TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
May 22, 2006

CALL TO ORDER - 4:00 p.m.

Hal Baas moved to nominate Barbara Underwood to be Acting Chairperson for today's meeting. **Motion carried unanimously.**

ROLL CALL

PRESENT: Barbara Underwood, Mark Waldrop, Russell Goddard, Hal Baas, and Kevin Sokol.
ABSENT/EXCUSED: Jere Jarrell, and James Scheidt.
STAFF PRESENT: Jerry Owen, Ray Erlandsen, Sheila DeSchaaf, LaRon Garrett, Tim Wright, and Chris Floyd.

A. APPROVAL OF MINUTES

1. Public Meeting 05-08-06 Pages 1 - 9

Motion: Approve the minutes from the May 8, 2006 meeting.
Moved by Hal Baas, seconded by Russell Goddard.

Vote: Motion carried 5 - 0
Yes: Barbara Underwood, Mark Waldrop, Russell Goddard, Hal Baas, and Kevin Sokol.

Absent: Jere Jarrell, and James Scheidt.

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-124-06** Preliminary Plat Request **Filed by:** Mirriah Builders and Development, LLC
Location: North Earhart Parkway **Purpose**: To determine how a request for the Preliminary Plat of Mazatzal Mountain Air Park Unit Four Subdivision shall be recommended to Town Council.

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Sheila DeSchaaf, Planning Specialist, summarized the staff report.

Findings of Fact:

1. This proposed subdivision could be compatible with adjacent land uses.

2. This proposed subdivision could be compatible with the topography.

Staff recommends approval of S-124-06 with the following 11 conditions:

1. The easterly end of the old breach in the drainage dike at the north end of this property shall be repaired prior to the approval of any new construction in this area.

2. The final improvement plans shall locate the 5' sidewalk detached from the curb along the taxiways. The minimum distance will be determined when more detailed plans are available.

3. Pavement pullouts shall be constructed every 200 to 300 feet to allow two aircraft to pass on taxiway/roadways.

4. North Earhart Parkway needs to be changed to North Earhart Circle west of North Chennault Parkway. The directional for North Chennault Parkway shall remain North throughout the entire subdivision. (Currently it has been changed to West Chennault on the northernmost portion.) West Davidson Parkway shall be changed to West Davidson Circle or West Davidson Point to indicate it is not a through street.

5. There shall be a 'Note' on the Final Plat which states; *"The aircraft allowed in this subdivision shall be limited to those aircraft that are normally accommodated at a Type II Basic Utility Airport."*

6. There shall be a 'Note' on the Final Plat which states; *Earhart Parkway, Earhart Circle, Pilot Circle, Davidson Circle, Beech Parkway, and the intersection of Chennault Parkway and Earhart Parkway are Town of Payson Streets with aircraft taxi privileges. Chennault Parkway is a Town of Payson Street for vehicular use only. Aircraft are not allowed on Chennault Parkway, except for crossing at Earhart Parkway."*

7. There shall be a 'Note' on the Final Plat which states; *"An avigation easement is hereby granted over all lots and streets within this subdivision that prohibits the construction of any item that may inhibit the safe operation of aircraft over the properties. All properties are subject to aircraft noise and other common hazards associated with a general purpose airport."*

8. The existing water well drilled by the Town of Payson located in the northwesterly portion of this project shall remain as a monitor well and adequate access shall be provided for sounding this well.

9. The placement of traffic control and street signs shall be designed to avoid conflict with aircraft wings. Also, Chennault Parkway shall be signed for *"Vehicular Traffic Only, No Aircraft Allowed."*

10. The developer shall obtain the necessary and appropriate easements to connect the access and utilities between the existing improvements and this development.

11. There shall be a note added to the final plat which states: *"Portions of this subdivision are located within one quarter mile of an industrial zoning district."*

Barbara Underwood, Acting Chairman, opened the public hearing.

Bob DeBella, applicant representative, stated that the recommended conditions had been reviewed and are acceptable to the owner.

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

Barbara Underwood, Acting Chairman, closed the public hearing.

Sheila DeSchaaf, Planning Specialist, recommended adding a condition #12. Condition # 12 would read as follows:

12. This development shall construct a minimum half street (24' wide with curb, gutter, and sidewalk) to connect Chennault Parkway with the existing improvements.

