

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

**March 12, 2019**

MEMBERS PRESENT: Chairman Ramon Morales, Vice-Chair Jerry Hoopes,  
Members David Griffin, Bret Whitmer, Ray Tuttle, Justin  
Layton and Town Engineer Tom Palmer

MEMBERS ABSENT: Eddy Carlton

VISITORS: Gary Allred

## **1. Welcome and Call meeting to order**

Chairman Ramon Morales called the meeting to order at 7:01PM, establishing that there was a quorum.

## **2. Pledge of Alliance**

Mr. Justin Layton was welcomed as the newest member of the P&Z commission, replacing Mr. Tom Palmer.

## **3. Public Participation Plan for General Plan Amendment**

Mr. Tom Palmer presented the public participation plan for the general plan amendment to the P&Z. He discussed the process, which is underway, led by the Town's consultant "The Planning Center". The public participation plan will be approved by Town Council next week, it was presented to P&Z for informational purposes only. There was some discussion about the plan by Mr. Griffin, Mr. Tuttle & Mr. Palmer

## **4. Possible revisions to the Planning & Zoning Ordinances and Subdivision regulations**

Mr. Palmer presented to the P&Z several items that will be coming down the pipes. These included:

- A new street naming policy was developed & a copy given to the P&Z
- A list of upcoming text revisions was presented. These include:
  - o Adding an R-2 zone to the code
  - o Clarification of requirements for private drives
  - o Clarifying policy for fencing / walls at corner lots
  - o Develop language to avoid meters behind fences & walls
  - o Addition of a new street section into the subdivision ordinance
  - o Additional options for cul-de-sacs
  - o Clarification of sight-visibility triangle language
  - o Re-wording of language about underground utilities

- Specifically addressing fire-hydrant proximity
- Clarification of driveway setbacks from intersections
- Development of language discouraging driveways onto arterial streets.

A draft copy of the R2 zone was given to each member for their review.

Mr. Palmer asked if other items in our code should be looked at for clarification.

- Mr. Whitmer brought up the need for adequate drainage, water retention & curbing, citing the flooding issues that have happened in Diamond springs as an example of what should not happen
- Mr. Griffin mentioned the need for adequate street lighting and the fact that requiring coach lights on the houses (a la Quail Ridge) is inadequate.
- Mr. Morales brought up the fact that more conex boxes, junked cars, etc. seem to be appearing lately in Daley Estates. May need to better define storage / accessory buildings.
- Mr. Whitmer mentioned that having a large elevation difference of finished floors on adjacent lots is undesirable & we may want to look at that. He also asked about the enforcement of CC&R's within a subdivision. Mr. Palmer stated that the Town does not enforce CC&R's. They are either enforced by a homeowner's association, or in the courts.
- Mr. Morales asked about the use of conex boxes in a commercial zone. Specifically, he asked about conex boxes being used as storage out at "junk Jerry's". Mr. Palmer said he was unaware of this, but that he'd look into it.

## **5. Staff Report & Training**

Mr. Palmer gave a report on the on-going streets projects in town.

Mr. Palmer read through portions of the zoning ordinance and discussed term limits & the election of officers. According to Mr. Palmer's records, the following was determined as the upcoming term expirations for P&Z members:

David Griffin – 2023  
 Ramon Morales – 2020  
 Jerry Hoopes – 2022  
 Bret Whitmer - 2020  
 Eddie Carlton – 2020  
 Ray Tuttle – 2022  
 Justin Layton – 2023

It was decided that July of each year will be the month for term expirations going forward. Mr. Palmer agreed to approach each member as their term expires and ask if they'd like to be considered for another term. Letters of interest will also be solicited from the community and the Mayor & Council will appoint the commissioners as per the code. Mr. Palmer also discussed the need for election of a Chair & vice-Chair in July of each year.

Mr. Palmer discussed portions of the General Plan & Zoning Ordinance dealing with Major and Minor General Plan amendments. The General Plan should be the driving document when considering a re-zoning request. If the re-zoning request is not in-line with the general plan, a general plan amendment is required to be processed concurrent with the re-zone. If a major general plan amendment is required, this happens only once a year.

## **6. Adjournment**

A motion to adjourn was made and seconded and the meeting was adjourned.