



MEETING MINUTES

NOTICE OF A PUBLIC HEARING OF THE TOWN OF SNOWFLAKE PLANNING AND ZONING COMMISSION

NOTICE IS HEREBY GIVEN TO MEMBERS OF THE TOWN OF SNOWFLAKE PLANNING AND ZONING COMMISSION AND TO THE GENERAL PUBLIC THAT THE TOWN OF SNOWFLAKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON TUESDAY JUNE 17, 2025 AT 7:00 PM IN THE SNOWFLAKE TOWN COUNCIL ROOM LOCATED AT 81 WEST 1ST SOUTH SNOWFLAKE, AZ.

1. Call to Order **7:00p**

Derek Flake, Bruce Meyer, Jeff Greer, and Justin White were present. Michael Lunt was absent.

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

3. Call to the Public

No one spoke

4. Commissioner Reports

Meyer mentioned that he had a discussion with Brian Richards. As part of the discussion, the Commission may be receiving further direction.

5. Approval of Previous Meeting Minutes

A. MEETING MINUTES 5/20/2025

Meyer submitted some suggested changes to the minutes which were discussed.

Greer moved to incorporate the suggested changes and then approve the minutes as presented. White seconded the motion. The motion was unanimously approved with Lunt being absent.

6. Discussion/Action Items

Discussed after 8C

A. TOWN CODE DEFINITIONS

Staff and the Commission discussed the proposed changes. Comments were made and staff will incorporate the changes into an ordinance and resolution to be presented to the Town Council.

Was discussed first

B. DEVELOPMENT REVIEW- 128 E AUSTIN (AUSTIN)

Staff and the applicant provided additional information. The Commission did not oppose the plan.

7. Open Public Hearing

A. VARIANCE: 202-13-084G: CDM DIRT LLC (MILLS): ALLOW THE CONSTRUCTION OF A SECONDARY STRUCTURE AND THE REQUESTED PROPERTY SPLITS

The applicant presented details about the request. They want to place a secondary structure in the far west portion of the property and allow the new parcels to be smaller than 5 acres per parcel. The secondary structure will be within the setback requirements

of a secondary structure. The parcels are zoned AG.

Discussed after 8A

B. VARIANCE: 202-15-003C: HUNT: ALLOW THE SECONDARY STRUCTURE PRIOR TO THE PRIMARY STRUCTURE

The applicant presented additional details about their request. The Commission asked a couple of questions about the application. The shop will not have water or sewer utilities. It will just be a garage. The applicant will need to run a trench from their home to the shop for power.

Discussed after 8B

C. ZONING CHANGE REQUEST: 202-52-001 thru 6 (RIMROCK VIEW ESTATES) BRIMHALL}

No one was present on behalf of the applicant.

A neighboring property owner expressed that this rezoning would change the nature of neighborhood. Three more property owners expressed opposition to this zoning change request. Tom Pipit 16 S Frontier Parkway; Lynn Smith 1720 W Sand Trap; Linda Podany 86 S Frontier Parkway; Gary Burgess 1720 S Frontier Parkway

The members of the public expressed concerns with speeding through the roundabout.

8. Close Public Hearing

Discussed after 7A

A. VARIANCE: 202-13-084G: CDM DIRT LLC (MILLS): ALLOW THE CONSTRUCTION OF A SECONDARY STRUCTURE AND THE REQUESTED PROPERTY SPLITS
Meyer moved to allow the property to be split according to the request, which will create three parcels that are smaller than 5 acres. Greer seconded the motion. The motion was unanimously approved with Lunt being absent.

White moved to allow the placement of a secondary structure before the primary structure is begun. Meyer seconded the motion. The motion was unanimously approved with Lunt being absent.

Discussed after 7B

B. VARIANCE: 202-15-003C: HUNT: ALLOW THE SECONDARY STRUCTURE PRIOR TO THE PRIMARY STRUCTURE

Meyer moved to allow a secondary structure to be constructed in the front yard of the property. Greer seconded the motion. The motion was unanimously approved with Lunt being absent.

Discussed after 7C

C. ZONING CHANGE REQUEST: 202-52-001 thru 6 (RIMROCK VIEW ESTATES) BRIMHALL}

Meyer moved to request the applicant to provide more information such as how their plan fits within the General Plan and then they can return. In addition, the Commission is not in support of the plan as it is currently presented. Greer seconded the motion. The

motion was unanimously approved with Lunt being absent.

9. Adjourn **8:22p**