



PLANNING AND ZONING COMMISSION July 19, 2022

1. Call to Order: 7:01p

Roll Call- Reid Stinnett, Jeff Greer, Derrick Flake, and Justin White. Michael Lunt absent
Staff: Joseph Jarvis, Scott Allen

2. Pledge and Prayer: Prayer: White Pledge: Flake

3. Call to the Public:

No one present

4. Commissioner Reports:

Allen provided details on Quonset hut that Stinnett asked about at the previous meeting.

5. Approval of Previous Meeting Minutes:

A. MEETING MINUTES- June 21, 2022

Stinnett moved to approve the meeting minutes. Greer 2nd the motion. Approved unanimously with Lunt absent.

Items 6E, 7A & 8A were discussed first and then the rest of the agenda proceeded as presented.

6. Discussion/ Action Items:

A. SELECTION OF PLANNING AND ZONING CHAIR AND VICE CHAIR

Flake nominated Stinnett as chairman and Greer 2nd the nomination. Supported unanimously with Lunt absent. Flake nominated Lunt as vice-chairman and Greer 2nd the nomination. Supported unanimously with Lunt absent.

B. TENTATIVE MAP: TEMPLE HILL ESTATES PHASE TWO: JOSEPH HOLLAND

The applicant presented details about their request. The applicant provided responses to the Commissioners questions. The applicant will present the CC&Rs with his request before the Town Council. He will also provide an electronic copy so that it may be viewed on the screen. Further discussion about future potential development in this area. This property and nearby properties are in a Federally designated Opportunity Zone. The Commission voted in favor of presenting map to the Town Council with Lunt absent.

C. TENTATIVE MAP: BRIAN WRIGHT (discussed before item B)

The applicant presented their request via phone and provided details about the plan. Jarvis requested for the drainage details before the Town Council considers the map. Applicant discussed details about how Turquoise Trail will be improved through a development agreement with the Town. The applicant will construct a concrete wall all at one time on the southern end of each lot along 7th South. The homes will face north. They intend on building 2,000 sq ft cottage

style homes that would be two story. The Commission voted in favor of presenting map to the Town Council with Lunt absent.

D. POTENTIAL TOWN CODE CHANGES

Jarvis provided details about the suggested changes. The Commissioners and staff discussed the suggested changes. Greer asked about the status of modifying our management of manufactured homes and Jarvis provided details about the proposed changes.

E. HISTORICAL DISTRICT DEVELOPMENT REVIEW: 202-11-134B: MELZER

Jarvis and applicant presented details about their request. The applicant is the granddaughter of owner of the previous home (burned down). They will be incorporating the logs of the existing cabin into the new home. Details about finishes and colors were discussed. Some of the trees will be removed and they intend planting additional trees. The proposal was supported by the Commissioners present.

7. Open Public Hearing:

A. VARIANCE REQUEST: 202-11-134B: RYAN & KATHYRN MELZER: REQUEST TO DECREASE SET BACK REQUIREMENTS

Jarvis presented details about the request. The applicant discussed that they would deconstruct the cabin and reconstruct it close to its original location. The cabin will be incorporated into the new building. They are going to leave the barn on the property and potentially improve it in the future. Discussion between the applicant, the Commission, and staff about details on the need for the variance.

8. Close Public Hearing:

A. VARIANCE REQUEST: 202-11-134B: RYAN & KATHYRN MELZER: REQUEST TO DECREASE SET BACK REQUIREMENTS

Greer moved to recommend the variance for approval. Flake 2nd the motion. Approved unanimously with Lunt absent.

9. Adjourn 8:28p