



March 2, 2022

To: Planning & Zoning Commission  
Chair: Ray Tuttle  
Vice-Chair: Wayne Layton  
Members: Brandon Homer, Jerry Hoopes, David Griffin, Billy Orr, Machael Layton

**Re: MARCH P&Z MEETING: Tuesday, March 8<sup>th</sup>, 6:00 PM**

All,

Your attendance is requested at a Planning & Zoning meeting at the date & time listed above.

We have three items on the agenda:

1. We annexed the Shadow Lane area into the Town. Now that the appeal period is over, we need to assign it an appropriate zoning. The law states that the new zoning cannot allow for a higher use than what is allowed prior to annexation. I am including, attached, a map showing what I think is appropriate (R1-22 for the houses and R1-43 for vacant land). This is not a public hearing... you just need to make your recommendations to council and they need to approve.
2. I e-mailed you some zoning text amendments. We need to discuss and send a recommendation to Council. Primarily, the amendments deal with road improvements and typical road sections.
3. Lance and Shari Layton are requesting to re-zone of a portion of parcel 104-13-076 from C-2 (Highway Commercial) to MU (Mixed Use) with the purpose of building a multi-family development. The total parcel is approximately 9.2 acres and is located at just west of the intersection of Reay Lane and 4th Street in Thatcher. Approximately 6.5 acres is requested to be re-zoned. They held a neighborhood meeting yesterday and nobody showed up.

I have attached the minutes from the December meeting as well as the agenda for the upcoming meeting. If you have any questions at all, please don't hesitate to contact me.

Thank you,

Tom Palmer  
Zoning Administrator  
(928) 322-7065 (cell)  
[tpalmer@thatcher.az.gov](mailto:tpalmer@thatcher.az.gov)

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

December 14, 2021 – 6:00 pm

MEMBERS PRESENT: Chair Ray Tuttle, Vice-Chair Wayne Layton, David Griffin, Jerry Hoopes, Brandon Homer, Machael Layton, Billy Orr and Tom Palmer, Town Engineer

MEMBERS ABSENT: N/A

VISITORS: Gary Allred

## 1. Welcome and Roll Call

Chair Tuttle called the meeting to order and established that a quorum was present

## 2. Approval of Minutes

The Commission unanimously approved the minutes from the November 9<sup>th</sup> meeting.

## 3. Public Hearing – General Plan Update

*To consider adopting the updated General Plan for the Town of Thatcher*

Chairman Tuttle opened the hearing, and asked if there was anyone that would like to speak to represent the project. He then asked Mr. Palmer to address the topic.

Mr. Palmer explained that the General Plan update was a process that started several years ago. COVID caused a lot of delay, but the plan has been completed & out for agency review & is ready for adoption. Mr. Palmer explained that the General Plan, as prepared, goes away from a specific use for specific parcels in the Town & moves toward a “Character Area”. This allows for the zoning map to control individual parcels & the General Plan to be a guiding document to aid in the decision-making process when re-zoning request come up.

Mr. Palmer also explained that the Transportation / Circulation plan is an important tool that allows staff to request certain right-of-way widths for streets that have been designated as collector / arterial, etc. Mr. Palmer has been meeting with Safford, ADOT & the County to develop a region-wide circulation plan.

There was some discussion amongst the members of P&Z about the document & how it will work as a guidance tool. There was some discussion about Red Lamp & the RFP that is out (general curiosity questions)

Mr. Tuttle pointed out a couple of small errors in the document (erroneous information on Greyhound service on page 55 & grammatical errors on page 42).

Mr. Orr made a motion to **Recommend approval of the updated General Plan**

Mr. Hoopes seconded the motion.

**A vote was taken and was unanimous in favor of the motion.**

#### **4. Staff Report**

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

#### **5. Adjournment**

The meeting was adjourned.

