



PLANNING AND ZONING COMMISSION November 9, 2021

1. Call to Order: 7:01p

Roll Call-

Commissioners present: Michael Lunt, Justin White, Reid Stinnett

Absent: Marcus Butler, Jeff Greer

Staff: Joe Jarvis, Scott Allen

2. Pledge and Prayer:

Prayer- White Pledge- Lunt

3. Call to the Public:

No comments

4. Commissioner Reports:

5. Approval of Previous Meeting Minutes:

A. MEETING MINUTES- October 12, 2021

Stinnett moved to approve the minutes and Lunt seconded the motion. Approved unanimously with Butler and Greer absent

6. Open Public Hearing:

A. ZONING CHANGE: 202-36-040: SAM ROSALES: FROM AGRICULTURE TO RESIDENTIAL-1 SO THAT THE LAND MAY BE SPLIT INTO THREE 1.66 ACRE PARCELS THEN A DOUBLE WIDE MANUFACTURED HOME WOULD BE PLACED ON EACH PARCEL

Rosales: presented his request

Jarvis: shared the arguments that were expressed at the previous meeting- only one access road, don't support higher density, don't want manufactured homes, parcel partially in the flood plain.

White: asked for details on the flood plain map

Resident: If one person does it, then other parcels will be split and we are already congested

Resident: Apple Blossom is not a legal access and discussion on easements to parcels

Stinnett: Discussion on road access to the neighborhood

Rosales: Would utilize and expand the existing easement, also build on the north end of the land

Resident: Questioned where the access easement would be located and provided clarification on his perspective

Resident: Provided details and history on the parcels east of 202-36-040

White: Where is power located? Underground

Resident: Is experiencing lower water pressure as development continues

7. Close Public Hearing:

A. ZONING CHANGE: 202-36-040: SAM ROSALES: FROM AGRICULTURE TO RESIDENTIAL-1 SO THAT THE LAND MAY BE SPLIT INTO THREE 1.66 ACRE PARCELS THEN A DOUBLE WIDE MANUFACTURED HOME WOULD BE PLACED ON EACH PARCEL

Lunt, White, Stinnett: In favor of development but only to R-2.

Rosales: Requested that his application be changed to R-2

Lunt moved to not recommend the rezone request for 202-36-040 from AG to R-1. The motion was seconded by White. Approved unanimously with Butler and Greer absent

White moved to recommend the rezone request for 202-36-040 from AG to R-2. The motion was seconded by Lunt. Approved unanimously with Butler and Greer absent

8. Discussion/Action Items: Per Stinnett's direction, these items were moved to the end

Jarvis: Announced that the on General Plan 60- day public comment period has begun. The GP will be presented for recommendation of adoption on January 11, 2022, to the P&Z Commission.

Jarvis: One commissioner does not currently live in Town limits but will be building a home in Snowflake. Commission wants the individual to serve, but they need to live in Town limits. Requested that a building permit be obtained for their home within 3 months and that the home be built in the near future.

A. QUESTIONS FOR THE COMMISSION TO CONSIDER

Stinnett: Staff manage compliant requests, supported by Lunt and White

Jarvis: They can propose changes to 10-4-3 to change this further

Lunt: Wants a consistent day and time, supported by Stinnett

Allen: Suggests the 3rd Tuesday of the month to facilitate faster review and consideration of requests. Discussed further

Stinnett: 3rd Tuesday 7p

Staff will prepare proposed changes to the Town Code in response to the Commission's direction

Jarvis: Discussion on how different types of requests for the P&Z consideration are advertised. A two-tier system was suggested, and this was supported by the Commission.

Staff will prepare proposed changes to the Town Code in response to the Commission's direction

Jarvis: read two sections of the Town Code and the time limits associated with the sections.

Reid: 10-6-4 (B) sixty (60) days instead of thirty (30). This was supported by the Commission.

Reid: 11-3-10 sixty (60) days is sufficient, the Commission and staff affirmed this.

Staff will prepare proposed changes to the Town Code in response to the Commission's direction

Discussion between the Commission and staff on the difference between modular and manufactured homes. Staff will review the language and propose suggested changes. The Commission supports not allowing any manufactured homes within Town limits. Discussion on how this can be accomplished. Discussion on the need for housing and how that can be encouraged through zoning. Stinnett: hold a work session with Council on housing density

B. ZONING FOR PARCELS: 202-35-017E & 017F

Discussion on these parcels for they do not have a zoning dedication. It is recommended that they be zoned commercial. Staff will begin the process to zone them as such.

C. REVIEW OF TOWN CODE SECTION 10-4-3

Jarvis: Invited Commission to review this table and mark their comments on the table. Also requested that the Commission inform staff when they are ready to discuss it.

D. REVIEW LOCATION OF RESIDENTIAL RESERVE AND MANUFACTURED HOMES OVERLAYS

Jarvis: Invited Commission to review the zoning map and mark where they feel that overlays should be implemented. Also requested that the Commission inform staff when they are ready to discuss it.

9. Adjourn: 8:28p