



PLANNING AND ZONING COMMISSION May 17, 2022

1. Call to Order: 7:00P

Roll Call-Commissioners present: Reid Stinnett, Mike Lunt, Derek Flake, Justin White
Jeff Greer- Absent
Staff: Joseph Jarvis, Scott Allen

2. Pledge and Prayer: Prayer: Stinnett Pledge: Lunt

3. Call to the Public: A representative with the local American Legion attended and provide an update on their progress towards developing 1367 W. Snowflake Blvd. They have received funds from the State of Arizona if they construct a location that can also serve as an emergency shelter. The post will not serve alcohol and will have a couple of short-term RV spots for veterans and active-duty service members to use. They will present a development plan for review in the future.

4. Commissioner Reports: White was asked by residents about where RVs can be parked. Staff provided clarification that setbacks are from the walls of a structure and not the eaves. This was previously discussed at a Commission meeting.

5. Approval of Previous Meeting Minutes:

A. MEETING MINUTES- April 19, 2022

Stinnett moved to approve the meeting minutes. Seconded by Lunt. Approved unanimously with Greer absent.

6. Discussion/ Action Items:

A. DEVELOPMENT REVIEW TOWN CODE 10-6-4

Staff clarified the roles that they and the Commission take in reviewing plans that meet this section. Staff will only accept plans for review with engineered drainage plans.

B. DEVELOPMENT REVIEW: 202-10-046B & 057: POINTE COMPANIES, INC

Staff and the applicant presented details about this plan for development review. Staff will work with the applicant to ensure that their sewer infrastructure is sufficient for Town, County, and ADEQ standards. At this time, the applicant is just constructing one building. They will provide a fencing plan prior to submitting their building permit for the second building. The entrance for each structure will not be facing the same direction. The applicant requests that the setback requirements be based on the direction of the structure rather than being applied uniformly to the development. The applicant, staff, and Commission discussed the ingress/egress for the property and that it will be from W 6th S St. The Commission accepted these terms.

Lunt moved to approve the development plan. Seconded by Flake. Approved unanimously with Greer absent.

7. Open Public Hearing: (After each item was discussed, the Commission closed the public hearing and discussed the item per Section 8.)

A. VARIANCE REQUEST: 202-05-066S: HOWARD: SPLIT THE PARCEL INTO FIVE USABLE LOTS

The applicant joined the meeting over the phone and presented their request. They will access the back lot through an easement on the north end of the property. The four lots will be accessed by an easement between the four proposed lots. The lots have access to water, electricity, and will use a septic tank.

B. VARIANCE REQUEST: 202-13-030A: FLAKE: CONSTRUCTION ON AN ACCESSORY BUILDING WITHOUT A PRIMARY STRUCTURE

Discussed prior to A., for staff needed to call Howard on the phone.

Applicant presented their request. They will construct a nice metal building; they will not incorporate brick like the primary structure on the parcel to the west. They discussed where the structure will be located on the property.

C. VARIANCE REQUEST: 202-41-139: ADAIR: FOR SMALLER SETBACKS AN ADDITIONAL UNIT PER ACRE

The applicant presented their request. He included details about how he will address the golf course infrastructure that is on his property.

Ron (a neighbor to the parcel) wants to see the plan before the variance is approved. He expressed the following concerns: where tenants and visitors will park, how fire trucks will access Lyon Gate Dr, the increase in traffic, children tearing up the golf course, the increased demand on electricity, the decrease in water pressure, and the relocation of golf infrastructure. Loren (a neighbor to the parcel) presented a petition to the Commission signed by property owners along Lyon Gate Dr. {copy is attached} He also expressed concern with allowing seven units on the property, which is permitted, parking, and emergency access to Lyon Gate Dr. The applicant wants to construct single story buildings, but without modified setbacks, he will construct two story buildings.

Beth (a neighbor to the parcel) asked if animals will be allowed and whether this development will become like the apartments across the street. She expressed concern for this and about parking.

D. ZONING CHANGE REQUEST: 202-39-007B: MOORE: FROM AGRICULTURE TO RESIDENTIAL-2

The applicant's representative presented the request. Three neighboring property owners advocated that the property remain five or more acres. One neighbor expressed concern with the availability of water.

E. SPECIAL USE PERMIT: 303-94-028F: BOYKIN: AUTHORIZE THE INSTALLATION OF A PARK MODEL WHILE HIS HOME IS BEING CONSTRUCTED

The applicant presented their request. He is open to receiving a time limit by which he must construct his site-built home. Staff suggested that he be provided more time than the 12 months that he requested. The applicant affirmed that the park model that he will install will meet Snowflake's building code.

8. Close Public Hearing:

A. VARIANCE REQUEST: 202-05-066S: HOWARD: SPLIT THE PARCEL INTO FIVE USABLE LOTS

Stinnett and Flake support creating 3 but not 4 new lots.

Stinnett moved to not recommend the variance as presented. Seconded by Flake. Approved unanimously with Greer absent.

B. VARIANCE REQUEST: 202-13-030A: FLAKE: CONSTRUCTION ON AN ACCESSORY BUILDING WITHOUT A PRIMARY STRUCTURE

Stinnett is concerned with allowing just an accessory building on the property. Commissioners expressed concern about the future potential development of the property. Lunt encouraged the applicant to move the building farther south on the property. Flake asked for a site plan.

Flake moved to not recommend the variance as presented. Seconded by Lunt. Approved unanimously with Greer absent.

C. VARIANCE REQUEST: 202-41-139: ADAIR: FOR SMALLER SET-BACKS AN ADDITIONAL UNIT PER ACRE

Stinnett discussed the size of the land, its use, and the available space for the proposed structures. Lunt, White, and Flake support the existing setbacks and number of permitted units.

Flake moved to affirm the existing setbacks and allow up to seven units on the parcels. Seconded by White. Approved unanimously with Greer absent.

D. ZONING CHANGE REQUEST: 202-39-007B: MOORE: FROM AGRICULTURE TO RESIDENTIAL-2

Stinnett is concerned about this spot zoning. Flake noted that there is no other property in the area zoned as R-2. Commissioners noted that the other parcels in this area are generally much larger than 5 acres. Stinnett noted that he is open to considering one lot that is smaller than 5 acres.

White moved to not recommend the request. Seconded by Flake. Approved unanimously with Greer absent.

E. SPECIAL USE PERMIT: 303-94-028F: BOYKIN: AUTHORIZE THE INSTALLATION OF A PARK MODEL WHILE HIS HOME IS BEING CONSTRUCTED

Lunt moved to recommend this request with an 18-month time limit upon approval. Seconded by Flake. Approved unanimously with Greer absent.

9. Adjourn 8:45p