

**MINUTES OF MEETING OF THE
THATCHER BOARD OF ADJUSTMENTS
September 3, 2024**

Present: David Griffin, Mark Vining, Brandon Homer, Dominic Curran, Kenny Smith, Eddy Carlton
Absent: Aaron Allen

Staff Present: Alan Bryce, Gary Allred, Heath Brown

Visitors: JD Householder, Kent Hancock, John Southerland, Stephanie Southerland, Lori Rhinehart, Braden Welker, Brett Welker, Jaron Chatwin

1. David Griffin called the meeting to order at 6:00 pm and stated there was a quorum.
2. Pledge of Allegiance lead by Mr. Griffin
3. Public Hearing to consider a request for a variance to Zoning Ordinance Chapter 153, Article 5, Section 7.5.C.(Table No. 7). Applicant desires an increase to the maximum building height allowed for the (C-2) Highway Commercial Zoning from (3 stories/45 feet) to (4 stories/56 feet) for the purposes of building a hotel on the lot that is financially feasible. Subject parcel is Graham County assessor parcel #104-03-017H located at the Northwest Corner of Highway 70 and Church Street in Thatcher, Arizona.

Mr. Griffin turn the meeting over to Braden and Brett Welker with Sunridge Properties, Braden give a brief history of their company and its history in the Gila Valley and managing the Marriot Springhill Suites hotel. He then went into the proposed project and reason why they are requesting the height variance. He stated that the lot is odd shaped and in order make the project worked they need to go four stories tall. He also stated that having the new hotel next to the existing one would create better flow between them. He then went on to say that a hotel would less impactful than some other possible allowed uses in a highway commercial zoning.

Brett Welker added that the hotel would be an extended stay hotel and they recognize there is a need in the community.

Mr. Householder stated that he lives close to the project and that he is against it. He then stated that he is concerned about going four stories because of privacy. He is also concerned about traffic and does not want it in their neighborhood.

Jaron Chatwin stated that he is concerned about privacy for his kids and family.

Kent Hancock also stated that he is concerned about privacy for his family. He also stated that he feels that the community has plenty of land to build out instead of up like the Gilbert area. He also stated his concern of parking on Church Street.

Stephanie Southerland stated that she agrees with what has been said and that she is concerned about additional traffic on Church Street and in general. She stated that she feels there should be a traffic light on Church Street and the highway.

There was general discussion on if there was going to be plenty of parking for the proposed hotel. Mr. Bryce stated that there is plenty of parking shown on the site plan to meet out Town Ordinance requirement.

Kenny Smith asked why the four stories as opposed to just three. Braden Welker answered that to make the project financially viable and to meet parking requirements.

Mark Vinning stated that he visited with the Fire Department, and he was told that they have no concerns other than parking.

Eddy Carlton asked if any other height variance have been requested in the last 10 years. Mr. Bryce stated no. and Heath Brown added that this is the first building height variance request.

Brandon Homer asked if it was possible to not have windows on the fourth floor. Braden answered no, the windows are need for air flow and Mr. Bryce answered windows are needed for emergency egress.

A motion was made by Mr. Carlton to approve the variance request as stated in the agenda.

Mr. Curran seconded the motion, and the vote was unanimous in the affirmative.

The meeting was adjourned.