

TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE SPECIAL PUBLIC MEETING
March 27, 2006

CALL TO ORDER - 4:00 p.m.

ROLL CALL

PRESENT: Jere Jarrell, James Scheidt, Barbara Underwood, Mark Waldrop, Kevin Sokol, Russell Goddard, and Hal Baas.

ABSENT/EXCUSED: None.

STAFF PRESENT: Ray Erlandsen, Sheila DeSchaaf, Jerry Owen, LaRon Garrett, Tim Wright, and Chris Floyd.

A. APPROVAL OF MINUTES

- 1. Public Meeting 03-06-06 Pages 1 - 9

Chairman Jarrell noted that the minutes were approved as submitted.

B. PUBLIC COMMENTS - Comments concerning items not on the agenda. Note: Those wishing to address the Planning and Zoning Commission during this time need not request permission in advance. Action taken as a result of public questions and comments shall be limited to directing staff to study the matter or rescheduling the matter and decision at a later date. There shall be no discussion regarding any issues presented.

There were no public comments.

C. SCHEDULED HEARING(S)

- 1. **S-123-06** Preliminary Plat Request ("Ponderosa Acres") **Filed by:** Payson 56, LLC; property owner; Michael Hughes, authorized agent **Location:** 1701 N. Beeline Hwy
Purpose: To determine how this request for a Preliminary Plat review of a 17 lot single family residential and 3 tract subdivision will be recommended to Council.

Sheila DeSchaaf, Planning Specialist, summarized the staff report.

Findings of Fact:

- 1. Compliance with the Town's zoning standards has been demonstrated.
- 2. The proposed subdivision could be compatible with the topography and adjacent property uses, if compliance with all conditions are met.

APR 27 2006 E. 2*

Staff recommends approval of S-123-06 with the 12 conditions listed in the staff report.

Questions were asked by the Commission which were answered by staff.

There was discussion regarding the preliminary plat process.

Chairman Jarrell opened the public hearing.

Jason Phillimore, Tetra Tech, commented on the application process and when certain things are required by staff for review of a project.

Other questions were asked by the Commission which were answered by the applicant representative and staff.

Ralph Bossert, Tetra Tech, commented that preliminary drainage work has been done on Phase I of the proposed subdivision. Also a hillside analysis was done and there were no hillside lots in Phase I. Mr. Bossert also questioned recommended condition #2 regarding the ERU's. It was suggested that condition #2 be changed to include a specific number of ERU's instead of a percentage.

Hal Baas commented that he does have a different opinion so because of that he met with the Assistant Town Attorney and Community Development Director and based on those meetings he would be making an introduction statement and then he would read a document that he has prepared to be included in this packet in the event that it is forwarded to the Town Council. Mr. Baas's introduction statement was an excerpt from the Arizona Revised Statute 9-463.01 titled "Authority" with regards to regulating subdivision development. Mr. Baas then commented that he had heard Buzz Walker's water presentation at a previous Planning and Zoning meeting plus he had a personal meeting with Mr. Walker several months ago to obtain more water information. Mr. Baas stated that based on the information he obtained, the following statement is his conclusion: "*Payson's Groundwater Consumption Safe Yield Status for the Last Five Years - 2000 - 93%, 2001 - 90%, 2002 - 99%, 2003 - 92%, and 2004 - 88%. Note in 2005 Water Status Report: "Successful conservation programs and above normal precipitation result in an unprecedented continued decrease in water consumption for 2004"*

Payson's weather report as of Friday, March 24th shows precipitation 2006 to date of 0.59 inches versus the 30-year average of 6.28 inches. Since October of 2005, we have experienced a shortfall of precipitation very much like 2002, when safe yield was at 99%.

The Town of Payson already has committed obligations to provide water service to between 1,000 and 2,000 new customers, without any further action or recommendation by the P & Z Commission.

With approximately 8,000 current water customers, an increase of 1,000 customers would be an increase of 12.5%. An increase of 2,000 customers would be 25%.

In either example of customer increase, and taking the most optimistic example of 88% safe yield from 2004 which benefited from above normal precipitation, the town has current obligations to provide water in excess of 100% safe yield, in violation of its well established written policy not to exceed safe yield.

It is an assigned duty of the P & Z Commission to direct the growth and physical development of the Town of Payson in a sound and orderly manner for the prosperity, health, safety and welfare of its citizens. It would be irresponsible for the P & Z Commission to recommend the authorization of additional demands on the Town's already over committed water resources until such time as the Payson Town Council implements remediation measures.

Therefore I recommend that this Commission either table or postpone action on this application and instead, recommend that the Town Council identify immediate actions to remedy the impact to safe yield."

Hal Baas moved, that this Commission either postpone or table action on this application. **This motion died due to a lack of a second.**

A citizen, commented that he would like to see this project go forward.

Hal Baas commented that he didn't want to stop these plats from going forward but felt that the water issue needs to be addressed before any more new developments are approved.

