



PLANNING AND ZONING COMMISSION AUGUST 10, 2021

Before the meeting began, a discussion occurred between Mr. Jarvis and those in attendance. General questions were answered, clarification on procedure was provided, and exhibits pertaining to items on the agenda were shared.

1. Call to Order: 7:20p

Opening remarks by Chairman Stinnett

Roll Call-

Commissioners present: Jeff Greer, Michael Lunt, Reid Stinnett, Justin White

Commissioners absent: Marcus Butler

Staff: Scott Allen, Joe Jarvis

2. Pledge and Prayer:

3. Call to the Public:

Resident-are zoning changes difficult to accomplish? Discussion between resident and Mr. Reid.

Mike Lackey-how can we go about addressing issues with the developer? Mr. Reid suggested that the Mr. Lackey reach out to the developer. Mr. Lackey expressed some of the issues he and other residents faced with the developer. Mr. Reid suggested that residents inform the Town Manager of their issues.

4. Planning and Zoning Reports:

A. Oath of Office for Commissioners Butler and White-
Tabled

5. Approval of Previous Meeting Minutes:

Mr. Stinnett motion to approve the July 13, 2021, meeting minutes. Seconded by Mr. Lunt. Approved unanimously. Mr. Butler was absent.

6. Open Public Hearing:

A. Special Use Permit Request for 202-23-101 for the construction of a mobile home park and commercial sites

Mr. Jarvis reviewed the request and read public comments that he received prior to the meeting.

Mike Stainken- discussed the need for highest and best use of the property. They have tried to develop it into commercial property without success. The proposal is the optimum use under the current environment. Details on owner's and developer's experience with similar projects was shared. They feel that there is an oversupply of retail in the area and the owner wants to get a return on his investment. The owner intends on spending millions on developing the property. The individual lots will be larger to respond to the market. The appraisal shows the economic

benefit that the development will bring to Snowflake. The appraisal was made available during the meeting.

John Otis- The development must be compatible with surrounding property. There will be motor coach spots back away from Main Street, with retail space on Main Street. The property will include open space and walking trails. Their intent is to construct a buffer between the property and the adjacent properties. Management of the park will be top notch, for the owner is ready to build such a facility. The owner wants to obtain a return on his investment according to the regulations. The development process will include time for the public, elected officials, and staff to provide comments. Love to build additional facilities for commercial and government purposes. They want to be a good neighbor. They do not believe that they will negatively impact or place undue burden on the area. Mr. Reid- will there be a fence? Mr. Otis- yes and he provided description. Mr. Lunt- RV or mobile homes? Mr. Otis- all will have ADOT approved license plates. Mr. Greer- How will you address flood plain issues? Mr. Otis- Doug Brimhall has analyzed this and we are developing retention. We can use the open space for horse usage. They are ready to contain and control the water that arrives on their property. Mr. White- what is the time frame to allow occupants to remain on the property? Mr. Otis- they will be researching the market and learning from other's experience.

Kay Turley- this is beautiful property. The proposal is a trailer park, even if it is fancy.

Mike Lackey- are they going to have more than exits? Mr. Otis- multiple entrances and exits. Two lanes going in. Two lanes going out. They are already working on the issue with ADOT.

Mr. Otis- Provided calculations and comments on how the owner could get a return on his investment. Can he get \$400K for an acre lot? Additional comments on the quality of Mr. Otis' tenants at one of the properties that he owns.

7. Close Public Hearing:

A. Special Use Permit Request for 202-23-101 for the construction of a mobile home park and commercial sites

Mr. Stinnett moved this agenda item so that the Commission can discuss each item as it is considered on the agenda.

Mr. Stinnett stated that people are moving here and there is a limited housing supply. He expressed support for the plan.

Mr.Lunt expressed concern about the potential traffic and stated that a signal should be considered somewhere on the highway.

Mr. Greer asked staff if plumbing and electrical are accessible? Mr. Allen mentioned that the proposed plan includes utility extensions and they have included plans for the impact. Staff has discussed the utility needs and the developer may have to go under the highway to make the utility connections.

Mr. White expressed concerned as to where the water will go. He is aware of the issues that Northland Pioneer College faces due to water from other properties. Mr. Allen responded that the development must retain the water on their property.

