

**MINUTES OF THE WORK SESSION OF THE PLANNING & ZONING
COMMISSION OF THE TOWN OF THATCHER
September 7, 2010**

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

MEMBERS ABSENT: Dennis Martin & Mike Ajeman

VISITORS: None

Chairman David Griffin called the meeting to order at 7:05 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 August meeting minutes and there was no discussion. A motion was made by Mr. Jerry Hoopes to accept the minutes and seconded by Mrs. Pat Nelson. The vote was unanimous and the minutes were approved.

Public Hearing:

Planning & Zoning Code Revisions.

Chairman Griffin asked if there was any discussion from the public, there being none the Public Hearing was closed.

Decision on Public Hearing:

Decision on Planning & Zoning Code Revisions

Mr. Heath Brown presented the proposed code revisions to the Commission members. The Commission went through each item (See Below).

Chairman Griffin asked if there was any other discussion. Mr. Jerry Hoopes made a motion to recommend to the Town Council to approve the code changes as proposed. Mr. Ramon Morales seconded the motion. The vote was 5-0 in favor and the motion passed.

Adjournment:

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

Planning & Zoning Code and Subdivision Regulation Revisions, September, 2010

Section 29-2-4. Definitions

When used in this Ordinance, the following terms shall have the meanings herein ascribed to them:

Guest Quarters. A permanent accessory structure used for the temporary housing of family members and non-paying guests. ~~; which does not include built-in cooking facilities and is not equipped for kitchen appliances requiring 220-volt electric service or natural gas.~~

Section 29-3-3. Accessory Structures and Uses

B. Accessory Structures.

3. Accessory structures shall be limited to **eighteen** ~~twelve~~ feet (**18'**~~12'~~) in height.
-

Section 29-3-9. Maximum Height of Fences

No fence, ~~or~~ wall, **or hedge** shall be constructed higher than three feet (3') above the grade **of the sidewalk** in any required front ~~or side~~ yard. ~~which fronts on a street.~~
Fences, walls, and hedges constructed within the required side or rear yard, which do not front on a street, shall not be built higher than six feet (6') above the grade of the lot.

Corner Lot Exceptions: ~~; provided, however, that~~ **Fences, walls, or hedges** constructed in **rear or side yards, on corner lots**, that front on a street, may be constructed to a height of six feet (6') when located more than fifty feet (50') from the street intersection.

The rear **or side** fences, walls, or hedges ~~on a corner lot shall have~~ **must meet** the same **height** requirements as the front **or side yards** and as of the lot adjacent **lots** ~~to it~~.

Section 29-3-17. Temporary Uses and Structures

The following regulations shall govern the operation of temporary uses and structures:

- B. The following are temporary uses and are subject to the following specific regulations and time limits, in addition to the regulations of any zone in which the use is located.
1. Carnival or Circus. When authorized by the **Zoning Administrator Council**, **an Administrative** ~~a Temporary~~ Use Permit for a carnival or circus may be issued in any zone, for a period not longer than fifteen (15) days;
 2. Christmas Tree Sales. When authorized by the **Zoning Administrator Council**, **an Administrative** ~~a Temporary~~ Use Permit may be issued for the display and open-lot sales of Christmas trees for a period not longer than forty-five (45) days;
 3. Contractor's Office and Equipment Sheds. In any zone, **an Administrative** ~~a Temporary~~ Use Permit may be issued for office and equipment sheds incidental to a construction project. The temporary structure shall be removed upon completion of the construction project;
 4. Real Estate Sales Office. In any zone, **an Administrative** ~~a Temporary~~ Use Permit may be issued for a temporary structure for a real estate sales office in any new subdivision or Large Scale Development which has been approved in accordance with Town regulations. The permit for such temporary structure is renewable for up to three (3) years. The office shall be removed upon completion of the development. A model home may be used as a temporary sales office.
 5. Mobile Homes as Temporary Dwelling for Parents. In R-1, ~~and R-2,~~ **and A-R** Zoning Districts, a Temporary Use Permit may be issued for a mobile home **or guest quarters** for use by the resident's parents, provided that upon the death of the parents the Temporary Use Permit shall terminate.
-

Section 29-3-23. Parking Regulations

B. Parking for Multiple Dwellings.

1. For multiple dwelling units, one and one-half (1.5) parking spaces shall be provided for each one bedroom unit, two (2) parking spaces shall be provided for each two bedroom unit, two and one-half (2.5) parking spaces shall be provided for each three bedroom unit, and three (3) parking spaces shall be provided for each four bedroom unit. In addition, two (2) parking spaces shall be provided for **every five each units** for guest parking.
-

Section 29-3-25. Sign Regulations Within Zones

- E. In C-1 Zones no such sign structure shall be erected in any block in which the front third (1\3) of any lot or parcel of land used for residential purposes comprise 50% or more of the block frontages.
 8. Intermittent or flashing illumination and animated signs shall be subject to **an Administrative** Use Permit.
-

Section 29-28-3 Street Standards

The street improvements within the subdivision shall conform to the following standards and requirements.

- C. Streets shall be constructed in accordance with good engineering practices as well as the following design criteria:
 17. **The maximum length of cul-de-sacs shall be 750 feet, measured from the curb line of the intersecting street to the curb line at the end of the cul-de-sac, along the centerline.**