



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 JULY 15, 2025 AT 7:00 PM IN THE SNOWFLAKE TOWN COUNCIL ROOM LOCATED AT 81 WEST 1ST SOUTH SNOWFLAKE, AZ.

1. Call to Order **7:02p**

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

2. Pledge Lunt and Prayer Greer

3. Call to the Public

No one spoke

4. Commissioner Reports

Greer asked about the status of cleaning up the commercial property on 7th S. Staff provided an update. Allen asked about a request that he had received to convert a garage into a residence. The garage exists within the required setbacks. The Commissioners recommended that the applicant apply for a variance because they want to convert the garage into a home.

5. Approval of Previous Meeting Minutes

A. Meeting Minutes 6/17/2025

Meyer moved to approval of the minutes as presented. Lunt seconded the motion. Unanimously approved with White and Flake absent.

6. Discussion/Action Items

A. TENTATIVE MAP: ASCENT AT RED SKY

Jarvis provided background information and reviewed the process that staff have completed so far pertaining to the map. The applicant provided details on the updated map. Allen clarified that the Town Code states that each parcel, within multi-family, must be 60' and many parcels are not in compliance. The Commission, the applicant, and staff discussed this subject further.

The applicant requested a variance to allow lots within the map to be smaller than 60' wide and with less than 8,000 sq foot lots. [Town Code 10-6-3 A.] *The Commission recommends that this variance request be approved.*

The applicant requested a variance to allow more than 20 lots be accessible via a cul-de-sac and that the cul-de-sac be allowed to be longer than 400'. [11-2-3 D.] *The Commission recommends this variance request be approved.*

The applicant discussed the location of existing and new sewer lines, along with the easements to access the lines. Those present, including members of the public, discussed this further.

The applicant requested a variance to allow 4' sidewalks to be installed throughout the neighborhood, instead of 6'. [11-2-10] *The Commission recommends that this variance request be approved.*

Lots 46-49 have different dimensions than the other lots on the map. Due to their dimensions and the sewer line easement that is along the north end of each parcel, the applicant requested a variance to the setbacks. They requested the following setbacks for lots 46-49: Front- 10' Back- 15' Side- 5'. [10-6-3 B.] *The Commission recommends that the variance request be approved.*

Meyer asked that it be noted that he would prefer that the water line be placed in the utility easement instead of under the road.

7. Adjourn **7:55p**