



PLANNING AND ZONING COMMISSION

Public Hearing

July 13, 2021

1. Call to Order: 7:06p

Roll Call:

Commissioners present: Reid Stinnett, Michael Lunt, Justin White

Staff: Scott Allen and Joe Jarvis

2. Pledge- Stinnett

Prayer- White

3. Call to the Public: *No one present*

4. Planning and Zoning Reports: *Discussion of request for staff to research a property.*

5. Approval of Previous Meeting Minutes- *Motion by Stinnett to approve the minutes from the previous planning and zoning meeting, second by Lunt; approved unanimous with Jeff Greer and Marcus Butler. absent. Motion carries.*

6. Discussion/Action Items:

A. Selection of Planning and Zoning Chairperson and Vice Chair *Motion by Lunt to appoint Stinnett as Chairperson, second by White; approved unanimous with Jeff Greer and Marcus Butler. absent. Motion carries.*

Motion by Stinnett to appoint Lunt as Vice Chairperson, second by White; approved unanimous with Jeff Greer and Marcus Butler. absent. Motion carries.

B. Building Code Updates and Strategic Planning for the Commission *Staff was directed to prepare a work session for after the next Commission meeting to discuss policy direction and updating the Town Code. Staff asked Commissioners to send their suggestions to staff prior to the meeting.*

7. Open Public Hearing:

a. Consideration of a Special Use Request requested by Kevin Wright of Wrico Properties is seeking to develop two 7-unit, 2 story apartment complexes located at 46 East 9th South. The parcel number is 20-15-007B and is approximately 0.94 acres. The property is zoned Residential Transitional and has a maximum density of 14 unites per 1 acre. If approved, the special use permit would allow the construction of 14 unites on the property.

- Wright approaches and explains his plans. He was able to speak with most of the neighboring property owners and discuss his plans. He discussed modifications that have been made to his plans that he briefly discussed during the call to the public at the June Commission meeting. They discussed factors about the plan, drainage, layout, and other requirements.

- A neighbor attended the meeting and stated that they do not support the apartment plan. They are concerned about traffic, congestion, and other potential problems.

- Another resident supports the plan because it looks good and would bring additional housing.

8. Close Public Hearing:*

a. Discussion of a Special Use Request requested by Kevin Wright to allow a 14-units per 1 acre.*

- Stinnett thinks it is a good use of the property and feels that we need additional housing in Snowflake. Lunt agrees. White asked about lighting on the building and property. Will sidewalk be installed on 9th? No. There is not a lighting plan as of yet, but there will be. Lighting will remain on the property and not have any dark corners.

Motion by Lunt to recommend to the Town Council to approve the special use request by Kevin Wright for 202-15-007B. Second by White; approved unanimous with Jeff Greer and Marcus Butler absent. Motion carries.

9. Adjourn: 7:53p