

# **MINUTES OF THE REGULAR MEETING OF THE THATCHER PLANNING & ZONING COMMISSION**

**June 13, 2019**

**MEMBERS PRESENT:** Vice-Chair Jerry Hoopes, Members David Griffin, Eddy Carlton, Justin Layton and Town Engineer Tom Palmer

**MEMBERS ABSENT:** Chairman Ramon Morales, Bret Whitmer, Ray Tuttle

**VISITORS:** Gary Allred, Ward Weaver

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

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

## **2. Approval of Minutes**

The Commission unanimously approved the minutes from the March 12<sup>th</sup> and April 6<sup>th</sup> Work Sessions.

## **3. Public Hearing – Proposed Text Amendments**

Copies of the proposed text amendments were given to the Commission in their packets and were given to the public prior to the meeting.

Mr. Ward Weaver said that in his neighborhood in Utah, apartments were kept separate from single-family neighborhoods and he felt that worked well. Near BYU, there was a mix of housing types, but in his neighborhood, they were segregated. He feels duplexes are a “stepping stone to higher density”.

Mr. Griffin questioned whether these zoning changes will change the policy regarding spot-zoning. Mr. Palmer explained that there is no policy regarding spot-zoning, but that it seems to be the practice of the commission & council to not spot-zone individual lots. He explained that the proposed text amendments do not affect any individual property, but rather give an additional zoning option that could be requested. The P&Z & council would be able to debate the merits of spot-zoning a lot to allow R-2 on a case-by-case basis if it were requested in the future by a property owner.

Mr. Griffin expressed his concern that granting a re-zone to one property owner makes it harder to say no to someone else requesting the same zoning.

Mr. Layton said that the whole purpose of the commission is to look at each case and make determinations on a case-by-case basis and that each one is different.

Mr. Layton said that Mr. Morales (who was not present) has concerns about the use of cargo containers in residential zones. Mr. Palmer expressed that this is more of an enforcement issue, and that the proposed text amendments don't change anything regarding cargo containers in residential zones.

The commission discussed the difficulty of enforcing rules regarding cargo containers as they don't require a permit and they "show up overnight". Mr. Allred said that he has been in contact with the companies that sell cargo containers and has encouraged them to encourage buyers to contact the town to make sure they are in compliance with the ordinance when they deliver one.

Mr. Griffin had a copy of the Future Land Use map from the general plan and expressed a desire that the legend of that map be clarified. Mr. Palmer stated that that map will be re-done as part of the on-going general plan amendment process.

Some discussion was had about the proposed text amendment regarding fences & walls. The commission asked Mr. Palmer about the pending variance request in Diamond Springs regarding a wall setback issue, which he explained.

Mr. Carlton made a motion to approve the proposed text amendments as written. Mr. Layton seconded the motion and the vote was unanimous.

#### **4. Election of Officers**

Mr. Carlton nominated Ramon Morales as Chairman for the upcoming year. He was unanimously voted in.

Mr. Hoopes was unanimously voted in as Vice-chair for the upcoming year.

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

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

#### **6. Adjournment**

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