

PLANNING & ZONING WORK SESSION MEETING MINUTES
14 May 2026
SNOWFLAKE TOWN COUNCIL (ToS) CHAMBERS

PRESENT: Michael Lunt (chair), Justin White (vice chair), Jenn Russell, Heather Layton, (absent, Sherida Slade)
Staff: Scott Allen, Bruce Meyer

1. **Call to order** at 7:01 p.m. by chair Lunt
2. **Prayer/Pledge:** Jenn Russell / Justin White
3. **Discussion Items:**
 - A. Commissioners discussed the example complaints in their packets; agreed that leveraging the 250 Challenge should be done. Commissioners reviewed the 17 Mar 2026 report from former Commissioner Lucas; Commissioner Layton agreed to follow-up and take the lead for the Commission on both items.
 - B. Commissioners reviewed/discussed electronic billboard vs LCD billboard vs traditional billboard points in their packets. Commissioner Russell agreed to follow-up and tak the lead for the Commission on this item.
 - C. Commissioners reviewed current version of the memorandum; recommended that item F be expanded to state: Geotechnical reports may be shared with adjacent lots/construction sites.

The commissioners reviewed the Town of Taylor Expansive Soil in Our Area waiver. Concern that waiver would not hold up in court if challenged; asked staff to have the Town’s attorney review the waiver for applicability to ToS.
 - D. Commissioners reviewed/made comments on the Tractor Supply plan set as directed by 10-6-4 B.3. Overall comment was that previous comments submitted to Tractor Supply by both ToS and ToS’ retained engineering firm were not addressed. Additional concerns noted were the public nuisance (light pollution) within ToS Code and destruction of signage by wind/snow the ToS known weather elements.
 - E. Commissioners reviewed current version of RV definitions, enforcement triggers, and potential locations. Agreed that a day-long work session is required to get these definitions ready for Council/attorney with the enforcement triggers. RV park locations is a even larger task, need to consider other zoning items as well.
4. **Adjournment:** 9:13 p.m.