

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

Tuesday, August 13<sup>th</sup>, 2024 – 6:00 pm

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

MEMBERS ABSENT: None

STAFF PRESENT: Gary Allred, Alan Bryce, Tom Palmer

VISITORS: Brian Hughes

## 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 14<sup>th</sup>, 2024, meeting.

## 5. Public Meeting – Final Plat for Elements Crossing Subdivision 19-Lots

*To consider the matter of a proposed Final Plat for Elements Crossing Subdivision, a multi-family residential subdivision with 19-lots on parcel 104-13-089. The total parcel is approximately 6.46 acres and is located at just West of the intersection of Reay Lane and 4th Street in Thatcher.*

Mr. Wayne Layton opened the public hearing. He then asked Brian Hughes who was representing the Layton for the meeting if he has any comments. Mr. Hughes mentioned that there were a few comments from the Town Engineer that were being addressed about the drainage.

Mr. Tuttle asked if there was going to be a wall between the storage units and the proposed subdivision. Mr. Bryce answered yes there is a 6' block wall already built between the two lots.

The public hearing was then closed by Mr. Layton.

## **6. Discussion and Recommendation**

Mr. Tuttle asked what the zoning was for the lot. Mr. Bryce answered that it was MU (Mixed Use).

Mr. Griffin Aske about (Tract B) on the plat. Mr. Bryce answered that area was for amenities for the residence. They plan on doing a basketball court and some picnic tables.

There was general discussion on how the parking was going to work for the subdivision. Mr. Bryce stated that the parking is in conformance with the Town Code and the preliminary plat.

There was general discussion on who was going to be responsible for maintaining the green space and the roads if the roads were not going to be turned over to the Town. Mr. Allred stated that there will be an HOA in place and the Town would work with them.

Mr. Griffin asked if there was going to be streetlights. Mr. Bryce answered yes.

Mr. Orr asked about the drainage going off site. Tom Palmer answered that the drainage was going to be maintained off site because the property line is next to the county so it was not shown on the Final Plat.

Mr. Tuttle asked if the potential residents would be made aware of the train that goes right by the subdivision. Mr. Palmer answered yes that a public report is required, and that information would be in it.

**Mr. Griffin made a motion to recommend approval for “Final Plat for Elements Crossing Subdivision 19-Lots.”**

**Mr. Sorensen seconded the motion**

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

## **7. 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. Bryce stated that construction on the U-Haul storage facility project started.

## **8. Adjournment**

The meeting was adjourned.