

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

June 15th, 2021 – 6:00 pm

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

MEMBERS ABSENT: Ray Tuttle, Wayne Layton

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 May 11th meeting.

3. Public Hearing

Public Hearing for "Shadow Lane" Annexation

Mr. Griffin opened the hearing and asked if there was anyone that would like to speak on the matter.

Mr. Palmer shared that a neighborhood meeting was held a week prior and that 3 residents attended and were in favor of the annexation. He stated that the Town had polled residents in Shadow Lane and then in larger areas around Shadow Lane to gauge interest in an annexation. The area that was settled on had no negative respondents during the polling process.

Mr. Palmer read an e-mail to the commission that was sent to Annie @ Town hall:

Annie,

Thank you for sending me copies of the duplicate notifications regarding the proposed annexation. I understand I had previously received these but may not have taken action or even responded to the survey. Today I have taken this opportunity to populate this brief survey with my opposition and have cited the implication of zoning governance. By the way, the "affected areas" seem to be changing with each subsequent update. For Example, the attached May 7th pdf shows the affected area reaching to 8th Street, but the letter we received in USPS Mail now shows that the boundary of affected parcels has been moved

North by several properties. And curiously our Properties at 104-29-125 and 104-29-124 (502 S 1st Ave and 402 S. 1st Ave respectively) are still included within the affected areas, which I don't understand.

I live in Phoenix and don't have plans to attend June 7, 15 or 21 meetings but I would appreciate any opportunity to have our strong opposition appropriately considered.

Regards,

Gabriel Munguia

Jeanine Munguia

Mr. Palmer explained the annexation process and that at least 50% of the property owners and the owners of at least 50% of the property values need to sign in favor of an annexation. It does not need to be unanimous. Those signatures will be collected after the public hearings.

Mr. Griffin closed the public hearing & asked for discussion amongst the P&Z members.

There was some discussion about the pros and cons of annexation for the residents and for the Town. The residents get a higher level of service and increased help in maintaining neighborhoods. The Town gets a bump in population which helps with revenue sharing and gets to control how the growth happens in Town limits.

**Mr. Orr made a motion to recommend continuation of the annexation process.
Mr. Hoopes seconded the motion.**

Vote: Unanimous in favor.

4. Staff Report

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

5. Adjournment

The meeting was adjourned.