

**MINUTES OF THE WORK SESSION OF THE PLANNING & ZONING
COMMISSION OF THE TOWN OF THATCHER
March 6, 2012**

MEMBERS PRESENT: Chairman Ramon Morales, Members Pat Nelson, David Griffin, Mike Ajeman, Jerry Hoopes, and Town Engineer Heath Brown

MEMBERS ABSENT: None

VISITORS: Erin Motes, Mr. & Mrs. Chapman, J.D. Householder, Jace Householder, Bret Whitmer and son, Mr. & Mrs. Roy Curtis

Chairman Ramon Morales called the meeting to order at 7:02 pm, 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 January 2012 meeting minutes. A motion was made by Mr. David Griffin to accept the minutes and seconded by Mrs. Pat Nelson. The vote was unanimous and the minutes were approved.

Public Hearing:

Request for Temporary Use Permit

Chairman Morales asked if there was anyone here to speak for or against the application. Mr. Erin Motes stated that he is the owner of the property and that he is in favor of granting the permit to allow his parents to live in a guesthouse on his property.

Mr. Bret Whitmer stated that he is neither for nor against the permit but had questions about the process. He asked why a building permit was issued and construction begun on the new home before the public hearing. Mr. Brown explained that the building permit was issued for a guesthouse and is allowed under Thatcher codes. As a guesthouse no one is allowed to permanently reside there. Therefore, the Chapman's are asking for a temporary use permit to allow them to live in the guesthouse as Mr. Motes' parents.

Mr. Whitmer asked how "ailing" is defined. Mr. Brown stated that the Town codes do not define "ailing". Mr. Whitmer also asked how "permanent residence" is defined. He also stated that the letter he received in the mail led him to believe that a mobile home was being requested for the Chapman's. Mr. Motes explained that they have no desire to

place a mobile home on his property and that the CC&R's in the Diamond Springs Subdivision do not allow for a mobile home to be placed on a lot. Mr. Mike Ajeman clarified that Mr. Motes' property is not a part of the subdivision.

Mr. David Griffin asked Mr. Motes why he does not desire to split a lot off of his property for the Chapman's new home. Mr. Motes explained that he does not want a split on his property and the things that come with a separate lot.

Decision on Public Hearing:

Decision on Request for Temporary Use Permit

Mr. David Griffin stated that if the Commission approves this permit, then they would be setting a precedent for future applicants. He expressed his concern that the code may need to be better defined with regards to the needs of the parents and the lot configuration. Mr. Brown asked Mr. Griffin, in his opinion, what made this request different than the many previous cases. The main differences in this case were established as being the ability for this lot to be split and the configuration of the home on the property seeming to be planned for a future split.

Mr. Griffin asked Mrs. Chapman about her and her husband's health conditions. Mrs. Chapman explained that they are relatively healthy but her husband has recently had bypass heart surgery. Mr. Mike Ajeman asked Mr. Brown if all rules and regulations have been followed up to this point in the process. Mr. Brown answered that yes, they have.

Mrs. Pat Nelson made a motion to approve the request for a temporary use permit. Mr. Jerry Hoopes seconded the motion. The vote was Nelson, Hoopes, Morales, and Ajeman - Yes, and Griffin - No. The motion passed with a vote of 4-1.

Staff Report:

Mr. Brown reported on current and future projects in the Town. There was discussion about filling the Planning & Zoning Commission vacancies. Mr. Brown stated that he ran a newspaper advertisement for applicants to fill the positions and so far only had one individual express interest, Mr. Eddy Carlton.

Adjournment:

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