

**MINUTES OF THE WORK SESSION OF THE PLANNING & ZONING  
COMMISSION OF THE TOWN OF THATCHER  
April 6, 2010**

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

MEMBERS ABSENT: None

VISITORS: Aaron Allen

Chairman David Griffin called the meeting to order at 7:00 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. Ramon Morales to accept the minutes and seconded by Mr. Jerry Hoopes. The vote was unanimous and the minutes were approved.

**Public Hearing:**

**Request to consider the matter of granting a temporary use permit to allow an accessory structure to be used as a temporary dwelling for resident's mother.**

Chairman Griffin asked for any discussion concerning the consideration of granting of a temporary use permit to allow an accessory structure to be used as a temporary dwelling for Mr. Paul Nelson's mother. Mrs. Pat Nelson explained that the structure already exists and was built and remodeled with Town of Thatcher Building Permits. Mr. Nelson's mother has been living in the apartment and the Nelson's were not aware, or told, that they need a Temporary Use Permit. The Nelson's are happy to comply and have the P&Z and Town Council hear their application for the required permit.

Mrs. Nelson also stated that the apartment will only be used as a permanent residence for her mother-in-law and that once she is gone, the structure will function as a guest house.

## **Decision on Public Hearing:**

### **Decision on Approval of temporary use permit**

Chairman Griffin asked if there was any other discussion. Mr. Jerry Hoopes made a motion that they approve Mr. & Mrs. Nelson's request for a temporary use permit to allow an accessory structure to be used as a temporary dwelling for his mother with the stipulations that when Mr. Nelson's mother no longer lives there the permit would be void, and the structure cannot become a permanent residence or rented out. Mr. Dennis Martin seconded the motion. Mrs. Pat Nelson declared a conflict of interest and abstained from voting. Mr. Ramon Morales also declared a conflict of interest on the grounds that Mr. Nelson is his Superintendent and abstained from voting. The vote was 5-0 in favor with 2 abstaining and the motion passed.

## **Discussion and Staff Report:**

Chairman Griffin stated that it has been pointed out that the Planning & Zoning Commission has not been following the proper procedures regarding appointments to the Commission and to Chairman and Vice Chairman. It was agreed that this should be remedied and in the July Town Council meeting the Town Council should appoint 2 members to 1 year terms, 2 members to 3 year terms, and 3 members to 4 year terms; members being on the Commission the longest getting the shortest terms. And then, in the following August P&Z meeting, the Commission should elect a Chairman and Vice Chairman.

The P&Z ordinance updates were discussed again and it was agreed that at the May meeting discussions should be finalized and sent to the Council for approval. Two new code changes were discussed:

1. 29-2-4 - Guest Quarters. Remove the restriction of kitchen's and appliances over 220 volt from the "Guest Quarter" definition.
2. 29-3-17 B-5. Add permanent structures as allowed for temporary dwellings for parents with the stipulations that they are only to be used by the parent and then resort back to quest quarter status.

## **Adjournment:**

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