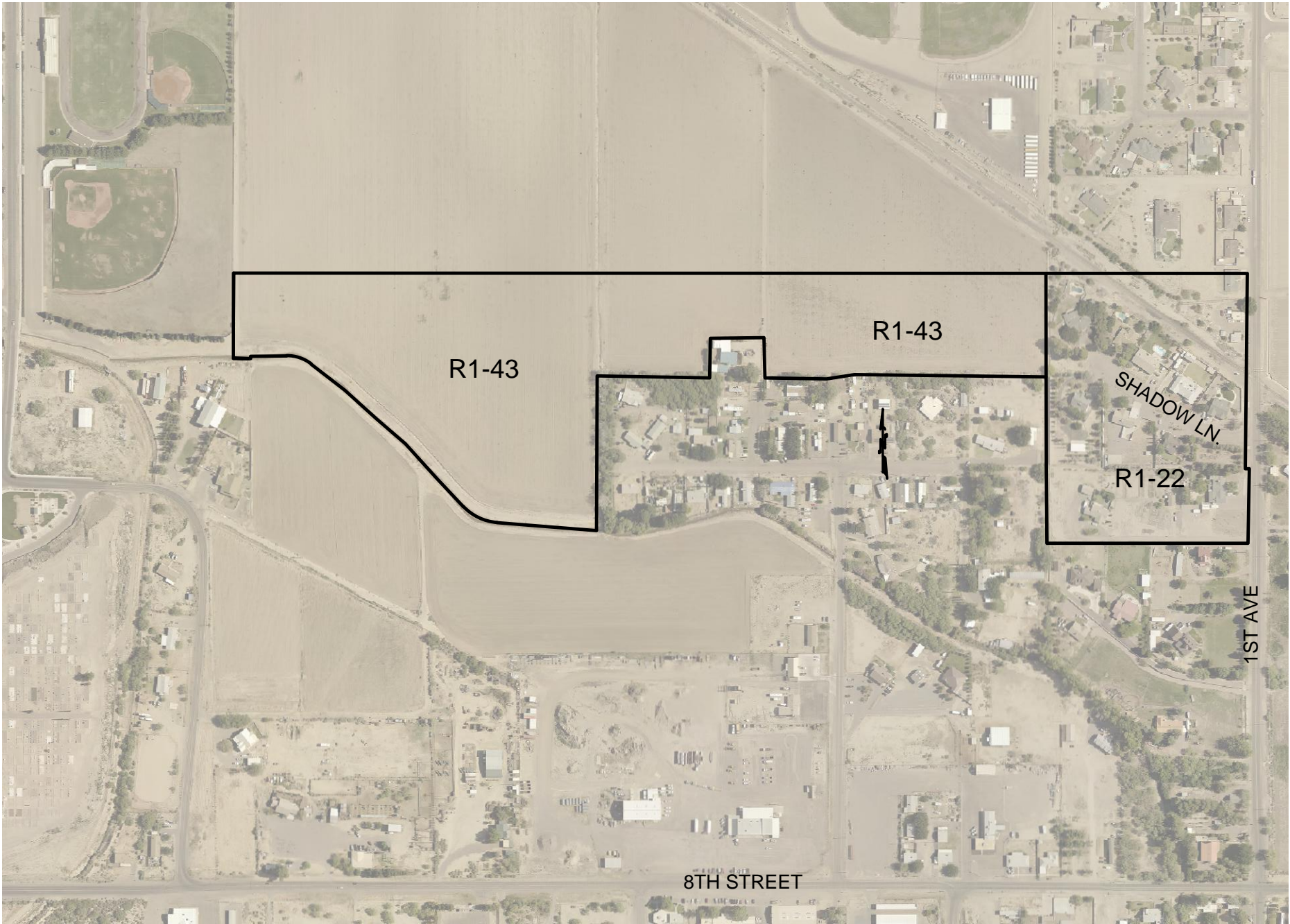
**AGENDA FOR PUBLIC MEETING OF THE  
PLANNING AND ZONING COMMISSION FOR  
THE TOWN OF THATCHER**

**Tuesday, March 8, 2022 @ 6:00 PM**

1. Welcome and Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Minutes from the December 14, 2021 P&Z meeting
5. Assignment of zoning to “Shadow Lane” annexation area
6. Public Hearing – Re-zoning Request  
*to consider the matter of a proposed re-zone of a portion of parcel 104-13-076 from C-2 (Highway Commercial) to MU (Mixed Use) with the purpose of building a multi-family development. The total parcel is approximately 9.2 acres and is located at just west of the intersection of Reay Lane and 4<sup>th</sup> Street in Thatcher. Approximately 6.5 acres is requested to be re-zoned. Also, public hearings to consider text amendments to the Thatcher Zoning Ordinance and Subdivision Ordinance.*
7. Discussion & Recommendation – Re-zoning Request  
*Commission will vote to recommend approval, denial or changes to the proposed zoning text amendments to the Town Council. The Town Council will make the final decision on the matter at the March 21<sup>st</sup> Council meeting.*
8. Public Hearing – Zoning Text Amendments  
*To consider the matter of amending the Zoning Code of the Town of Thatcher*
9. Discussion & Recommendation – Zoning Text Amendments  
*Commission will vote to recommend approval or denial of the proposed re-zone to the Town Council. The Town Council will make the final decision on the matter at the March 21<sup>st</sup> Council meeting*
10. Staff report
11. Adjournment

*Individuals with special accessibility needs may contact the Town of Thatcher, at (928) 428-2290.  
If possible, such requests should be made 48 hours in advance.*

Posted by \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_



R1-43

R1-43

SHADOW LN.

R1-22

8TH STREET

1ST AVE



W US HIGHWAY 70

W MAIN ST

W MAIN ST

104-13-077

104-13-018

104-13-019B

104-13-021

104-13-021

104-13-022

104-13-024

104-13-025

104-13-078

104-10-0

104-13-057

C-2

C-2

in the County  
(2.0± ac.)

to remain C-2  
(2.7± ac.)

104-13-007B

104-10-0

R1-8

N REAY LN

W 4TH ST

104-13-076

to be re-zoned  
from C-2 to MU  
(6.5± ac.)

104-13-075

104-10-0

C-2

104-23-085

R1-43

104-13-023

R1-8

104-10-021

104-10-0

W CHURCH ST

N REAY LN

104-25-0