

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

Tuesday, November 14th, 2023 – 6:00 pm

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

MEMBERS ABSENT: None

STAFF PRESENT: Gary Allred, Alan Bryce, Tom Palmer

VISITORS: Fred Woods, Murray Woods, Lance Layton, Sherri Layton

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 commission are present.

4. Approval of Minutes

The Commission unanimously approved the minutes from the June 13th, 2023, meeting.

5. Public Hearing – Abandonment of Final Plat and Condominium Plat for Casa Blanca Condos and Approve Final Plat for Stadium Place Apartments

To consider the matter of abandoning the final plat and condominium plat for Casa Blanca Condos and approve a new final plat for Stadium Place Apartments. The subject property is West of Stadium Avenue directly across from Mickelson Field in Thatcher. (Graham County Assessor Parcel #104-28-066R).

Mr. Wayne Layton opened the public hearing and invite anyone to say anything if they wanted.

Mr. Griffin asked what type of housing was going to be built. Mr. Fred Woods answered that they were going to build two story apartment buildings. He then showed an architectural site plan showing the location and planned phasing of construction.

Mr. Wayne Layton asked for clarification on the difference between a condo plat and the new plat. He then answered stating that on a condo plats each condo unit could have a different owner and the new plat it is one owner for the building. Mr. Bryce answered yes.

Mr. Tom Palmer clarified that the main reason for the public hearing is to abandon the old condo plat which is required to build the apartment buildings the owner wants to build.

There was general discussion on how the new apartment buildings were going to look and if they were going to make the existing apartment building match.

Mr. Tuttle asked how phases two and three were going to go. Mr. Fred Woods answered that they wanted to see how phase one went before they planned to far ahead for the other phases.

Mr. Tuttle then asked if the approval today was for all phases or just the first phase. Mr. Fred Woods answered it would be for all phases.

Mr. Homer asked what the anticipated built time is for phase one. Mr. Fred Woods answered about 9 months to a year.

6. Discussion and Recommendation

Mr. Tuttle made a motion to recommend approval for “Abandonment of Final Plat and Condominium Plat for Casa Blanca Condos and Approve Final Plat for Stadium Place Apartments.”

Mr. Orr Seconded the motion

Vote: Was Unanimous in favor of the motion.

7. Public Hearing – Layton Preliminary Plat for a Multi-Family Development

To consider the matter of a proposed multi-family development on (Graham County Assessor Parcel #104-13-076). The total parcel is approximately 9.2 acres and is located at just west of the intersection of Reay Lane and 4th Street in Thatcher. The south approximately 6.5 acres is zoned for this use.

Mr. Wayne Layton opened the public hearing and invite anyone to say anything if they wanted.

Mrs. Sherri Layton stated that they have been working on this project for a long time.

There was general discussion on the re-zone of the southern portion of the lot from C-2 (Commercial) to MU (Mixed Use) about a year ago.

Mr. Homer asked if there was enough parking for the development. Mr. Wayne Layton answered yes. There is a parking calculation on the first page of the plat.

There was general discussion on splitting the parcel in two between the commercially zoned and the mixed-use zoned areas. Tom Palmer stated once the plat is finalized and record that will happen.

Mr. Tuttle asked what was going to be built to divide the commercial use storage units to the North from the multi-family use to the South. Mr. Lance Layton answered a 6' block wall.

The public hearing was then closed by Mr. Layton.

8. Discussion and Recommendation

Mr. Tuttle made a motion to recommend approval for “Layton preliminary plat for a Multi-Family Development.”

Mr. Griffin seconded the motion

Vote: Was Unanimous in favor of the motion.

9. Discussion and Recommendation – Zoning Text Amendments

To consider the matter of amending the Zoning Code of the Town of Thatcher.

Mr. Bryce led a training and general discussion on how meeting should be run and how best to be prepared as a commission member for meetings. We also discussed what the commission should be looking at for reviewing plats and re-zones.

Mr. Bryce led general discussion on writing a change to the zoning code to allow a guesthouse as a rental. The commission expressed concerns for parking and setbacks as well as making it feel like its owner occupied.

10. Staff Report

Mr. Bryce Stated that the public works crews are working on widening Allred Lane and putting lighting up at the soccer fields.

8. Adjournment

The meeting was adjourned.