

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

Tuesday, May 9th, 2022 – 6:00 pm

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

MEMBERS ABSENT: Ray Tuttle

STAFF PRESENT: Gary Allred, Alan Bryce

VISITORS: Angel Sandoval and his wife

1. Welcome and Call Meeting to Order

2. Pledge of Allegiance

3. Roll Call

Chair Layton called the meeting to order and established that 1 member of the commission was absent, Ray Tuttle but there are enough members present to have a quorum.

4. Approval of Minutes

The Commission unanimously approved the minutes from the April 11th, 2023, meeting.

5. Public Hearing – Rezone Request

A request to re-zone parcel 104-09-119A from C-1 (General Commercial) to MU (Mixed Use). The total parcel is approximately 0.23 acres and is located off 3rd Avenue just North of Highway 70 in Thatcher. The applicant is Angel Sandoval the owner.

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

Mr. Sandoval stated that he originally wanted to remove the existing trailer from the lot and replace it with a double wide trailer. But he was informed that was not possible, because once the existing trailer is removed the grandfathered in residential use goes away and the lot becomes the existing commercial zone use. If the re-zone is approved, he plans on building a new site-built house.

Mr. Griffin then asked if they were aware that only a site-built house would be allowed and not a manufactured home. Mr. Sandoval stated yes.

The public hearing was then closed by Mr. Layton.

6. Discussion and Recommendation

Mr. Griffin asked what uses are allowed in a (Mixed Use) zoning.

Mr. Bryce answered that you can have both commercial and residential uses. The residential use follows the multi-family R3 residential design standards in the Town Ordinance. Which means you can build a single-family home, a duplex, or small-scale apartments. He also stated that staff feels that the MU (Mixed Use) zoning for this lot is a good transition for the commercial use to the South and the residential use to the North. It also fits in with the general plan of the Town.

Mr. Orr asked if this lot was part of the commercial zoning on either side of Highway 70

Mr. Bryce answered yes.

Mr. Griffin stated that there are probably a lot of residential homes along the Highway that will have a similar issue with needing to request a re-zone if they want to do anything on their lot.

Mr. Bryce answered yes, and each one would be looked at individually as needed.

Mr. Griffin asked if a lot that fronts the Highway could re-zoned to MU (Mixed Use).

Mr. Bryce answered, according to the general plan of the Town, lots that front on the highway are to be commercial zoning.

Mr. Griffin made a motion “to Re-zone parcel 104-09-119A from C-1 (General Commercial) to MU (Mixed Use).

Mr. Turley Seconded the motion

Vote: Was Unanimous in favor of the motion.

7. Staff Report

Mr. Bryce Stated that the public works crews are working at the park by the baseball fields planting trees and working on the parking lots.

The Southwest Gas office building on Reay Lane is on hold until at least September of this year.

The U-Haul storage complex off the Highway is moving forward slowly.

For the P&Z Commissions information the previous re-zone request for Spring Canyon subdivision from R1-10 to R1-8 was passed unanimously by Town Council.

8. Adjournment

The meeting was adjourned.