



**PLANNING AND ZONING COMMISSION      January 11, 2022**

**1. Call to Order: 7:04p**

**Roll Call-**

Commissioners present: Reid Stinnett, Mike Lunt, Justin White, Jeff Greer

Staff: Joseph Jarvis, Scott Allen

**2. Pledge and Prayer: White Prayer, Greer Pledge**

**3. Call to the Public:**

None

**4. Commissioner Reports:**

No reports

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

A. MEETING MINUTES- December 6, 2021

Stinnett moved to approve the minutes as presented. 2<sup>nd</sup> by Lunt. Unanimously approved.

**6. Discussion/ Action Items:**

A. Discussion to follow-up on items included in the 11/9/21 meeting

The Commission meeting will be moved to the 3<sup>rd</sup> Tuesday of each month. Jarvis reviewed the proposed changes with the Commissioners. A zoning clearance should be treated as a separate action. Jarvis will email the Commissioners to remind them to review table 10-4-3. The Commissioners were supportive of the proposed changes.

B. Discussion and Adoption of the Snowflake Updated General Plan

Stinnett moved to approve the 2022 General Plan. 2<sup>nd</sup> by Lunt. Unanimous approved.

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

A. Variance Request: Ferrell

Mr. Ferrell presented his request. There were questions about the direction that the house faces and where the setbacks are established. Discussion on other ways to place the home. Discussion on how the plans could change (landing, overhangs, steps) to fit on the parcel. Mr. Ferrell expressed that this was the only plans that they found that could fit on the parcel.

B. Variance Request: Niu & Bowers

Mrs. Bowers-Niu and Jarvis discussed details about the request and answered the Commissioners questions.

C. Special Use Permit: Hatch

Hunter Lewis represented the applicant. Mr. Lewis shared details about the request. Jarvis shared details from staff's perspective, including the encroachment onto Rutledge Dr, encroachment onto the parcel to the east, improvements completed on the parcel to the east by the applicant, the

lack of a special use permit for the batch plant, and that the Town has used the batch plant and its products. Commissioners discussed the value and benefit of the business in the community.

D. Special Use Permit: Belly Button Center, LLC

Jarvis provided clarification on things that he shared in the previous public hearing for this developer's plans. Applicant's representative, Jon Otis, provided additional details and responded to questions. Staff will research whether there are required distance requirements between this potential park and a school.

E. Zoning Change Request: Flake

This item was discussed after Item F, for the applicant needed to join via telephone. Jarvis provided details on the request. The applicant's representative Cordae Stradling expressed that the applicant would like to build a home on the parcel once it is rezoned and split into two parcels. Another home will likely be built on the other parcel. The applicant will access the property through the existing easement and roads that are used already.

F. Variance Request: Flake

Mr. Flake presented details on his request. The Commission shared concerns about the overhangs, setbacks, the size of the lots in the development, and Mr. Flake's timing.

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

A. Variance Request: Ferrell

The Commission discussed how their decision will impact future development. This is a new build, and the Commission is concerned with how much the setbacks would need to change. Furthermore, the submitted layout does not include 2' overhangs and so the setbacks will be even smaller than as presented.

Lunt moved not to recommend this variance request. 2<sup>nd</sup> by White. Approved unanimously.

B. Variance Request: Niu & Bowers

Stinnett is supportive of dividing the parcel and so is White. The parameters of the parcel were discussed. Jarvis then clarified that if the parcel were split, then the two new parcels would be less than the require 8,000 square feet for a RT zoned parcel. Commissioners expressed concern with how small the parcels would be.

Greer moved to support the construction of an accessory apartment for an immediate family member 10-4-3 (11), support modifying the setback requirements, expects that the site plan will be presented to the Commission once it is ready, but does not support splitting the parcel. 2<sup>nd</sup> by Lunt. Approved unanimously.

C. Special Use Permit: Hatch

Commissioners expressed support for the business, its owner, and that the pile of rubble be cleaned up. The Commission asked additional questions of Mr. Lewis and of staff. The Commission discussed the merits of requiring a fence to be erected on the southern part of the property.

White moved to recommend the permit and direct staff to work with the applicant to maintain the property. 2<sup>nd</sup> by Greer. Approved unanimously.

D. Special Use Permit: Belly Button Center, LLC

Stinnett is supportive. Greer is supportive, but is concerned with how close the park is to schools. Lunt moved to support the permit as long as the development complies with all Town and State development requirements. 2<sup>nd</sup> by White. Approved unanimously.

E. Zoning Change Request: Flake

Stinnett expressed that is a great use of the property.

White moved to recommend the request for approval. 2<sup>nd</sup> by Lunt. Approved unanimously.

F. Variance Request: Flake

Greer moved to recommend the approval of the variance request due to the limitations of the existing parcel and the development. 2<sup>nd</sup> by Stinnett. Greer and Stinnett voted in favor. Lunt and White voted against. Split vote.

**9. Adjourn: 8:57p**