

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

Tuesday, May 14<sup>th</sup>, 2024 – 6:00 pm

MEMBERS PRESENT: Chair Wayne Layton, Vice Chair Billy Orr, Dan Turley, Ray Tuttle

MEMBERS ABSENT: David Griffin, Brandon Homer, Nate Sorensen

STAFF PRESENT: Gary Allred, Alan Bryce, Tom Palmer

VISITORS: Ric Bryce, Courtney Maybury, Crandall Aaron, Eileen Aaron

## 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 April 9<sup>th</sup>, 2024, meeting.

## 5. Public Hearing – Re-approval of previous Preliminary Plat and new Final Plat for Quail Ridge Phase II-D Residential Subdivision

*To consider the matter of a proposed 44-lot single-family residential subdivision. This subdivision is South of the existing Quail Ridge Subdivision, off of Quail Ridge Drive. (Graham County Parcel #104-35-550.)*

Mr. Wayne Layton opened the public hearing and then read aloud an email the Town received regarding the proposed subdivision. “I am a homeowner on Partridge Lane in the newer cul-de-sacs in Quail Ridge. My only request for this proposed new housing subdivision is that there be some sort of tumbleweed, dust control & trash control as these new homes are being built. I've struggled and my neighbors struggle with the amount of tumbleweeds that have come off of the empty lots and now are seeded throughout our neighborhood. Thank you for informing us of what is coming and for the opportunity to express our concerns.”

Mr. Layton then opened up the floor to anyone if they wanted to say anything.

Mr. Crandall Aaron stated that he was there to answer any questions the commission might have about the proposed subdivision.

Mr. Layton asked Mr. Alan Bryce if this was a re-approval of a previously approved preliminary plat. Mr. Alan Bryce answered yes that the previous preliminary plat was approved back in 2001 and also that the proposed final plat was in substantial conformance to the preliminary plat.

Mr. Turley wanted clarification that so many years after approval a preliminary plat, a re-approval is required. Mr. Alan Bryce answered yes, after one year. Mr. Palmer also added that it is one year if no work or progress is being made.

There was general discussion about doing the previous preliminary plat re-approval and the final plat approval in the same public hearing.

Mr. Tuttle asked if Quail Ridge Drive was going to be shut down for a year and a half. Mr. Aaron answered that the goal was not to have the street shut down for that long. He also stated that he learned a lot from the last phase so it should go faster but he couldn't guarantee anything.

There was general discussion on the elevation differences in the proposed subdivision area, and how the water drainage would be handled.

The public hearing was then closed by Mr. Layton.

## **6. Discussion and Recommendation**

**Mr. Orr made a motion to recommend approval for “Re-approval of previous Preliminary Plat and new Final Plat for Quail Ridge Phase II-D Residential Subdivision.”**

**Mr. Layton Seconded the motion**

**Vote: Was Unanimous in favor of the motion.**

## **7. Public Hearing – Re-Zoning Request**

*To consider the matter of a proposed re-zone of parcel 104-33-262 from C-2 (Highway Commercial Zone) to R1-8 (Single Residential Zone). The total parcel is approximately 1.59 acres and is located at the Northeast corner of North Allred Lane and West Allred Lane in Thatcher.*

Mr. Layton opened the public hearing.

There was general discussion on why the applicant requested R1-8 single residential zoning as opposed to something else. There was concerned that with this zoning would allow them to split the parcel into several small lots. Mr. Palmer stated that the applicant intent is to split the parcel into three lots and build houses. And with the minimum lot width requirement in R1-8 zoning being 80' they would not be able to split the parcel much more than the three lots.

Mr. Layton asked if this re-zone request was in conformance to the Town general plan. Mr. Alan Bryce answered yes. It is a mix use area and a good transition to the commercial zoning more towards the highway.

The public hearing was then closed by Mr. Layton.

## **8. Discussion and Recommendation**

**Mr. Turley made a motion to recommend approval for “Re-Zoning Request.”**

**Mr. Tuttle seconded the motion**

**Vote: Was Unanimous in favor of the motion.**

## **9. Public Hearing – Re-Zoning Request**

*To consider the matter of a proposed re-zone of parcel 104-01-205 from C-2 (Highway Commercial Zone) to R1-43 (Single Residential Zone). The total parcel is approximately 2.025 acres and is located West of Reay Lane and North of Ridge View Way in Thatcher.*

Mr. Layton opened the public hearing.

Mr. Ric Bryce stated that the re-zone request was so they could build a house on the lot. He also stated that there was no intention of splitting the parcel but to keep it as is.

Mr. Tuttle asked if access was going to be off Ridge View Way. Mr. Ric Bryce answered that there is access through the commercial property to the East along Reay Lane.

The public hearing was then closed by Mr. Layton.

## **10. Discussion and Recommendation**

**Mr. Tuttle made a motion to recommend approval for “Re-Zoning Request.”**

**Mr. Turley seconded the motion**

**Vote: Was Unanimous in favor of the motion.**

## **11. Staff Report**

Mr. Bryce Stated that the public works crews are working on widening Allred Lane and getting ready to start the 8<sup>th</sup> Street widening project.

Mr. Palmer stated that there will be paving project going on in portions of Quail Ridge and Daley Estates starting in June.

## **12. Adjournment**

The meeting was adjourned.