

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

July 13th, 2021 – 6:00 pm

MEMBERS PRESENT: Chair David Griffin, Machael Layton, Jerry Hoopes,
Brandon Homer, Ray Tuttle, Billy Orr, Ray Tuttle, Wayne
Layton

MEMBERS ABSENT: None

STAFF PRESENT: Tom Palmer, Gary Allred

VISITORS: None

1. Welcome and Roll Call

Chair David Griffin called the meeting to order and established that a quorum was present.

2. Approval of Minutes

The Commission unanimously approved the minutes from the July 6th Work Session.

3. Public Hearing

Public Hearing – Zoning Text Amendments

Mr. Griffin opened the hearing and asked Mr. Palmer to explain the proposed text amendments.

Mr. Palmer shared that he had incorporated the feedback from the Work Session and had made a few adjustments:

1. Added mini-storage as an allowed use (with an administrative use permit) in the C-2 zone
2. Added some language regarding the use of cargo containers as mini-storage units
3. Moved some “temporary” uses to “administrative” uses in the C-1 and C-2 zone.

Mr. Palmer said that some uses (such as pumpkin sales) were under “temporary use”, but probably belonged under “administrative use”. The difference is that temporary use permits need to go to P&Z and Council and administrative permits are issued at the staff level. The nature of the seasonal permits are such that acquiring a permit through council is probably not feasible (and we have not been enforcing the need for permits for this type of use). Moving to an administrative use will allow us to more easily accommodate requests (and enforce non-compliance by allowing them to quickly apply for a permit if we find them setting up shop without a permit).

Mr. Tuttle asked if firework sales fit the description of “seasonal activities”, similar to pumpkin or Christmas tree sales. **He proposed that some language be added to clarify that firework sales also needed an administrative use permit.**

In regards to the cargo container language proposed, Mr. Tuttle asked “what does “more conventional” mean?” Discussion ensued by the commission as to the intent of the language and if there was a better way to word the intent. Mr. Homer said he like the “more conventional” wording. Ms. Layton expressed that the language was a bit vague, but that it was a good thing as it allowed staff some interpretation room. Mr. Layton agreed that some wiggle room was good so we don’t have to over-define in the ordinance. Mr. Allred expressed that “more conventional” could be interpreted differently, depending on the surroundings & the location. That would give staff the ability to ensure that it fits in with the surroundings. Mr. Orr said that the definition of what is meant by “more conventional” is actually in the proposed language. After some more discussion, the commission recommended that the language regarding cargo containers remain as proposed.

Mr. Palmer read through the proposed language for allowing mini-storage in the C-2 zone. That language was copied directly from the ordinance under the I-1 section. Mr. Palmer asked the commission if they thought a “night watchman quarters” was appropriate in a C-2 zone. Discussion by the commission followed. Mr. Homer & Mr. Layton expressed that this is very typical for large storage facilities in other cities and is appropriate. There was some discussion as to what qualified as a watchman quarters... is there a size limit? Generally agreed that a single “apartment” would be a night watchman quarters. Mr. Palmer expressed concern over having a loophole in the ordinance that would allow a residential use in a commercial zone. It is probably warranted for larger facilities, but should not be allowed for super small lots. **It was suggested that the “night watchman quarters” could be a conditional use...** subject to obtaining a conditional use permit through P&Z & Council and that that would bring a higher level of scrutiny & make sure it’s appropriate.

Mr. Griffin brought a spelling error to Mr. Palmer’s attention.

Mr. Palmer discussed with the P&Z the desire to further revise the ordinance in the future to address street cross-sections, turn-arounds, etc. Some discussion was had & the commission was advised that proposed language would be brought to a future meeting.

Mr. Wayne Layton made a motion to approve the proposed zoning ordinance text amendments with the following changes:

- 1. Add fireworks sales as an administrative use in the C-2 zone*
- 2. Make the night watchman quarters for a mini-storage a conditional use*

Mr. Homer seconded the motion.

Vote: Unanimous in favor.

Election of officers was conducted. Mr. Ray Tuttle was nominated and voted in Unanimously as the new Chair. Mr. Wayne Layton was nominated and voted in unaniously as the Vice-Chair.

4. Staff Report

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

5. Adjournment

The meeting was adjourned.