



PLANNING AND ZONING COMMISSION February 15, 2022

1. Call to Order: 7:02 PM

Roll Call-Commissioners present: Reid Stinnett, Mike Lunt, Justin White, Jeff Greer (joined at 7:11 PM) Staff: Joseph Jarvis, Scott Allen

2. Pledge and Prayer: Prayer, Pledge

3. Call to the Public: A resident and spouse asked why the rezone request of 202-23-071F & K were not on the agenda. Jarvis explained that the applicant requested for the item to be delayed until they had secured the property. Jarvis explained the intent of the application and that the item would be included on a future agenda. The resident then spoke about cars being parked on 8th W between 18th and 19th. They asked to verify that 8th W is in fact a road. Staff believes that it is and so staff will visit the location and research it further. [These comments were made at the end of the meeting.]

4. Commissioner Reports:

Discussion on the amount of building. White inquired about the trench near 7th South, west of Kay's. Staff will verify the Town's intent with the trench. Lunt inquired as to if/when Porter can be improved so that it is not a one lane road. Discussion about the quality of roads such as Centennial.

5. Approval of Previous Meeting Minutes:

A. MEETING MINUTES- January 11, 2022

Stinnett moved to approve the minutes. 2nd by Lunt. The motion was approved unanimously.

6. Discussion/ Action Items:

A. ASSIGNMENT OF A ZONING DESIGNATION

The Commission supported staff's recommendations for to assign a zoning designation to the specific properties.

B. Discussion on the Table in 10-4-3 C.

Stinnett shared written recommendations as to how the table should change. Staff will present the requested changes at the next Commission meeting.

C. ARCHITECTURAL BEATIFICATION

Stinnett suggested that "teeth" be added to the Town Code so that architectural enforcement may occur. Possibly a review committee. Staff will obtain options for the Commission to consider.

D. DEVELOPMENT REVIEW: 202-35-015A: SOUTHWEST PARTNERS

This item was moved to the end of the agenda so that those present could speak about the items in 7 and 8.

The Commission approved the plans, according to the development review process. The Commission then discussed the traffic and decrease in water pressure that this development would cause. Discussion on poor road conditions of specific streets and the traffic in specific areas during certain times of the day. It was also mentioned that more curbs and gutters are needed in the community.

7. Open Public Hearing: (At the conclusion of each open public hearing, the item was then discussed in a closed public hearing)

A. ZONING CHANGE REQUEST: 202-30-009Q: NIU: REZONE FROM AG TO R-2

The applicant presented on this request. Discussion on easements (utility, roads) and ravines. The applicant intends on splitting the property into four lots. No one from the public spoke on the item. Staff did not receive any comments.

B. SPECIAL USE PERMIT: 202-11-310B: ROGERS: TO CONTINUE TO ALLOW A SECONDARY RESIDENCE FOR AN IMMEDIATE FAMILY MEMBER

The applicant was not present due to illness. Jarvis presented the application. Staff did not receive any comments. One resident expressed support for the request for families should care for each other. Another resident expressed that they have no objections to the request.

C. VARIANCE REQUEST: 202-31-034, 035 & 036: RHOTON: REQUEST TO ALLOW THREE PARCELS SMALLER THAN 5 ACRES IN AG

Applicant presented their request and shared additional details. The other referenced property owners were present and supported the request.

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

A. ZONING CHANGE REQUEST: 202-30-009Q: NIU: REZONE FROM AG TO R-2

Lunt move to recommend the zoning change for approval. Greer seconded the motion. Approved unanimously.

B. SPECIAL USE PERMIT: 202-11-310B: ROGERS: TO CONTINUE TO ALLOW A SECONDARY RESIDENCE FOR AN IMMEDIATE FAMILY MEMBER

Lunt stated that a timeframe should be added to the permit. At the end of the time frame, the RV must be moved or another SUP must be applied for. However, an additional fee should not be paid. Greer moved to recommend the permit for approval with a 12-month time limit and with support for Lunt's comments. Lunt seconded the motion. Approved unanimously.

C. VARIANCE REQUEST: 202-31-034, 035 & 036: RHOTON: REQUEST TO ALLOW THREE PARCELS SMALLER THAN 5 ACRES IN AG

White moved to recommend the request for approval with the stipulation that the land be absorbed into the existing parcels. Greer seconded the motion. Approved unanimously.

9. Adjourn 8:19p