Mr. Lunt moved to recommend the Special Use Permit for approval. Seconded by Mr. Stinnett. Lunt and Stinnett voted in favor of the motion and White and Greer voted against the motion. The motion was not approved.

Mr. White asked if the developer has discussed Kay Turley's concerns with him. Mr. Otis responded that they have not.

Mr. Otis requested that the Special Use Permit be permitted to move on the Town Council for their consideration. The applicant believes that they have followed the process per the Town Code and that their proposal meets the requirements of the Town.

Mr. Greer expressed concerns about potential flooding. Mr. Jarvis provided suggestion as to how the Commission could proceed, including language for a potential motion. Mr. Otis expressed concern with burdensome regulations when they feel that the development has followed the Towns' process and rules. He again asked that the Commission allow the request to move to the Town Council.

Mr. Stinnett and Mr. Greer discussed the process and potential motions further.

Mr. Greer moved to recommend the Special Use Permit to the Town Council with the requirement that developer include a method for retaining rainwater on the property. Seconded by Mr. Lunt. Approved unanimously. Mr. Butler was absent.

6. Open Public Hearing:

B. Zoning Change Request for 202-56-998 from General Commercial to Residential Transitional

Mr. Greer recused himself from this agenda item due to a conflict of interest.

Mr. Greer presented the item as the owner and developer's representative. He lives on back street. He loves the community. Tom is passionate about the community. He understands the concerns about not wanting Section 8 housing and he does not support two-story homes. They chose the look to match the look of other houses. Described the size and amenities of the home. They will be mid-market rentals with annual leases. His biggest concern is to construct a nice wall.

Mr. Jarvis discussed some of the fire code requirements.

Mr. Greer stated that the community needs housing and they will make the complexes as nice as possible. He and his company want to build more homes in the adjacent neighborhood so that more entrances can be constructed. He mentions additional amenities that are under consideration. There is a discussion between himself and members of the audience about the homes in and homes to be constructed in the neighborhood. This property already has sewer lines

and electricity accessible on the property. Propane tanks will continue to be buried in this area. The Town has taken over the lift station.

More questions, comments and discussion occur between Mr. Greer and those in attendance. Among the comments are concerns about the HOA and Tom the applicant.

Resident- Worries that the development will lower property values and that there are no sidewalks. He is worried about safety issues and traffic. Mr. Greer reminded the resident that he purchased a home in a development designed to support 600 homes. Additional entrances will be constructed.

Discussion on the masterplan for the community

Resident- 95% of residents in the community oppose the rezoning request. This will be doubling the size of the community which will place stress on the infrastructure. The resident requested a gate for the Sundance Community.

Resident- he moved to a safe quiet retirement place. He is afraid that this will change. Wants to know if there will be a person on the property 24 hours. He has concerns.

Resident- shared comments on the community including speeding concerns and the construction of additional homes.

Resident- the property was listed as commercial. Imagine a Maverik gas station instead of the four-plexes. We need rentals. Copper State and the pig farm are expanding, and their employees need somewhere to live.

7. Close Public Hearing:

B. Zoning Change Request for 202-56-998 from General Commercial to Residential Transitional

Mr. White moved to recommend the Zoning Change Request to the Town Council and Mr. Lunt seconded the motion. Passed unanimously with Mr. Greer abstaining. Mr. Butler was absent.

6. Open Public Hearing:

C. Special Use Permit for 202-13-084E installing a single wide on the AG parcel

Mr. and Mrs. Olson presented their request. Discussion occurred between the applicant and Commissioners. The ranch style unit will be permanently set. Discussion on utility access. The septic system has already been installed. The property will be accessible from 11th street.

7. Close Public Hearing:

C. Special Use Permit for 202-13-084E installing a single wide on the AG parcel

Mr. Lunt moved to recommend the Special Use Permit to the Town Council and Mr. White seconded the motion. Passed unanimously with Mr. Greer abstaining. Mr. Butler was absent.

8. Discussion/ Action Items:

A. Discussion on the focus and objectives of the Planning and Zoning Commission

Mr. Stinnett moved to table this item and Mr. Lunt seconded the motion. Passed unanimously with Mr. Greer abstaining. Mr. Butler was absent.

9. Adjourn:

Mr. Stinnett moved to adjourn the meeting and Mr. Lunt seconded the motion. Passed unanimously with Mr. Greer abstaining. Mr. Butler was absent.9:39 PM