

PLANNING & ZONING MEETING “MINUTES”
November 18th, 2025
SNOWFLAKE TOWN COUNCIL CHAMBERS

PRESENT: Michael Lunt, Jeff Greer, Bruce Myer, Justin White
Staff: Scott Allen

Call to order at 7:00 p.m.

Prayer: Jeff
Pledge: Michael

Approval of Previous Meeting Minutes: 10/21/25 MINUTES were approved.

Commission Reports: Bruce, Section J, 2018 IBC approved grading.
West Garden overlay was approved with 3 properties with drawn with attorney advise.

Call to the Public: No Comment

Open Public Hearing: Michael motion to move to public hearing.

A Variance request for parcel 202-15-007B. The owner is requesting a variance to Town code 10-6-4.d.3.c; which states “All side and rear yards in residential transitional, commercial and industrial developments which are visible from a public street from other than the front yard shall provide a six-foot (6’) screening wall (fence).”

Discussion/Action Items:

Kevin Wright with Wrico Properties.
Believes the wall was approved 2 years ago and asking to approve the variance to allow 6ft. chain link fence.

Jeff: Asked about the entrance/exit from Main St. by Shumway Insurance.
Kevin explained that they reduced the project to 12 units not 14 units & approved in 7/6/2021 P&Z meeting.
Kevin submitted a metal fence plan that was approved by the Town on the East side but not chain link fence.
Bruce asked about the drainage.

Comments from the Public:

James Rogers lives to the East next door and has been waiting 4 years for the wall. Please just give him the variance so I can finish my driveway.

Bruce & Jeff, that fence has nothing to do with the variance and needs to go up and should have been completed.

Kevin admits the project has had delays, waited 5 months to get it paved.

Greg Cardita : Remembers Kevin going door to door telling everyone that he was going to fence around the entire property. Asking why the Napa wall would be just chain link.

Kevin says he never said He would fence the entire property.

Scott recalls Him saying a concrete wall around the property.

Greg, He is required to fence all 3 sides by Town Code. Why is that not being enforced?

Justification

Bruce, it is. If there are certain requirements meet and list 4 items from the code 10-8-7 A-D

Greg, how is He meeting those?

Justin: Asked Kevin if he is done presenting, he is.

Greg asking about Napa fence.

Jeff questioned the same. Not sure why we would have gone away from the code. He was absent from some meetings.

Bruce, just because it was approved to proceed, doesn't mean it met all doesn't mean it met all the specification and code requirements, that is why we are here right now.

Jeff, Nappa was pre-zoning. This project has planning & zoning.

Kevin would like to answer, admitted to going door to door before the 1st meeting for SUP 14 units. That is why it was approved. Then it was changed to 12 units. Code says if visible from a street and asks about fence slats.

Scott presented the meeting from 7/6/2021 for the SUP recalled 6 ft concrete wall.

Meeting from August 2023 plan change to 12 unit. And read town code 10-6-4-d 3-c. 6ft screening wall. The e-mail that was sent didn't meet the Town Code.

Beck Brannon says it would add security to the apartments.

Jim Rodgers in 6yrs.no one has ever tried to break in. Tired of construction since 2021 and trash blowing in his yard. It is ridiculous, give him the variance

Justin trying to calm him down

David Ballard would like the screening wall put up.

Close Public Hearing:

Bruce, we are making changes to the code to have walls going forward to be put up 1st. Propose to resolve and would not grant variance as stated but come up with a solution, landscaping or different ways to work with the developer to come up with a solution. It doesn't meet the requirements for a variance.

Jeff, I am not opposed to plastic /vinyl slats.

Bruce put up wall to the East to show some good faith and get it built.

After much discussion:

Bruce motion not to recommend the variance as written. The developer comes back with a viable solution that meets the intent of the privacy for the North wall, ADOT right of way and the Shumway property.

2nd by Justin

All in favor

Adjournment at 8:28 pm