

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

Tuesday, November 15th, 2022 – 6:00 pm

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

MEMBERS ABSENT:

STAFF PRESENT: Tom Palmer, Alan Bryce, Gary Allred

VISITORS: David Russell, Jill Cluff

1. Welcome and Call Meeting to Order

2. Pledge of Allegiance

3. Roll Call

Chair Layton called the meeting to order and established that all members of the quorum are present.

4. Approval of Minutes

The Commission unanimously approved the minutes from the August 9th, 2022, meeting.

5. Public Hearing – Rezone Request

A request to re-zone parcel 104-03-030 from C-2 (Highway Commercial) to R1-8 (Single-Family Residential). The total parcel is approximately 0.62 acres and is located at address 2852 W. Church Street in Thatcher. The applicant David Russell.

Mr. Layton turned the time to David Russell who stated that they wanted to re-zone the parcel to single family residential so they could split it and build a home on the new lot to the west.

Mr. Homer asked if the parcel was going to be split, and if the existing home was going to remain. David Russel answered yes to both questions. Mr. Homer also asked if they had plans drawn up for the new home. Jill Cluff answered that they do not.

Mr. Tuttle asked what the size of the parcel is and by doing the lot split, what the size of the new lot would be. David Russell answered that the new lot would be about 11,300 SF.

Mr. Bryce also stated that the new lot would also be wider than the minimum 80' width to meet the requirement for the R1-8 single-family zoning.

Mr. Griffin then asked if the house on the existing lot belongs to the Cook's. Mr. Bryce answered yes.

Mr. Palmer Stated that as a resident of Church Street the property has been a neighborhood clean-up project for as long as he has lived there. He also stated that he would be so excited to see a new home there instead of weeds that needed to be cleaned up every six Months and would be a drastic improvement. He then stated that he was 100% in favor of the re-zone.

Mr. Tuttle then asked the applicants if they were buying the whole parcel from Dan Cook. Jill Cluff answered no, just the new split lot to the west.

Mr. Tuttle then stated that Dan Cook should be the one applying for the re-zone as the parcel owner.

Mr. Bryce then stated that David Russell is the applicant for the re-zone with signed approval on the application from the owner Dan Cook.

Mr. Tuttle then stated that it makes more sense to have the lot residential, rather than commercial considering the location.

Mr. Layton Stated that having the parcel re-zoned to residential, it would fit in better with surrounding area.

Mr. Tuttle stated that with the lots current zoning in theory someone could tear down the existing home and build a Circle K there. Mr. Bryce answered yes. Mr. Tuttle went on to say that that does not fit with the Towns general plan. Mr. Bryce stated that staff would agree.

Mr. Griffin then asked if the parcel is within 300' of the highway which all got zoned commercial. Mr. Bryce answered yes, but that the staff feels that this parcel fits in better with the residential zoning.

There was general discussion on the location of the parcel relative to the hotel close by. Mr. Bryce distributed pictures showing the location of the parcel and the surrounding area and streets.

Mr. Layton the asked if there were any other questions.

The public hearing was then closed by Mr. Layton.

Mr. Tuttle made a motion “to Re-zone parcel 104-01-022T from a mix of C-2 (Highway Commercial) and R1-8 (single family residential) to just R1-8 (Single-Family Residential)

Mr. Orr Seconded the motion

Vote: Was Unanimous in favor of the motion.

6. Staff Report

Mr. Palmer Stated that there are some street improvements on Reay Lane between US Highway 70 and 2nd Street. We are putting in sidewalk, curb and gutter with a new drainage pipe replacing and old open ditch on the east side. There is also a new crosswalk be put in crossing Reay Lane at 2nd Street.

There is also work going on for the restrooms at the park by the soccer fields.

Work is also going forward on the Thatcher Commercial Plaza with consulting on the landscaping plans and electrical plans.

There are also plans for street improvement projects throughout Town that should be starting in the next few months.

Mr. Palmer also stated that the infrastructure for Phase II in Quail Ridge was completed and up for approval at the next Town Council meeting.

7. Adjournment

The meeting was adjourned.