



PLANNING AND ZONING COMMISSION September 14, 2021

1. Call to Order: 7:04P

Roll Call-

Commissioners present: Jeff Greer, Marcus Butler, Justin White, Michael Lunt, Reid Stinnett
Staff: Scott Allen, Joe Jarvis

2. Pledge and Prayer:

3. Call to the Public:

None

4. Commissioner Reports:

Discussion on 2018 Building Code adoption. Questions from the audience. Answers from staff.

A. Oath of Office for Commissioners Butler and White-

Issued by Joseph Jarvis

5. Approval of Previous Meeting Minutes:

Moved by Mr. Stinnett Seconded by Mr. Greer Passed unanimously

6. Discussion/Action Items:

A. RENAME W 17TH N TO AMOR LANE: NINA ANDERSON

Move to a future meeting. Invite Ms. Anderson to attend the meeting

B. Discussion on the focus and objectives of the Planning and Zoning Commission

Move to a work session in two weeks.

C. DEVELOPMENT REVIEW: TENTATIVE AMENDED PLAT, TEMPLE HILL ESTATES, PHASE 1: JOSEPH HOLLAND

Mr. Holland presented his plans to just split the lots on the west side of Frontier Parkway. The plan for creating cul-de-sacs has been withdrawn. The separate land would be reverted to acreage. Discussion on the anticipated cost for development. Discussion on item 7A for it directly connects with this item. The applicant will submit a report to ADRE for the amended plat. Discussion on previous lot splits of the property. Comments and questions from the Commission and staff. Question from the audience about the median. Commission was supportive of his Tentative Plat.

7. Open Public Hearing:

A. VARIANCE REQUEST: 202-55-014: JOSEPH HOLLAND: MODIFY SET BACK REQUIREMENTS

Mr. Holland presented his request.

8A. VARIANCE REQUEST: 202-55-014: JOSEPH HOLLAND: MODIFY SET BACK

REQUIREMENTS

Mr. Greer moved to recommend the variance request to the Town Council to modify the setbacks to north side 27' south side 28'. 2nd Mr. Butler Unanimous

B. VARIANCE: 202-11-111B: CHRIS BRIMHALL: MODIFY SET BACK REQUIREMENTS

Mr. Brimhall presented his request. He provided pictures and documents to the Commission members. The applicant wants to expand the house but does not want to change the façade because it was declared a historic home by the Town Council in the past. The setbacks of the home are already legal nonconforming. They are requesting a variance for the south and west side. Discussion about where the utilities are located. Mr. Stinnett is suggesting that the item be tabled until a blue stake is completed. Discussion on the finishes. Mr. Brimhall intends on improving the finishes for the entire home while not modifying the porch.

8B. VARIANCE: 202-11-111B: CHRIS BRIMHALL: MODIFY SET BACK REQUIREMENTS

Mr. Lunt moved to recommend the requested variance to the Town Council with the requirement that a blue stake be completed to provide confirmation to there are no utilities behind and on the side of the property where the improvements would be. 2nd Mr. Greer Unanimous

C. SPECIAL USE PERMIT: 202-06-013B: FREDRICK AND JODENE PACKARD: CONSTRUCTION OF AN ADDITIONAL HOUSE FOR FAMILY USE

Mrs. Packard presented their request. Discussion of the buildings on the parcel: casita, barn, other structures. Questions about utilities, perk test, utility capacity, and space for the septic tank.

8C. SPECIAL USE PERMIT: 202-06-013B: FREDRICK AND JODENE PACKARD: CONSTRUCTION OF AN ADDITIONAL HOUSE FOR FAMILY USE

Mr. Butler moved to recommend the special use permit to the Town Council. 2nd Mr. Lunt Unanimous

D. ZONING CHANGE: 202-10-057 & 046B: JAYMESON WILCOCK: FROM RESIDENTIAL TO MULTI-FAMILY SO THAT MULTI-FAMILY DWELLINGS CAN BE CONSTRUCTED

The applicant shared information with the Commission. Pointing out where the properties are located and its zoning in relation to the zoning of the nearby properties. Discussion with the applicant and the Commissioners about what other buildings are in the area. Concept of the property was shared with the Commissioners. The applicant wants to retain the property and raise the standard for housing in the area. They are bringing a fire hydrant to the area. Access to the property from 6th street with a potential paved parking lot. Further discussion between the Commission and the applicant.

Beau Jones-representing 19 families residing in the immediate neighborhood: would like the property to remain as single family and not be rezoned. None of the 19 families have property immediate adjacent to the parcels.

Mr. Fish- He manages many multi-family units in the area. Property values increase near multi-family units. He is in favor of the plan. He has confidence in the developer.

Resident- a few years ago he was looking for a place to rent. He knows families in the area who are living in travel trailers, because they cannot locate a rental. He feels that this development is needed and supports it.

Resident- concerned about managing the traffic and the steep grade of the road. She is concerned about the quality of a neighboring multi-family unit and the quality of the roads.

Mr. Stinnett- shared remarks about the need to fund infrastructure and the need to have appropriate fees for development to cover the cost of infrastructure.

Applicant- the intersection needs to be improved and they want to make it a nice place.

Resident- what will you make nice? Applicant- wants to improve their property. Resident- is concerned about a neighboring multi-family. Applicant- wants to improve the quality of housing in the area.

Applicant- they intend on building high quality units. They have construction experience and want it to be high quality. Higher rent is possible because of the demand. Further comments on what their focus on. They want to place a duplex in addition to the current proposal. The additional parcel's plan is unclear as of yet.

Resident- the nearby intersection is not square, and the road quality is poor. The road is narrow.

Resident- what guarantee does the neighborhood have the quality of the multi-family unit will not decrease because of financing and/or over time?

Resident- disagrees that apartments increase value. In the area, there is a house that has not sold, and it is next to low quality apartment complex. Will there be space for the kids to play?

Applicant showed where kids will be able to play. Other residents raised similar concerns.

General discussion.

Resident- asked which direction the doors will face. Applicant responded.

Resident- moved from the city to be in a less crowded place.

8D. ZONING CHANGE: 202-10-057 & 046B: JAYMESON WILCOCK: FROM RESIDENTIAL TO MULTI-FAMILY SO THAT MULTI-FAMILY DWELLINGS CAN BE CONSTRUCTED

Discussion from the Commissioners, applicant, and attendees. Mr. Butler moved to recommend the zoning change to the Town Council as long as full funding is obtained and that the applicant follows the entire permitting process and complete the improvements as described by Mr. Stinnett. 2nd Mr. White Unanimous

8. Close Public Hearing:

9. Adjourn: 9:15p