

**MINUTES OF THE WORK SESSION OF THE PLANNING & ZONING
COMMISSION OF THE TOWN OF THATCHER
August 3, 2010**

MEMBERS PRESENT: Chairman David Griffin, Members Jerry Hoopes, Ramon Morales, Dennis Martin, Mike Ajeman, Mark Vining, and Town Engineer Heath Brown

MEMBERS ABSENT: Pat Nelson

VISITORS: None

Chairman David Griffin called the meeting to order at 7:05 pm, establishing that there was a quorum.

Pledge of Alliance

Roll Call

Approval of Minutes

Chairman David Griffin asked if there was any discussion of the March meeting minutes and there was no discussion. A motion was made by Mr. Dennis Martin to accept the minutes and seconded by Mr. Ramon Morales. The vote was unanimous and the minutes were approved.

Appointment of Planning and Zoning Chairman & Vice Chairman

A motion was made by Mr. Ramon Morales to appoint **Mr. David Griffin as Chairman** of the Planning and Zoning Commission of the Town of Thatcher and was seconded by Mr. Mike Ajeman. The vote was unanimous and the motion was approved.

A motion was made by Mr. Mark Vining to appoint **Mr. Dennis Martin as Vice Chairman** of the Planning and Zoning Commission of the Town of Thatcher and was seconded by Mr. Ramon Morales. The vote was unanimous and the motion was approved.

Public Hearing:

Citizen Review Process and Discussion of Planning & Zoning Code Revisions.

Chairman Griffin asked if there was any discussion from the public, there being none the Public Hearing was closed.

Decision on Public Hearing:

Decision on Planning & Zoning Code Revisions

Mr. Heath Brown presented a list of the Codes that were to be discussed to the Commission members. The Commission went through each item, as listed below, and came to agreement on what, if any, changes to move forward with:

- **29-3-17 B, 5 Mobile Homes as Temporary Dwelling for Parents**

In the past and recently, permanent structures or “Guest Quarters” have been approved as temporary dwellings for parents. The way the code reads, mobile homes can be permitted, but permanent structures are not specifically mentioned.

Direction: Add permanent structures as allowable for temporary dwellings for parents with the stipulations that they are only to be used by the parent and then resort back to guest quarter status.

- **29-2-4 Definitions - Guest Quarters.**

The issue discussed was whether it was appropriate to restrict built-in cooking facilities and appliances requiring 220-volt electric service or natural gas. Recently, approval has been given by the P&Z and Council to allow permanent structures to be used as temporary dwellings for parents, instead of a mobile home. Mobile homes naturally have full kitchens, therefore the permanent structures should be allowed to also. Further, after discussion, there seems to be no good reason for the limitation, regardless if the guest quarter is to be used as a temporary dwelling for parents, or simply as a guesthouse.

Direction: Remove the restriction of kitchen’s, appliances over 220 volts and natural gas from the “Guest Quarter” definition.

- **29-3-17 B, 1-4 Temporary Uses and Structures.**

According to the current code, a Temporary Use Permit is required for Carnivals or Circus’s, Christmas Tree Sale lots, Contractor Office’s and Equipment Sheds, and Real Estate Sales Office’s (as in a model home in a subdivision). A Temporary Use Permit requires fully advertised public hearings with the P&Z and Town Council. Because of the time restraints and temporary nature of these facilities, an Administrative Use Permit, which can be issued by the Planning & Zoning Director (staff), seems more appropriate.

Direction: Allow Carnivals or Circus, Christmas Tree Sales, Contractor’s Office and Equipment Sheds, and Real Estate Sales Office to be granted with an Administrative Use Permit rather than a Temporary Use Permit to avoid the time restraint and going before the Commission and Council.

- **29-3-3 Accessory Structures.**

The current height limit for accessory structures is 12'. Town staff has had difficulty enforcing this code because of the severe limitation, the many existing structures over this height, and even the many recent permits given for accessory structures over 12'. To come up with a new height restriction, a 24' X 24' workshop, with 10' tall walls and an 8:12 pitched roof would be 18' tall. After much discussion this seemed to be a good compromise.

Direction: Raise the maximum height restriction of Accessory Structures from 12' to 18'.

- **29-3-25 E, 8 Electronic Signs.**

It was discussed that the current signing trend is towards Electronic / Animated / LED type signs. Currently a Conditional Use Permit is required for a permit for these types of signs. This requires fully advertised P&Z and Council public hearings. Because the P&Z and Council have approved several of these signs recently and it seems to be an unnecessary burden for all involved to go through this process, it seems appropriate for Town Staff to handle the permits for these signs.

Direction: Allow sign permits for electronic or illuminated/animated signs to be granted with an Administrative Use Permit rather than a Conditional Use Permit to avoid going before the Commission and Council.

- **29-3-23 Parking Regulations.**

Under the existing code, requirements for multi-family parking call for two (2) spaces for each unit for guest parking in addition to the minimum two (2) spaces per unit, for a total of four (4) spaces per unit. This appears to be a typo as this is a very restrictive requirement.

Also discussed was the possibility of adding a more restrictive parking requirement for "areas" around the College, to compensate for a higher number of drivers per unit. The commission concluded if this were done that the "area" would in essence constitute most of the Town of Thatcher, as Thatcher is a college town. There was discussion to determine if the existing parking requirements were sufficient or if more spaces were needed. It was concluded that with the new requirement for visitor parking and with strict enforcement of the code, parking in nearly all cases would be sufficient.

Direction: Change the required number of guest parking spaces for Multi-Family Dwellings to two spaces for every five units. Make no changes to the Parking Regulations in regards to a "College Zone".

- **29-3-9 Maximum Height of Fences.**

The issue in question is the clarity of the code, and if it can be interpreted as staff has been enforcing. Specifically, if there are two homes on corner lots, which face the opposite direction and have back yards which are back-to-back, as in many corner lots in Daley Estates, then the side yards on the street side can have 6' tall fences, once back 50' from the intersection. This being different from a corner lot that has an adjacent home to it that faces 90 degrees to the home on the corner lot, in which case the side yard of the corner cannot have a 6' tall fence, but is limited to 3' tall.

Direction: Rewrite the code so that it can be interpreted as the Town has been enforcing.

- **29-28-3 Street Standards – Maximum Length of Cul-de-Sac**

For many reasons including circulation, safety, convenience, etc., the Towns street design standards should state a maximum length for a cul-de-sac. Currently the standards do not. To help establish this maximum length the commission looked at existing cul-de sacs in Town, the longest being Michaud Lane at 675'. The Quail Ridge cul-de-sacs are all about 550'. Also, the fire code was reviewed and in summary it allows for cul-de-sacs up 750' in length with proper turn around features at the end. The Towns standard for the radius of a cul-de-sac meets the fire code standard for a 750' dead end street.

Direction: Add code to limit the length of cul-de-sacs to 750 feet.

Chairman Griffin asked if there was any other discussion. Mr. Dennis Martin made a motion to assign Mr. Brown to write the changes agreed upon into code, so the Commission could, at a later Public Hearing, review the code and decide whether to recommend to the Town Council to make the changes or not. Mr. Mike Ajeman seconded the motion. The vote was 6-0 in favor and the motion passed.

Adjournment:

Mr. Dennis Martin made a motion to adjourn and Mr. Jerry Hoopes seconded it. The vote was unanimous and the meeting adjourned.