

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

Tuesday, April 9th, 2024 – 6:00 pm

MEMBERS PRESENT: Chair Wayne Layton, Vice Chair Billy Orr, David Griffin,
Brandon Homer, Dan Turley, Ray Tuttle, Nate Sorensen

MEMBERS ABSENT: None

STAFF PRESENT: Gary Allred, Alan Bryce

VISITORS: None

1. Welcome and Call Meeting to Order

2. Pledge of Allegiance

3. Roll Call

Chair Layton called the meeting to order and established that all members of the commission are present.

4. Approval of Minutes

The Commission unanimously approved the minutes from the November 14th, 2023, meeting.

5. Public Hearing – Proposed Amendments to the Town of Thatcher Zoning Ordinance

To consider the matter of the proposed amendments to the Town of Thatcher 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 hearing, no citizens came to the meeting, so he closed the public hearing.

6. Discussion and Recommendation

Mr. Homer asked if a modular type of accessory dwelling would be allowed. Mr. Bryce answered that if it meets building code and Town Ordinance and its not an RV or a mobile home.

Mr. Griffin wanted to clarify the height requirement in the required rear and side yard setbacks. Mr. Bryce answered that the max height is 18' if the (ADU) is in the required rear and side yards.

There was general discussion on section (5.5.B.5). Mr. Bryce stated that the only change from the work session was adding TV Satellite antennas to the exception allowed to mount on the front of a roof.

Mr. Layton stated that during the work session there was general discussion about the use of metal as the primary exterior building material. But that no changes to the ordinance as it is written were recommended. Mr. Bryce confirmed that no changes were recommended.

Mr. Bryce stated that the biggest change to the accessory dwelling unit section of the ordinance from the work session is how the size of an (ADU) is determined. It was originally written that the gross floor area of an (ADU) could be 75% of the gross floor area of the primary dwelling unit. It has been changes to state that the livable area of an (ADU) could be 50% of the livable area of the primary dwelling unit. All Commission members agreed that it was a good change.

Mr. Bryce stated that the only changes to the cargo container section where to add that they would be permitted as principle and/or an (ADU). And that it is up to the owner to proof that building codes are met if cargo containers are used. No changes were recommended by the commission.

Mr. Homer made a motion to recommend approval for “Proposed Amendments to the Town of Thatcher Zoning Ordinance.”

Mr. Sorensen Seconded the motion

Vote: Was Unanimous in favor of the motion.

7. Staff Report

Mr. Bryce Stated that the public works crews are working on widening Allred Lane.

8. Adjournment

The meeting was adjourned.