

**MINUTES OF THE WORK SESSION OF THE PLANNING & ZONING
COMMISSION OF THE TOWN OF THATCHER
June 5, 2012**

MEMBERS PRESENT: Members David Griffin, Jerry Hoopes, Bret Whitmer & Eddy Carlton, Town Engineer Heath Brown

MEMBERS ABSENT: Chairman Ramon Morales, Members Pat Nelson & Mike Ajeman

VISITORS: Mayor Bob Rivera, Councilman Bill Mulleneaux, Charles Morris, Eric Merrimen, Ken Larson and Wayne Griffin, Loras Rauch with CPSI

Roll Call

Mr. David Griffin called the meeting to order at 7:00 pm, establishing that there was a quorum. Mrs. Pat Nelson has broken her ankle, Mr. Mike Ajeman is out of town, and Mr. Ramon Morales is attending a family emergency.

Approval of Minutes

Mr. Griffin asked if there was any discussion of the May 2012 meeting minutes. A motion was made by Mr. Jerry Hoopes to accept the minutes and seconded by Mr. Bret Whitmer. The vote was unanimous and the minutes were approved.

Report & Discussion of Town Zoning Ordinance Review

Mr. Griffin asked Mr. Brown to introduce the subject. Mr. Brown explained that the Town has hired Ms. Loras Rauch with Contract Planning Services Inc., to review and prepare a report of the Town's General Plan and Zoning Ordinance. Ms. Rauch introduced herself and explained her task, to review the codes for consistency, compliance, and shortcomings. She noted the following:

- The Town's General Plan is a good document with a few minor changes recommended, but the Town's Planning & Zoning Code does not allow the possibility of many recommended items in the General Plan. The General Plan will need updated in one to two years, and these minor changes could be made then.
- As an example, the General Plan recommends some high-density areas up to 18 units per acre, but the P&Z code only allows up to 10 units per acre.

- The P&Z code does not have a mixed-use zone. Mr. Hinton pointed out that we do allow for a planned overlay district. Ms. Rauch noted that this does not allow for commercial or high density.
- For a college town, there is a small amount of apartments and student housing.
- There is not a great possibility for live/work combinations, which are usually allowed in mixed-use areas.
- In the General Plan, the neighborhood commercial is dotted throughout the Town.
- The zones allowed in the P&Z code probably need more “degrees”, heavy, light, neighborhood, etc.
- There are issues with the uses allowed in different zones; for example, in the C-2 zone, a hotel is allowed, but a restaurant is not.
- There are some uses allowed in zones that don’t mix well. Like churches and schools near businesses like a restaurant or bar.
- There are things that could be changed in the zoning ordinance to make it more business friendly.

Mr. Bret Whitmer asked, in regards to this discussion, how far ahead in time are we planning? Ms. Rauch stated that we should be looking at the next 10 to 20 years. Mayor Bob Rivera asked if we are in trouble with the P&Z vs. General Plan conflicts? Ms. Rauch explained that there is no legal trouble, but to implement the vision of the General Plan, the zoning code must be updated. Mr. Wayne Griffin asked if the P&Z code was the controlling document? Ms. Rauch stated that yes, the P&Z code is the legislative guide and the General Plan is a guide.

- Developers want a clear cut set of guidelines to follow and work from.
- The Town’s POD requires a development agreement and this causes a real hurdle for the developer.
- The Town uses the A-R zone as a “placeholder”, and there is probably a new zone we could establish that would serve as a better placeholder for undeveloped areas in town.
- There is confusion with mobile homes, manufactured homes, and modular homes. What does the Town envision regarding these? The trend has been to allow them in the areas where they exist, but not to allow new areas.

- The Town needs to establish design guidelines for things like landscaping, fences, underground utilities, etc.

Mr. Whitmer stated there are inconsistencies with things like curbs, sidewalks, retention, and lights. Mr. Hinton stated that while there are some things that need more detail and clarification, there also needs to be flexibility in the code.

- The administrative part of the code needs better clarity and detail regarding use permits, processes, platting, etc. State statute governs some of these items, but not all.
- Signage, design standards, and landscaping are an important key for the community; they also have economic development impacts.
- Sand & gravel pit regulations need added to code.
- Use permits and statements defining different “group” responsibilities should be added and/or updated.
- Mobile Homes or guest quarters to care for parents; do we need more criteria or more concise code?

Mr. Hinton proposes to instruct staff and Ms. Rauch to begin to re-write the codes and then have P&Z and Council review the proposed changes. There was a general consensus of this suggestion.

Mr. Charles Morris suggested that tables and flow charts be added for different applicable processes.

Ms. Rauch suggested that as the members and staff review the code and proposed changes, they focus on how this meets the needs of the community.

Mr. Griffin asked if there were any other topics that we have not covered that should be addressed in the ordinance review?

- Lighting in subdivisions
- Three homes on a private drive
- Landscaping
- Water restrictions
- Design standards
- Cell towers

Adjournment:

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