

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 9th 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.