

**MINUTES OF THE PUBLIC WORK SESSION MEETING OF THE
THATCHER
PLANNING & ZONING COMMISSION**

Tuesday, March 26th, 2024 – 6:00 pm

MEMBERS PRESENT: Chair Wayne Layton, David Griffin, Brandon Homer, Dan Turley, Ray Tuttle

MEMBERS ABSENT: Vice Chair Billy Orr, Nate Sorensen

STAFF PRESENT: Gary Allred, Alan Bryce, Tom Palmer

VISITORS: Michael Romney, Whitney Romney, Shanna Whetten, Jerome Whetten, John Howard, Jenny Howard

1. Welcome and Call Meeting to Order

2. Pledge of Allegiance

3. Roll Call

Chair Layton called the meeting to order and established that a quorum was present. With this being a work session, a quorum is not required.

4. Discussion & Recommendation – Zoning Text Amendment

The Town of Thatcher is considering amendments to its Zoning Ordinance which would allow for accessory dwelling units in any single-family residential zone. The purpose of these proposed changes are to better meet the needs of the residents of the Town, in-line with the goals of the Town's General Plan. Along with other miscellaneous ordinance amendments.

Mr. Wayne Layton opened the public meeting and gave a little explanation of what purpose of the meeting was. To gather information and thoughts about the proposed ordinance changes.

There was general discussion on Section (5.5.B.5) about the proposed change to allow roof mounted equipment only on the rear portion of the roof with a few exceptions.

It was the general consensus of the commission that television satellite dishes be add to the exceptions to be allowed on the front portion of a roof.

There was general discussion on section (5.5.B.8) about the use of metal as the primary building material. The proposed change to the text is to give staff the ability to review and approve any plans before a metal building is built as a residence.

There was general discussion on getting more specific about what architectural features would be required and how detailed you want the ordinance to go into. There was also discussion on how the review of any proposed project would be reviewed. Either by formal committee or by staff.

It was the general consensus of the commission that this section of the ordinance is good as it is written.

Tom Palmer stated that the general framework of section (13.8) comes from both Phoenix and Tucson who recently passed similar ordinance changes to allow for accessory dwelling units.

There was general discussion on one accessory dwelling unit being allowed on lots with one single-family primary residence is present. And an (ADU) is not allowed in multi-family zoning.

There was general discussion on if an (ADU) is closer to the primary dwelling than 6' it needs to be attached through an integral roof structure at least 6' wide. Similar to what is already in the ordinance for regular accessory structures.

There was general discussion on what is required architecturally for an (ADU) to be considered complimentary to the primary residence.

There was general discussion on how to prevent people from just going down to Home Depot and buying a Tuff Shed then putting toilet in it and trying to rent it out. It was consensus that requiring an (ADU) to meet building code should remedy those types of issues.

Tom Palmer stated that allowing for an (ADU) is and administrative use which means you are required to apply for an administrative use permit before you are allowed to have an (ADU) on your lot.

David Griffin asked about the lots with existing accessory rental units. Tom Palmer stated that the goal would be to go to them and have them get an administrative use permit and bring the unit up to code.

There was general discussion on setback requirements for an (ADU). Weather they needed to be increased or not. There was no suggested change to the proposed setbacks.

There was general discussion on the maximum height of 15' if the (ADU) is closer to the property line to the side or the rear than the required setback of the primary house. No change to the setback requirements was suggested from the commission.

There was general discussion on the allowable gross floor area for an (ADU). The proposed is 75% of the gross floor area of the primary dwelling unit. There was discussion on changing it to 50% of the primary dwelling unit. There was discussion on using gross floor area or livable floor area for size calculation.

Wayne Layton proposed to change section (13.8.A.11) to state that percentage to 50% of the livable floor area of the primary dwelling should be used to determine the livable area of the (ADU). He also proposed to remove the section that stated garages or attached porches would count toward the gross floor area of the ADU. There was general consensus of the change from the commission.

There was general discussion about the required-on lot parking. There were concerns raised of people parking on the roads.

Jerome Whetten raised concerns of parking when the primary and the (ADU) are used as a short-term rental.

There was general discussion and concern about potential short term rental use for both the primary and accessory dwelling.

No proposed changes suggested to the required parking requirements.

There was general discussion on the use of cargo containers as a primary or accessory dwelling. No proposed changes from the commission to this section of the ordinance.

5. Adjournment

The meeting was adjourned.