Motion: Recommend to the Town Council approval of S-124-06, the preliminary plat for Mazatzal Mountain Air Park Unit 4 Subdivision; the division of 29.29 acres into 41 lots, with the conditions as read by staff including 8.a. from page 5 as condition #12.
Moved by Russell Goddard, seconded by Kevin Sokol.

Vote: Motion carried 5 - 0
Yes: Barbara Underwood, Mark Waldrop, Russell Goddard, Hal Baas, and Kevin Sokol.

Absent: Jere Jarrell, and James Scheidt.

2. **P-324-06** General Plan Amendment Request (From Employment to Rural Residential) **Filed by**: Aero Development, LLC **Location**: 51 acres north of Airport

Purpose: To determine how a request for a General Plan Amendment shall be recommended to Town Council.

Jerry Owen, Community Development Director, stated that this was the first proposed amendment to the Payson General Plan. This is considered a major amendment. Mr. Owen commented that there is an extensive public involvement process. He said that notices were mailed to approximately 75 outside agencies and the applicant has conducted public workshops.

Mark Waldrop stated that he would like the Commission to postpone the hearing until the Chairman and Vice-Chairman were available. Jerry Owen, Community Development Director, commented that he would like the Commission to continue with the public hearing then the Commission could make a recommendation. Russell Goddard asked if a zone change would be needed if the amendment was approved which Mr. Owen answered in the affirmative. The General Plan amendment is the first step in the process.

Barbara Underwood, Acting Chairman, opened the public hearing.

Doug Pelton, Aero Development LLC, did a PowerPoint presentation of the proposed project.

Matt Van Camp, citizen, voiced some concerns regarding the proximity of the residences to the runway. He had other concerns regarding employment areas.

Bob McQueen, citizen, stated that he was in favor of this project. He felt that this was the best use of this land. Mr. McQueen stated that he didn't see employment being feasible for this area.

Another citizen commented that others have tried to get businesses in this area with no success and asked that this project be approved.

Barbara Ganz, Director of PREDC, commented that we were looking for sufficient employment, well paying jobs, establish Payson as the economic hub of northern Gila County, to diversify our economic base, and to focus on the airport as the future of providing those jobs. Ms. Ganz felt that this area should remain an employment area.

Gary Spragins, citizen, stated that he is in favor of this project.

Richard Muma, citizen, stated that he didn't feel this area was conducive for an employment area due to the topography of the land. Mr. Muma commented that he supports this project.

Don Northern, citizen, stated that he represented several homeowners in the area and they support this development.

Barbara Underwood, Acting Chairman, closed the public hearing.

Motion: Postpone until the June 5 meeting.
Moved by Russell Goddard, seconded by Mark Waldrop.

Vote: Motion carried 4 - 1
Yes: Barbara Underwood, Mark Waldrop, Russell Goddard, and Hal Baas.
No: Kevin Sokol.

Absent: Jere Jarrell, and James Scheidt.

3. **P-325-06** UDC Amendment Request (Sections 15-06 Minor Land Divisions, 15-07 Subdivisions, 15-08 Administration, 15-09 Procedures, 15-11 Definitions, & 15-12 Tables and Charts) **Filed by**: Community Development Department **Location**: 303 North Beeline Highway **Purpose**: To determine how a request for a UDC Amendment shall be recommended to Town Council.

   Recessed at 5:49 p.m. and reconvened at 5:54 p.m. with all Commissioners present.

   Jerry Owen, Community Development Director, stated that he wasn't looking for any action from the Commission tonight, he just wanted to review the proposed changes. Mr. Owen then summarized the staff report regarding proposed amendments to the subdivision portion of the UDC.

   Some questions were asked by the Commission during the report which were answered by staff.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. Discussion on the manner in which P & Z minutes shall be recorded.

   Deferred to next meeting.

2. Report on the method of tracking of new ERU's

   Ray Erlandsen, Zoning Administrator, stated that a memo, from Buzz Walker, was given to the Commission stating that he was tracking the water credits.

   Hal Baas stated that he would like to see more information regarding the ERU's and what is available.

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

F. INFORMATION TO COMMISSION (Not for Discussion)

1. June 05, 2006, P & Z Meeting Tentative Agenda:

   No items scheduled at this time.

   Some discussion items from this meeting will be carried forward to the June 5 meeting.

ADJOURNMENT - 6:59 p.m.

Barbara Underwood

Barbara Underwood, Acting Chairman

Approved

Chris Floyd

Chris Floyd, Secretary