

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE PUBLIC MEETING  
June 5, 2006**

**CALL TO ORDER - 4:00 p.m.**

**ROLL CALL**

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

**ABSENT/EXCUSED:** Jere Jarrell.

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

**A. APPROVAL OF MINUTES**

- 1. Public Meeting 05-22-06 Pages 1-6

Motion: Approve the minutes of the May 22, 2006 meeting.  
Moved by Russell Goddard, seconded by Kevin Sokol.

Vote: Motion carried 6 - 0

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

Absent: Jere Jarrell.

- 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. **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.  
**NOTE:** The Public Hearing was held on 5-22-06

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Jerry Owen, Community Development Director, stated that the Commission was given a letter from a resident in this area. Mr. Owen commented that staff recommendation was to deny this request and keep the opportunity for employment in this area. Jerry Owen then gave a brief overview of the project and highlighted what took place at the previous Commission meeting.

Russell Goddard commented that he had walked the property. He felt that this area should remain an employment area and not change the General Plan that was just voted on three years ago.

Kevin Sokol commented that this property was currently zoned for residential and could be developed under the current zoning. He felt that the proposed residential development would be better than what could be done under the current zoning.

Hal Baas commented that he too had walked the property and had a similar impression of what Mr. Goddard just presented. He proposed to leave the General Plan as it is.

Vice-Chairman Scheidt commented that the General Plan was a guideline for future planning. He said we also had to take into consideration the FAA and the future of the airport. Mr. Scheidt stated that he was not in favor of this project.

Doug Pelton, Aero Development, stated that he was concerned about comments being made. Mr. Pelton clarified that the airport was not in compliance from an obstacle clearance standpoint. He said they were aviators and were taking a proactive approach to get the airport into compliance to benefit the Town with instrument approaches to help bring commerce to the Town. Mr. Pelton commented that this project is in compliance with the airport and would be in compliance. Mr. Pelton also made comments regarding the letter from Robert Henley.

Barbara Underwood asked for clarification of the process to amend the General Plan. Jerry Owen reviewed the process for doing an amendment to the General Plan. Ms. Underwood stated that after a lot of forethought she was in favor of this project.

Kevin Sokol asked for a comparison between the R1-175 and the R1-90 in regards to the requirements. Jerry Owen commented that the development standards were relatively the same.

Jerry Owen, Community Development Director, stated that in essence concerning how relatively new the General Plan is, staff should try and support the plan. In reviewing the General Plan and this proposal staff recommends that the Planning and Zoning Commission deny this request and forward the recommendation to the Town Council.

Motion: Recommend to the Town Council denial of P-324-06, changing the General Plan, for the area northeast end of the airport from Employment to Rural Residential.

Moved by Russell Goddard, seconded by Hal Baas.

Vote: Motion carried 4 - 2

Yes: James Scheidt, Mark Waldrop, Russell Goddard, and Hal Baas.

No: Barbara Underwood, and Kevin Sokol.

Absent: Jere Jarrell.

2. **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.

Jerry Owen, Community Development Director, commented that at the last meeting he reviewed some comments regarding recommended changes to the subdivision section of the UDC. LaRon Garrett, Public Works Engineer, did have a chance to review the Hillside section of the UDC and made some recommended changes. Mr. Owen suggested that the Commission defer this item to a later meeting to give staff more time to prepare the recommended changes of the subdivision section of the UDC.

Hal Baas commented that he had concerns regarding ingress/egress, cul-de-sac, combining subdivisions, major/minor arterial streets, local streets, drainage issues, and water facilities with regards to ERU's.

Barbara Underwood commented that she would like to hear LaRon's comments regarding the Hillside Ordinance.

LaRon Garrett, Public Works Engineer, gave a brief overview of the recommended changes to the Hillside requirements.

Rex Hinshaw, Spragins & Hinshaw, commented regarding the proposed requirement for plans that are sealed by a civil engineer. LaRon Garrett, Public Works Engineer, commented that he agreed it could state a 'Arizona Registered Professional'.

The Commission asked questions which were answered by staff.

#### **D. SCHEDULED DISCUSSION/POSSIBLE ACTION**

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

There was a discussion regarding the minutes and how they are prepared. One of

the concerns is there enough information for the Council to make an informed decision and possibly add a brief overview of the discussion with key points of the dissenting vote. It was brought to the attention of the Commission that the minutes are not seen by the Council until after they have been approved by the Commission. It was suggested that during the motion the key points be summarized. There were several other suggestions made on how to get the information to the Council.

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

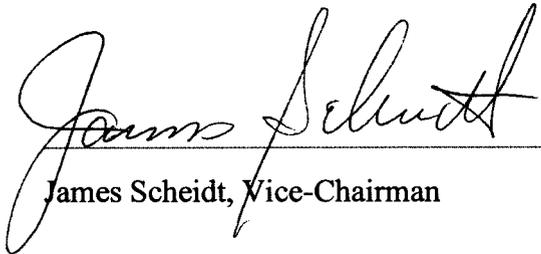
Russell Goddard requested that a discussion regarding the water ERU's be placed on the next agenda.

**F. INFORMATION TO COMMISSION (Not for Discussion)**

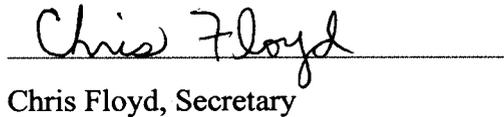
1. June 19, 2006, P & Z Meeting Tentative Agenda:

No items scheduled at this time.

**ADJOURNMENT - 6:25 p.m.**

  
James Scheidt, Vice-Chairman

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Approved

  
Chris Floyd, Secretary