



PLANNING AND ZONING COMMISSION December 19, 2023

1. Call to Order: 7:00p

Roll Call- Commissioners present: Justin White, Michael Lunt, and Reid Stinnett. Derek Flake and Jeff Greer were absent.

Staff present: Joseph Jarvis, Scott Allen

2. Pledge and Prayer: Prayer: Lunt Pledge: White

3. Call to the Public:

No one was present

4. Commissioner Reports:

No reports

5. Approval of Previous Meeting Minutes:

A. MEETING MINUTES- November 21, 2023

Stinnett moved to approve the minutes as presented. The motion was second by Lunt. The motion was unanimously approved, with Flake and Greer absent.

6. Discussion/ Action Items:

A. DEVELOPMENT REVIEW: 1881 W. RUTLEDGE DR.: COMMUNICATIONS TOWER

The applicant provided additional details about their request. The Commission requested that a red flashing light be added to the top of the tower. Discussion on the distances between the tower, property lines, and nearby structures. The Commission was supportive of the request.

B. TENTATIVE MAP: AUTUMN HARVEST: DOUG BRIMHALL (PAINTED DESERT)

The applicant provided additional details about their request. The applicant is willing to collaborate with the Town to extend the water line into the area. The applicant stated that he is uncertain as to how he will proceed with the phases of the development. Stinnett stated that once the fourth parcel is created, then the development must be treated as a neighborhood and will require additional specific improvements. The group reviewed the variances printed on the map. The applicant stated that the variances are not accurate. The applicant will submit the correct variance requests. The group reviewed the width of the road as compared to the minimum requirements. The Commission requested clarification from the applicant as to which improvements he intends to install. The applicant mentioned that West 7th South St. is not installed in the middle of the right of way which is a challenge. He mentioned that he requests that he only be required to install the improvements that Gene Hall committed to install. Staff were asked to research this commitment. The applicant will provide a clean and updated version of the Tentative Map. The applicant expressed concern with installing improvements along West 7th South, for they may be removed once the road is expanded. The Commission affirmed that they want the applicant to clarify on his variance requests, what he intends on installing as improvements, and details on the phased approach as of today. Once the staff receives the updated design, it will be verified with the Town's requirements. The Commission supported the

plan based on receiving the requested information and does not believe that the map needs to be considered at another Commission meeting.

7. Open Public Hearing:

No items

8. Close Public Hearing:

No items

9. Adjourn: 8:12