

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

**Tuesday, August 9<sup>th</sup>, 2022 – 6:00 pm**

**MEMBERS PRESENT:** Chair Ray Tuttle, Vice-Chair Wayne Layton, David Griffin, Billy Orr, Machael Layton, Brandon Homer, Dan Turley

**MEMBERS ABSENT:**

**STAFF PRESENT:** Tom Palmer, Alan Bryce, Gary Allred

**VISITORS:** Jim Belilove, Brian Montoya, Mark Jones, Terri Jones, Brent Jacobs, Denise Jacobs

## **1. Welcome and Call Meeting to Order**

## **2. Pledge of Allegiance**

## **3. Roll Call – Introduce new P & Z member**

Chair Tuttle called the meeting to order and established that all members of the quorum are present. Mr. Tuttle then introduced Dan Turley as the newest member of the commission, and then asked him to introduce himself with a brief history his family.

## **4. Approval of Minutes**

The Commission unanimously approved the minutes from the June 13<sup>th</sup>, 2022, meeting.

## **5. Public Hearing – (Preliminary Plat - Final Plat) – Red Lamp Commercial Plaza**

Mr. Tuttle stated that it was a hearing for both the preliminary and final plat approval. Mr. Palmer then explained that since it was the Towns development there was no need for the wait period between a preliminary and final plat approval.

Mr. Layton asked if the proper notices to citizens about the hearing went out since it is a Town development. Mr. Palmer Answered yes.

Mr. Palmer then mention one change to the plat that was not in the packet. In the southwest corner there in a 10' wide strip of land adjacent to the property of Mark Jones that has been sectioned off for potential sale in the future per his request.

Mr. Palmer then stated that the meeting is being record.

Ms. Layton then asked about the entrances to the plat from the highway and from 4<sup>th</sup> Street. Mr. Palmer stated that there are three entrances. The main entrance will be off 3<sup>rd</sup> Avenue, then the secondary entrance off Highway 70, and final entrance off 4<sup>th</sup> Street. He also stated that the goal is to get people to use the 3<sup>rd</sup> Avenue and Highway 70 entrances, not so much the 4<sup>th</sup> Street one.

Mr. Tuttle asked how much of the infrastructure the Town is going to complete. Mr. Palmer explained that there are currently two businesses interested in buying lots with several others as well. The decision on how to phase the construction of the infrastructure has not been made yet, but that if the other interested business back out then they would probably phase it into two sections. There would potentially be a North and a South phase.

Mr. Griffin Brought up discussion regarding his confusion on separation of the Red Lamp Commercial Plaza discussion and the re-zone request on the next agenda item. It was discussed and cleared up.

Mr. Orr asked what businesses could potentially occupy the small lots 4-7. Mr. Palmer explained that the buildings would be owned by the businesses, but that the common areas would be managed by the POA (Property Owners Association).

Mr. Turley asked if there is enough parking for potential restaurants or other businesses. Mr. Palmer answered yes stating that there will be more parking than required by about 10% with street parking on 3<sup>rd</sup> Avenue and 4<sup>th</sup> Street.

Mr. Orr brought up that the entrance off Highway 70 in the smallest entrance. There was discussion about traffic flow in and out of the Plaza. Mr. Palmer stated that he needed to check with the landscaper to make sure it will work.

Mr. Homer asked if a deceleration lane would be required. Mr. Palmer stated no.

There was discussion on removing the entrance from Highway 70 and making the entrance off 3<sup>rd</sup> Avenue the main entrance. Also, some discussion on recommending a change to the name from Red Lamp to something else.

Mr. Homer Asked if any of the neighbors have said anything. Mr. Palmer answered no, with just Mark Jones wanting that 10' wide strip next to his property.

There was discussion about the benefit of the proposed commercial development over what was there previously. And there were pictures handed out showing the landscape plan and overview with discussion of parking.

**Mr. Layton made a motion “to recommend approval of the Preliminary and Final Plat for Red Lamp Commercial Plaza”**

**Mr. Turley Seconded the motion**

**Vote: 6 in favor (R. Tuttle, W. Layton, D. Griffin, B. Homer, B. Orr, Dan Turley)  
1 opposed (M. Layton)**

Ms. Layton expressed desire to change the name of the Red Lamp Commercial Plaza because she feels it is a joke around Town that it is referred to as the “Red Light District”. Mr. Homer agreed. There was discussion on making another motion to recommend changing the name of the commercial property

**Mr. Homer made a motion “to recommend changing the name of the Red Lamp Commercial Plaza”**

**Mr. Turley Seconded the motion**

**Vote: Was Unanimous in favor of the motion.**

There was discussion on if the Town of Thatcher has thought about and discussed the potential of competing with citizens in the town for development of the project. Mr. Palmer answered yes.

Mr. Mark Jones and his wife Terri then arrived at the meeting.