Sheila DeSchaaf, Planning Specialist, reviewed the following conditions:

1. The water system for the overall development shall be connected to the existing water lines on Tyler Parkway and Luke Drive. Pressure Reducing Valves shall be appropriately located and installed between the two pressure zones wherever the water lines cross the pressure zone interface.
2. The following note shall be added to the Final Subdivision Plat: "*Tracts A1, A2, and B and lots 1-17, inclusive, are each allocated one (1) Equivalent Residential Unit (as calculated under Chapter 50 of the Code of Payson and ordinances 480, 528 and 537, as amended) in effect at the time of any future development.*"
3. The final plat shall include an 8' Public Utility Easement along the street frontage of all lots.

4. The developer shall obtain the appropriate easements from the adjacent property owner for the utility line extensions.
5. The developer shall submit a hillside analysis showing which lots are Hillside Lots. A note shall be included on the final plat stating that the Hillside Lots shall be graded in accordance with the Town of Payson Hillside Requirements.
6. This property must be properly annexed to the Northern Gila County Sanitary District prior to approval of the final plat.
7. A 12" water line shall be extended from the existing 12" water line on the east side of Highway 87 to the first street intersection. From there the water lines may be 4", 6", or 8" as required by the Public Works Engineer.
8. Developer to provide storm water detention in accordance with Town of Payson Standards.
9. Note 4 of the Preliminary Plat shall be revised as follows and included on the Final Subdivision Plat: *"All maintenance and repair of storm water and drainage facilities in this development, within or without a drainage easement, is the responsibility of the property owner where the storm water or drainage facility is located. However, the Town of Payson, or other public agencies having jurisdiction, possess right of access for clearing, cleaning, or channelizing, if not properly maintained by the property owner. All funds expended for this maintenance and/or repair by the Town of Payson will be charged to the individual property owner."*
10. All work required by the Arizona Department of Transportation within their Right of Way, including any additional turn lanes or traffic control, shall be reviewed, approved and permitted by ADOT.
11. 5' sidewalks be required on both sides of that portion of E. Roundup Road that bisects the commercial tracts, and 4' sidewalks be required on both sides of that portion of E. Roundup Road that will carry traffic through to E. Tyler Parkway as the proposed subdivision develops.
12. Applications for grading permits on individual lots shall comply with the UDC Section 15-03-004 Removal or Cutting of Native Trees to minimize loss of vegetation outside building footprint.
13. Prior to approval of the Final Subdivision Plat a lot line adjustment shall be recorded such that the future road alignment connecting Tract B to Tyler Parkway, as depicted on the potential Tract B development site plan, is included in Tract B.

There was a question regarding condition # 9 that was answered by staff.

Motion: Recommend to the Town Council approval of S-123-06, a Preliminary Plat for Ponderosa Acres Subdivision; the division of 56.31 acres into 17 single family residential lots, 1 tract for future residential development and 2 commercial tracts, with the following 13 conditions as read by staff.

Moved by Russell Goddard, seconded by James Scheidt.

Vote: Motion carried 6 - 1

Yes: Jere Jarrell, James Scheidt, Barbara Underwood, Mark Waldrop, Kevin Sokol, and Russell Goddard.

No: Hal Baas.

D. SCHEDULED DISCUSSION / POSSIBLE ACTION

1. Discussions with the Northern Gila County Sanitary District (NGCSD) regarding District/Town requirements.

There was a discussion regarding the UDC requirements, under "Table of Residential Lot Development Standards", item #5, for Sanitary District hook-up as opposed to a septic tank or alternative system, when is it feasible and when it might not be.

It was the consensus of the Commission that staff should work with the Sanitary District on a possible revision to the UDC and bring a report back to the Commission within 90 days.

E. REQUESTS TO STAFF FOR THE PLACEMENT OF ITEMS ON FUTURE PLANNING & ZONING COMMISSION AGENDAS

For discussion on a future agenda, Hal Baas asked that Fire Protection, in regards to clearing/thinning a lot, what the current/future Town requirements are, and what the economic impact would be.

Russell Goddard would like staff to do more research on the water issue.

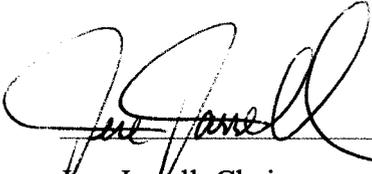
F. INFORMATION TO COMMISSION (Not for Discussion)

1. April 10, 2006 P & Z Meeting Tentative Agenda:

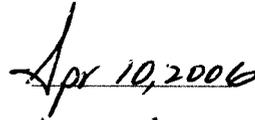
CUP-145-06	102 W. Roundup Rd.	Outside storage of equipment & materials
CUP-146-06	421 S. Beeline Hwy	Storage building in a R3 zoning district
CUP-147-06	142 E. Highway 260	Outside display & sales in C-2 zoning district
P-317-06	1200-1700 Blk E Cedar	Zone Change - R1-175 to R1-44-PAD
P-323-06	400 N. Tyler Parkway	Zone Change - R1-175 to R1-6-PAD

Ray Erlandsen, Zoning Administrator, noted that CUP-147-06 has been withdrawn.

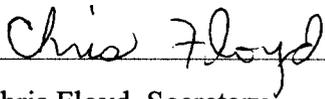
ADJOURNMENT - 6:25 p.m.



Vere Jarrell, Chairman



Approved



Chris Floyd, Secretary