

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

Tuesday, June 13th, 2022 – 6:00 pm

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

MEMBERS ABSENT: None

STAFF PRESENT: Gary Allred, Alan Bryce

VISITORS: Jace Elkins, Justin Mack, Garrett Bryce, Emily Bryce, Mary
Martin

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 May 9th, 2023, meeting.

5. Public Hearing – Rezone Request

To consider the matter of a proposed re-zone of parcel 104-10-314B from R1-8 (Single-Family Residential) to R-2 (Multi-Family Residential) with the purpose of building a second home on the lot. The total parcel is approximately 0.29 acres and is located at 963 N. 8th Avenue in Thatcher.

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

Mrs. Bryce stated that their plan is to buy the lot and build a second house and rent out the existing smaller house.

Mr. Griffin asked if they are wanting to zone the lot multi-use. Mr. Bryce Stated that they want to zone it R-2 which would allow a second home to be built on the lot.

Mr. Layton clarified that an R-2 zoning would only allow for either a duplex or 2 separate single-family homes and not both together. Mr. Bryce answered yes.

Mr. Tuttle wanted to clarify that the lot could not be split into two separate lots down the road. Mr. Bryce answered no, the lots is not big enough to a split into 2 separate lots which is why the re-zone is required.

There was general discussion on the parcel being in a good location for the requested R-2 zoning.

Mr. Homer asked if the new home would be similar size to those around the lot. Mr. Bryce answered that staff would make sure that all setbacks and requirements would be met for a new home to be constructed.

There was some general discussion on if it is good to do spot zoning. The consensus was that it would need to on a case-by-case basis because each situation is different.

There was also general discussion on potential issues with any future owners.

Mrs. Bryce stated that their plan is 5 to 10 years down the road. To tear down the smaller house and add onto the potential new home. She also stated that if they don't build the new home then the lot could become an empty trashy lot.

Mrs. Martin stated that she is going to be moving in a few years and if she does not sell to Mrs. Bryce then any potential renters in the existing house would not take care of the lot.

The public hearing was then closed by Mr. Layton.

6. Discussion and Recommendation

Mr. Layton stated that we do need to be careful with spot re-zoning. but that he feels the R-2 zone was meant to be for spot re-zone situations like this one.

There was general discussion on the potential problems anyone wanting to change there zoning to allow for a rental on their property. The consensus was that each would need to looked at individually.

There was general discussion on if the lot was big enough to allow a second home. The consensus was yes, they would have about 8,000 SF to build on which is they size of the minimum lot allowed.

There was more general discussion on existing lots with grandfathered in pre-built rentals potentially wanting to re-zone to R-2. The consensus was that each would need to be looked at on a case-by-case basis.

Mr. Homer stated that most of the discussion we are having is something that Town Council needs to have.

Mr. Homer made a motion “to re-zone parcel 104-10-314B from R1-8 (Single-Family Residential) to R-2 (Multi-Family Residential).

Mr. Tuttle Seconded the motion

Vote: Was Unanimous in favor of the motion.

7. Public Hearing – Final Plat

To consider the matter of a final plat for Spring Canyon Estates Phase II, a proposed 24-lot single-family residential subdivision. The subject property is east of 1st Avenue at the intersection of Eagle Drive in Thatcher. (Graham County Assessor Parcel # 104-33-226).

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

Mr. Homer asked if this meeting was going to happen for every phase. Mr. Bryce Answered yes. He then asked how many phases they were planning on doing. Mr. Mack answered stating three total.

Mr. Homer then asked what the price point would be per house. Mr. Mack answered between \$280,000 and \$350,000.

Mr. Tuttle was concerned about the streets just being dead ends and cars would not be able to turn around. Mr. Elkins answered that there is a temporary access easement at the end of those street for exiting. The streets would continue to the east for future phases.

The public hearing was then closed by Mr. Layton.

8. Discussion and Recommendation

Mr. Griffin voiced concerned for the narrow streets.

There was general discussion on concern for people parking on the streets.

Mr. Tuttle made a motion “to recommend approval of the final plat for Phase II of Spring Canyon Estates subdivision on parcel 104-33-226.

Mr. Homer seconded the motion

Vote: Was Unanimous in favor of the motion.

9. Annual Election of Officers

Mr. Bryce reminded the Planning and Zoning Commission members that it was time to elect a Chairperson and Vice Chairperson.

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

Mr. Tuttle 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”

Mr. Tuttle Seconded the motion

Vote: Was Unanimous in favor of the motion.

10. Staff Report

Mr. Bryce Stated that the public works crews are doing mostly maintenance work because of little league baseball going on.

8. Adjournment

The meeting was adjourned.