They were then informed by Mr. Palmer that the vote was passed in favor of approval of the plat and that it included the 10’ wide strip next to his property.

## **6. Public Hearing – Rezone Request**

*A request to re-zone parcel 104-01-022T from a mix of C-2 (Highway Commercial) and R1-43 (single family residential) to a combination of R-4 (Multi-Family Residential) and R1-10 (Single-Family Residential). The purpose of the re-zone is to construct an elderly care facility (on the R-4 portion) with the potential for future single-family lots (on the R1-10 portion). The total parcel is approximately 69.76 acres and is located at the southwest corner of Reay Lane and Ridgeview Way in Thatcher. The applicant is Jim Belilove.*

Mr. Tuttle turned the time to Jim Belilove who had a slideshow presentation for the potential senior assisted living project.

Drawings were handed out to the commission members showing how the parcel was going to be split between R-4 and R1-10 zones.

Mr. Belilove gave a brief history on himself and explained that he intends to use the property to build a senior assisted living facility on the north 19 plus acres, and potential single family lots to the south. He also explained that seniors are the fastest growing population so there is going to be a need for senior assisted living facilities in Graham County. He also showed pictures of previous projects that are similar to the project he is

planning for this project. He explained that the project will be 10 Pods with each pods having 10 living quarters.

Mr. Brent Jacobs and his wife Denise then arrived at the meeting.

Mr. Layton asked if they are going to be strictly residences or is it going to be like a nursing home with medical staff. Mr. Belilove answered stating that they are residences with services 24 hours a day. It will not be considered a nursing home.

There was discussion on if each pod would have a kitchen and who would do the cooking. Mr. Belilove stated that the staff would do the cooking.

There was discussion on whether the proposed assisted living facility would be allowed per the Town of Thatcher Zoning Ordinance. It was determined that yes it would be allowed in the R-4 Zone. Mr. Tuttle also stated that just getting the licensing from the Arizona Department of Health Services would require you to meet most of the requirements in the Town Ordinance.

Mr. Layton asked if this proposed project was going to impact the new subdivision to the west in regard to access. Mr. Palmer answered no and stated that there is an 80' wide easement around the property with access to Reay Lane.

There was discussion on if the property location was suited for the proposed assisted living facility. Mr. Tuttle pointed out that the property is adjacent to the Town of Thatcher Burn Pit and a feed lot across the street. Mr. Palmer stated that he feels it is a great location for high density residential because of the property location and what is around it.

The meeting was opened to the public for comment. Mr. Brent Jacobs who is a property owner to the north of the proposed project location. He stated that he was in favor of the project and believes it is a good start for development in that area of Town.

There was discussion that each pod would be similar to the "BeeHive Homes of the Gila Valley" assisted living facility off Highway 70. They would be a similar size and potential layout.

Mr. Homer asked how the facility would be staffed. Mr. Belilove stated that he estimates that there would be around 30-35 total staff. They would generally be assigned to a building with a few floaters to help as needed.

There was discussion about part of the lot being in the flood zone. Mr. Griffin expressed concern that the proposed facility could potential be in the flood zone area. Mr. Palmer stated that the same engineers that work on the Desert View Estates subdivision just to the northwest are working with Mr. Belilove to make sure they are out of the flood zone areas.

Mr. Layton stated that with the request for an R-4 Zoning if the assisted living facility was not constructed then that land could potentially be used to build multi-family apartments. There was discussion on possibly putting a stipulation on the rezone that only allowed an assisted living facility to be constructed in that zone. After discussion it was decided that the rezone to just R-4 fit with the general plan of the Town.

**Mr. Layton made a motion “to Re-zone parcel 104-01-022T from a mix of C-2 (Highway Commercial) and R1-43 (single family residential) to a combination of R-4 (Multi-Family Residential) for the North 800’ and R1-10 (Single-Family Residential) for the remainder of the parcel”**

**Mr. Griffin Seconded the motion**

**Vote: Was Unanimous in favor of the motion.**

## **7. Annual Election of Officers**

Mr. Palmer reminded the Planning and Zoning Commission members that in the past it was determined to move the Vice Chairperson up to the Chairperson and then just elect a new Vice Chair.

**Mr. Homer made a motion “to nominate Wayne Layton as the Chairperson of the Commission”**

**Machael Layton Seconded the motion**

**Vote: Was Unanimous in favor of the motion.**

**Mr. Griffin made a motion “to nominate Billy Orr as the Vice Chairperson of the Commission”**

**Wayne Layton Seconded the motion**

**Vote: Was Unanimous in favor of the motion.**

## **8. Staff Report**

Mr. Palmer Stated that the High School Avenue project is wrapping up. He is also in the process of acquiring right of way on Allred Lane for future project. The Town is committed to the proposed Red Lamp Commercial Plaza.

## **9. Adjournment**

The meeting was adjourned.