

MINUTES OF THE WORK SESSION OF THE THATCHER PLANNING & ZONING COMMISSION

July 7, 2015

MEMBERS PRESENT: Chairman Ramon Morales, Members David Griffin, Jerry Hoopes, Ray Tuttle, Tom Palmer, and Town Engineer Heath Brown

MEMBERS ABSENT: Members Bret Whitmer & Eddy Carlton

VISITORS: None

Chairman Ramon Morales called the meeting to order at 7:00PM, establishing that there was a quorum.

Pledge of Alliance

Roll Call

Approval of Minutes

Chairman Ramon Morales asked if there was any discussion of the June 2015 meeting minutes. A motion was made by Mr. Ray Tuttle to accept the minutes and seconded by Mr. Dave Griffin. The vote was a unanimous yes and the minutes were approved.

Public Hearing-Discussion:

A. To consider issuing a Temporary Use Permit allowing a recreational vehicle to be used as a temporary dwelling to care for applicants aging father.

There was no discussion

B. To consider Conditional Uses in the C-2 Zone – Product Distributorships AND Multiple Residential Developments

There was no discussion

Decision on Public Hearing:

A. Approval of a Temporary Use Permit for temporary dwelling.

Mr. Heath Brown explained that Mr. Henry Clifford Jr. desires to place an RV on the rear of his fathers lot, so that he and his wife can live there to take care of his father, Henry Clifford Sr. Mr. Tom Palmer added that Henry Jr. has been living with his father for about 2 years and has recently married and would now like to live outside the home due

to space and privacy. It was noted that Henry Jr. understands that once his father no longer needs care, he has six months to remove the RV.

Mr. Palmer motioned to approve the Temporary Use Permit. Mr. Jerry Hoopes seconded the motion. The vote was called for and was a unanimous yes; the proposed Temporary Use Permit is recommended for approval.

B. Approval of Conditional Uses in the C-2 Zone – Product Distributorships AND Multiple Residential Developments

Mr. Brown stated that, as instructed, he contacted Loras Rauch and she drafted the code for the new conditional use in the C-2 zone, Product Distributorship. Also, Town staff would like to consider adding another conditional use to the C-2 zone, Multiple Residential Developments. Mr. Brown also had Ms. Rauch draft code for this proposed use.

Mr. Brown and the commission discussed the pro's and con's to adding the multifamily to the C-2 zone. The benefits being:

1. It is quicker to process a Conditional Use Permit than a re-zone. With a re-zone it usually takes two months because of the General Plan amendment that is required.
2. By allowing the use with a CUP, it will avoid the spot zoning of properties as single developers come in with a proposed project.
3. Rental units generate good income for the Town, and if they are located in the right spot, can even be more productive than general retail.
4. Much of the property that is zoned C-2 within Thatcher is located in areas that are not ideal for commercial development, but are well suited for multifamily.
5. There is a shortage of available property in Thatcher for multifamily development.

Mr. Palmer asked why the proposed code was written, in section 7.3 D.3.a., to limit the multifamily developments to “multi-story”. There was discussion on this subject.

Mr. Dave Griffin made a motion to approve the two new conditional uses to the C-2 zone, with the elimination of the “multi-story” requirement. Mr. Ray Tuttle seconded the motion. The vote was called for and was a unanimous yes; the motion passed.

Staff Report:

Mr. Brown shared the status of several Town projects including the Town Hall landscaping improvements and the Eagle Meadows basin park.

Adjournment:

Mr. Palmer made a motion to adjourn and Mr. Hoopes seconded it. The vote was a unanimous yes and the meeting adjourned.