

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

June 6, 2019

MEMBERS PRESENT: Chairman Ramon Morales, Vice-Chair Jerry Hoopes,
Members David Griffin, Eddy Carlton, Justin Layton and
Town Engineer Tech Gary L Allred

MEMBERS ABSENT: Bret Whitmer, Ray Tuttle, Town Engineer Tom Palmer

VISITORS: Ward Weaver

1. Welcome and Call meeting to order

Chairman Ramon Morales called the meeting to order at 7:03PM, establishing that there was a quorum.

2. Pledge of Alliance

3. Approval of the Minutes from the March 12 Work Session

A motion to table the approval of the March 12 Work Session Minutes until the June 13 was made by Justin Layton and seconded by David Griffin. The motion carried unanimously.

4. Citizen Review Session

A. Zoning Ordinance Text Amendments

Mr. Griffin asked how the proposed R2 would be different from the zoning districts the Town currently has now. Mr. Allred explained that the Town Council has requested we come up with a zoning that helps bridge the gap between R1 (Single Residence) and R3 (Multiple Residence) Zoning Districts. The proposed R2 would allow a property owner to build a single-family home or a duplex on a single parcel of land, and nothing more. There is currently zoning that allows either single-family residences, or up to 12-units per acre, with nothing in-between. He also noted that all the Permitted Uses listed in the R2 Zoning District are uses permitted in either R1 or R3 presently. Mr. Morales asked for a clarification of the setback requirements in the case of the two dwellings being detached. Mr. Allred described that both the units must meet the property line setbacks for the primary structure, and the fire code will determine the separation between the two units. Mr. Carlton requested that the wording "affordable housing opportunities" and/or the last line be removed from the proposed Section 6.1 F.

Mr. Layton stated that he did not see any issues allowing cargo containers in commercial zones, as they are already permitted in residential zones.

5. Staff Report & Training

Mr. Allred reminded the members of the regular meeting and hearing over the Zoning Ordinance Text Amendments would be held next Thursday at 6:00PM.

6. Adjournment

A motion to adjourn was made by Mr. Carlton and seconded by Mr. Hoopes. The motion carried unanimously and the meeting was adjourned.