present: Justin White, Derek Flake, Michael Lunt, Jeff Greer

Commissioners absent: Reid Stinnett

Staff present: Scott Allen, Joseph Jarvis

**2. Pledge and Prayer:** Prayer: Flake                      Pledge: Greer

**3. Call to the Public:**

None

**4. Commissioner Reports:**

None

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

A. MEETING MINUTES- October 18, 2022

*Flake moved to approve the meeting minutes as presented. The motion was seconded by White. The motion was approved unanimously, with Stinnett absent.*

**6. Discussion/ Action Items:**

A. POLICY FOR CONSIDERING A SECONDARY RESIDENCE WHERE ALLOWED BY SPECIAL USE PERMIT- Tabled for next meeting

B. TOWN CODE PARKING REGULATIONS- Tabled for next meeting

C. **REMOVED** DEVELOPMENT REVIEW: 202-23-071F & K: QUENCA LP (TINGEY)

D. TENTATIVE MAP: TEMPLE HILL ESTATES PHASE TWO: PARADISE PROPERTY DEVELOPMENT LLC (HOLLAND)

Applicant presented details about his map. Commissioners, the applicant, and staff discussed details about the map. Staff suggested that the requested variances, a response to the Town's contract engineer's comments, and details about roads be included in the next Council meeting agenda packet.

*Greer moved to accept the Tentative Map and that the information about the road variances be shared with the Town Council. The motion was seconded by Greer. The motion was approved unanimously, with Stinnett absent.*

**7. Open Public Hearing:**

A. ZONING CHANGE REQUEST: 202-05-037J: PARADISE PROPERTY DEVELOPMENT (HOLLAND): REZONE FROM R-10 TO GC

The applicant provided additional background, responded to questions, and provided clarification about the requested variances. Flake asked about the transition from GC to R-10. The applicant stated that GC will go up to the property line of the first residential lot.

B. ZONING CHANGE REQUEST: 202-05-042B: SMITH (TENNEY): REZONE FROM R-10 TO GC

Called the representative and left a message. **Discussed after Item C.**

Representative informed the Commission that the applicant intends on constructing storage units and parking for RVs. The soil is in challenge in this area and so this use may be more a more effective use of the land than constructing homes. Flake asked how much of the property will be used for this purpose. The representative stated that only a portion will be used for this purpose. Further details would be presented as part of the development review process.

C. ZONING CHANGE REQUEST: 202-11-360A: TENNEY: REZONE FROM R-10 TO MF  
Applicant provided further details. Staff discussed where other MF is properties are. Staff shared that two individuals contacted staff and asked that the zoning remain as presented. A neighboring property owner is concerned about the ability of the Town's utility infrastructure to take on more dwellings. He also provided a petition of a nearby property owners who want the zoning to remain as it is. Staff and the Commission discussed the direction that the Town wants to go. Flake asked when the applicant wants to begin construction and he stated as soon as possible. Flake and Greer discussed their perspective. White, requested additional details about the development. The Commissioners discussed how the Town should and can manage increasing the number of housing units. A neighboring property owner is also concerned with the limitations of the sewer system. Her house was significantly impacted by the poor sewer infrastructure. She is also concerned with the congestion of the area and the width of the streets.

D. SPECIAL USE PERMIT: 202-33-010: STEPHENSON: CONSTRUCTION OF A SECONDARY RESIDENCE IN THE GARAGE

The applicant and his associate provided additional details about their request. Jarvis asked how many tenants reside at the existing rental. The applicant stated that only one family unit is there. Based on questions from the Commission, the applicant showed where parking will be and noted that the garage is a separate structure. A neighboring property owner informed those present that the current tenant is sub-letting rooms of the house. This is based on advertisements on Facebook. She is also concerned about the width of the streets in the area and that it is a dead end.

E. **REMOVED** VARIANCE REQUEST: 202-61-039+: KCWP: INFRINGE ON SETBACKS

**8. Close Public Hearing: (Each item was discussed after the open public hearing was completed)**

A. ZONING CHANGE REQUEST: 202-05-037J: PARADISE PROPERTY DEVELOPMENT (HOLLAND): REZONE FROM R-10 TO GC

*Flake moved to recommend the rezone request to the Town Council. The motion was seconded by Greer. The motion was approved unanimously, with Stinnett absent.*

B. ZONING CHANGE REQUEST: 202-05-042B: SMITH (TENNEY): REZONE FROM R-10 TO GC

Flake asked about the zoning surrounding the property. White is not supportive of this request. Flake supports rezoning to general commercial but is uncertain of building storage units. Greer asked the representative about his perspective on the soil of the parcel. He stated that there is likely clay which may impact foundations of structures. Commissioners discussed the possible

increase in traffic, whether single family dwellings or storage units are constructed on the property.

*Flake moved to recommend the rezone request to the Town Council. The motion was seconded by Lunt. Flake, Lunt, and Greer voted in favor of the motion. White voted in opposite to the motion, with Stinnett absent.*

C. ZONING CHANGE REQUEST: 202-11-360A: TENNEY: REZONE FROM R-10 TO MF  
Greer wants to keep areas of zoning consistent. White supports the construction of more housing but is concerned with 12 units on the same half acre. Greer recognizes that stated that the units would face north or south. Discussion on the limitations of the sewer system. Allen provided clarification on the direction of the flow of the sewer system. White is not supportive of the request at this location.

*White moved to not recommend the rezone request to the Town Council and asked that staff research the issues with the sewer system in this area. The motion was seconded by Flake. Approved unanimously, with Stinnett absent.*

D. SPECIAL USE PERMIT: 202-33-010: STEPHENSON: CONSTRUCTION OF A  
SECONDARY RESIDENCE IN THE GARAGE

Flake supports tabling this request until the Town creates a policy for considering secondary dwelling units. White is supportive of this action.

*Flake moved to table this request until the Town creates a policy for considering secondary dwelling units. The motion was seconded by White. Approved unanimously, with Stinnett absent.*

## **9. Adjourn 8:39p**