

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

June 2, 2015

MEMBERS PRESENT: Members Jerry Hoopes, David Griffin, Eddy Carlton, Bret Whitmer, Ray Tuttle, and Town Eng. Heath Brown

MEMBERS ABSENT: Chairman Ramon Morales and Member Tom Palmer

VISITORS: Janice Kempton, Pat Rowan

Vice Chairman Jerry Hoopes called the meeting to order at 7:00PM, establishing that there was a quorum.

Pledge of Alliance

Roll Call

Approval of Minutes

Vice Chairman Hoopes asked if there was any discussion of the May 2015 meeting minutes. A motion was made by Mr. Eddy Carlton 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. Consideration of Granting a Zone Change Request from C-1 to R-3 at 1117 N. Stadium Ave.** Vice Chairman Jerry Hoopes asked if there was any discussion on the proposed Zone Change. Mr. Mel Palmer stated that he was filling in for his son Phillip Palmer who was out of town. Mr. Palmer stated that his son has owned the apartment complex for about nine years and would like to convert an existing storage area into a new unit. Mr. Palmer was told by the Town that residential uses are no longer permitted in commercial zones, and because of this change his apartments are now non-conforming. Because of this, he desires to have the zoning on his property changed, so that the existing apartments are conforming and he can add an additional unit. Mr. Palmer also stated that he does not intend to add more units or make any size increases to the complex. It was stated that the Palmers have spoken to several neighbors and none are opposed to this change, and no one attended the neighborhood meeting.

Decision on Public Hearing:

A. Approval of Zone Change Request.

Mr. Eddy Carlton asked about the current condition of the existing apartments. Mr. Palmer stated that they are in sound and safe condition. Mr. Heath Brown stated that any additions or remodels would be required to meet current building codes. Mr. Ray Tuttle asked about the General Plan and if this change would comply. Mr. Brown stated that the General Plan Future Land Use Map indicates “Mixed Use” for this area and that it does comply with this proposed change. It was asked if our new Mixed Use zone would be a better fit for this proposal, since it would allow the multifamily use being requested, it would give other options for any future development, and it would comply with the General Plan even better. Mr. Brown stated that it was a good idea and would be a good fit.

Mr. Brown mentioned that the adjoining property across the street, the Copper Penny Apartments, are in the same situation, in that they have a noncomplying multifamily use in a commercial zone. Mr. Brown spoke with the owner of the Copper Penny Apartments, Mr. Bill Griffin, and he is in favor of including his property in this zone change.

Mr. David Griffin made a motion to recommend to the Town Council that the zoning for the Palmer property and the Griffin property be changed from C-1 to MU (Mixed Use). The motion was seconded by Mr. Bret Whitmer. The vote was a unanimous yes and the motion passed.

C-2 Zoning Use Discussion:

Mr. Brown stated that Town staff would like the Planning & Zoning Commission to consider an additional use to be added to the list of conditionally allowed uses in the C-2 zone. In the I-1 zone there is an allowed use “Product distributorships, wholesale and warehouse facilities; excluding transfer facilities for general freight”. Mr. Brown stated that currently nothing like this is allowed in the C-2 zone, and staff feels like this use would be appropriate in the C-2 zone, if it was in the right place and was not too large. If this were allowed only with a conditional use permit, the P&Z and Council would be able to review each proposal on a case-by-case basis.

There was good discussion about this; generally the Commission was in favor of adding the use. Mr. Eddy Carlton made a motion to add the use “Small scale product distributorships, wholesale and warehouse facilities; excluding transfer facilities for general freight”. There was discussion about better defining “small scale” and drafting wordage which would give better direction as to when and where the use should be allowed with a CUP. It was suggested that the language be written, possibly getting help from Loras Rauch. No one seconded the motion and it died. Direction was given to Mr. Brown to get the language drafted and bring in back to the P&Z in July for their review.

Staff Report:

Mr. Brown gave a status report regarding the Ball fields and Splash Park and other projects and work happening in the Town.

Adjournment:

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