

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

Tuesday, December 13th, 2022 – 6:00 pm

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

MEMBERS ABSENT: Machael Layton, Dan Turley

STAFF PRESENT: Tom Palmer, Alan Bryce

VISITORS: Rhett Dodge, Aaron Dodge

1. Welcome and Call Meeting to Order

2. Pledge of Allegiance

3. Roll Call

Chair Layton called the meeting to order and established that 3 members of the commission were missing David Griffin, Machael Layton, and Dan Turley but there are enough members present to have a quorum.

4. Approval of Minutes

The Commission unanimously approved the minutes from the November 15th 2022, meeting.

5. Public Hearing – Rezone Request

A request to re-zone parcel 104-09-024A from a mix of C-2 (Highway Commercial) and RI-8 (Single-Family Residential) to just C-2 (Highway Commercial). The total parcel is approximately 10.20 acres and is located at the southwest corner of US Highway 70 and 1st Avenue in Thatcher. The applicant is DC Brothers Development LLC

Mr. Layton turned the time to Aaron Dodge who stated they are in the process of purchasing the property and a stipulation on the purchase was to re-zone the entire lot to commercial. He also stated that He and Rhett Dodge are working together with the Cash Brothers on buying the property. He also stated that they are still trying to decide how to develop the property. He also mentioned the potential for a stop light at 1st Avenue and the Highway. Aaron then mentioned that they did not want to plan too much ahead without getting the re-zone approved.

Mr. Tuttle asked what the process would be to work with ADOT to put a stop light on 1st Avenue. Rhett Dodge answered saying that they called ADOT to ask about potential access to the lot off of Highway 70, ADOT happened to mention they were confident that a stop light would be put there if there was a commercial development on the lot.

Mr. Griffin arrived at the meeting at this time.

Mr. Homer stated that Tom Palmer could speak on how the Town Council has reached out to ADOT in the past about putting a stop light at that intersection. Tom Palmer mentioned that the Town has reached out in the past and ADOT would say that there is not enough traffic to justify a stop light. He also mentioned that a commercial development would increase traffic to potentially get a light there.

Mr. Layton then asked if the current zoning was the standard 300' off the Highway is commercial zoning. Mr. Bryce answered yes and added that the parcel is currently about two thirds the commercial zoning and the rest is single family. This re-zone would be to make the whole parcel commercial zoning.

Mr. Layton asked if there were any other questions or comments. Mr. Palmer stated that he and his father own most of the property on the south border to this parcel. He also stated that he is in favor of commercial development on the lot. Mr. Palmer went on to say that the (C-2) commercial zoning would allow apartments and it gives any developer a lot of flexibility. He is in favor of any development if it is done nice.

Mr. Homer then asked if 4th Street would be connected just to the south of the parcel. Mr. Palmer answered no because the land was never deeded to the Town as right of way and it just does not make sense to connect the road.

Mr. Tuttle asked if there is a right of way for 4th Street connection. Mr. Palmer answered no.

Mr. Tuttle asked what if the developer wanted to put a road there what recourse would the Town or neighbors have. Mr. Palmer stated that it would not make sense for a developer to put a road there due to costs and the Town would probably not approve it.

Mr. Griffin asked if they stated what the applicants want to develop on the property. Mr. Layton answered no stating that they want to make sure the re-zone happens before they get too far along.

Mr. Homer then asked if the re-zone is approved would the potential development plan come back to this Commission for approval. Mr. Palmer answered not necessarily depending on what the development plan was.

Mr. Homer then asked the applicants what development ideas they have in mind for the property. Rhett Dodge answered that they thought about apartments, commercial store fronts,

or office space. He stated that they are in early idea phase. He also stated that whatever the development is they are not just going to try and make as much money as they can and run. They live here and are invested in the Town, and they see their neighbors all the time so it will be a nice development.

The public hearing was then closed by Mr. Layton.

Mr. Tuttle made a motion “to Re-zone parcel 104-09-024T from a mix of C-2 (Highway Commercial) and R1-8 (single family residential) to just C-2 (Highway Commercial)

Mr. Griffin Seconded the motion

Vote: Was Unanimous in favor of the motion.

6. Staff Report

Mr. Bryce Stated that the street improvements on Reay Lane between US Highway 70 and 2nd Street are still going on.

The Southwest Gas office building on Reay Lane is still moving forward but is potentially pushed until the new year sometime.

The U-Haul storage complex off the Highway is moving forward. The Town is getting pre-submittal question.

The O’Reilly Auto Parts store is moving forward. The Town is getting pre-submittal question.

The office suites by EA Glass have started construction. The foundation for one of the buildings is completed.

Mr. Griffin asked about the Thatcher Commercial Plaza. Tom Palmer stated that the project is moving forward but that it is slowed down due to the Credit Union not needing to be in a rush.

Mr. Homer asked about the strip of land in the Thatcher Commercial Plaza next to the neighbor. Mr. Palmer answered saying that it is separated out so the Town could potentially sell it in the future.

7. Adjournment

The meeting was adjourned.