

MINUTES OF THE WORK SESSION OF THE THATCHER PLANNING & ZONING COMMISSION

October 09, 2018

MEMBERS PRESENT: Chairman Ramon Morales, Members Jerry Hoopes, David Griffin, Bret Whitmer, Ray Tuttle, Eddy Carlton

STAFF PRESENT: Town Engineer Tech. Gary L. Allred, Town Manger Heath Brown, Street Supervisor Tommy Nicholas

MEMBERS ABSENT: none

VISITORS: Tom Palmer, Ward Weaver, Scott Lee, Christy Lee, M'Lee Goodman, David Sowders, Simon Campos, Martina Montez, Jessie Brown, Trae Morris, Stacy Morris, Hyrum Morris, Julie Morris, Allison Nielson, Kip Nielson, Brady Bryce, Kent & Susan Hancock, John & Julie Bauman

Chairman Ramon called the meeting to order at 6:03PM, establishing that there was a quorum.

2. Pledge of Alliance

3. Roll Call

4. Public Hearing-Discussion:

- A. To consider granting a rezone of parcels 104-09-004A, 104-09-004B, 104-09-004C, 104-09-005B, 104-09-006, and 104-09-006A, from M-H and R1-8 to R-3.**

Chairman Ramon Morales asked if there was any discussion on the proposed rezone. Mr. Tom Palmer gave a slideshow presentation to help show the area and current zoning of the proposed rezone. He explained that he had purchased the property on the Northeast corner of 2nd Ave and Church St. several years back. About a year ago, he approached Town staff on what options he had with this piece of property. It was at that time he found out that his property and several surrounding parcels are zoned MH. He said that he would like to tear down the old dilapidated home and build a duplex in its place. Staff told him that it would have to be rezoned to R-3 to allow for a duplex. Staff also explained that the Town does not like to do a rezone of single parcels, and recommended when he applies for a rezone that he include all of the current MH zone. By doing this it took in part of his pasture, therefore he included the entire parcel. He explained that he was ok with not including the pasture as part of the rezone request. He then asked if there were any questions, to which there were none.

Mr. Compos then stood and asked, will the rezone allow apartments on the rear portion of the Davis property. Mr. Gary Allred answered; yes, if all the proper setbacks, retention, parking, and egress requirements are met. Mr. Ward Weaver then stood and stated, if they rezone to allow apartments there will be apartments. He then said that his property has zoning that would allow apartments, but he doesn't want apartments. He wants to keep the neighborhood as a neighborhood, and that apartments would bring down the property values of the area. If the rezone gets approved, then neighboring property owners will want rezoned to R3 as well. Jessie Brown stated that bringing in apartments brings drugs and other mischief. Bret Whitmer asked Ms. Brown if she would like another Red Lamp because the property is currently zoned MH. Ms. Brown stated that if it were another Lexington Pines then it would be fine. Mr. Whitmer made the clarification that it is who is managing the property that defines the quality of the people and environment that is there.

Jennifer Labrum asked the Committee if only Mr. Palmer's corner lot be rezoned? Chairman Morales replied that we generally do not rezone single parcels. Hyrum Morris stated that we just want to do things that would create a nice neighborhood. Mr. Morales asked Mr. Palmer if he would be in favor of doing a R 1-8 rezone? Mr. Palmer replied, I don't see the need for it because the current zoning of MH allows single family homes. Scott Lee brought up the point that historically and from how I understand the General Plan, the Town has tried to maintain an R 1-8 zoning in the middle of Town and R-3 on the outskirts. Trae Morris stated that he is fine with Mr. Palmer's proposed duplex. John Bauman agreed with Trae about the duplex on the corner. Hyrum Morris asked what is the process now? Chairman Morales stated that we make a recommendation to the Town Council who will then make the final decision.

Chairman Morales stated that I would like to get rid of the MH and make it a R 1-8 zoning. Mr. Carlton said that given the size of the parcels, there isn't enough room to do large scale apartments. Therefore, only allowing duplexes is not going to change the look and feel of the neighborhood. Mr. Tuttle stated that any type of residential zoning is an upgrade from MH.

Mr. Whitmer made a motion to deny the rezone as currently written. Mr. Hoopes seconded the motion. Mr. Whitmer, Mr. Hoopes, Mr. Morales, Mr. Griffin, and Mr. Tuttle voted to deny the rezone. Mr. Carlton voted nay.

8. Staff Report:

Mr. Allred reported that we are currently working on sidewalks on College Ave. and from there will be moving to Stadium. We also started the design work on the soccer fields out on Reay Lane. We are continuing the clean-up of Red Lamp, and other projects and work happening in the Town.

9. Adjournment:

Mr. Whitmer made motion to adjourn the meeting. Mr. Hoopes seconded the motion. The vote was a unanimous yes and the meeting adjourned.