

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
September 25, 2006**

CALL TO ORDER - 4:00 p.m.

ROLL CALL

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

ABSENT: Jere Jarrell

STAFF PRESENT: Ray Erlandsen, Zoning Administrator, Jerry Owen, Community Development Director, Sheila DeSchaaf, Planning Specialist, LaRon Garrett, Town Engineer, Ray LaHaye, Chief Building Official, Carol McCauley, Main Street Manager, Tim Wright, Deputy Town Attorney, and Chris Floyd, Secretary.

A. APPROVAL OF MINUTES

1. Public Meeting 08-21-06 Pages 1-5
2. Public Meeting 09-11-06 Pages 1-8

It was Commission consensus to approve the minutes as presented.

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.

C. SCHEDULED HEARING(S)

1. **P-327-06** Unified Development Code Amendment
Filed by: Community Development Department
Location: All of Payson
Purpose: To clarify the amendment procedure to text, provide for a minimum of 5 (five) affirmative votes of the Town Council to change the Town's zoning map as well as to clarify notice and procedure requirements for public hearings.

Jerry Owen, Community Development Director, stated that this was discussed at the last meeting. Staff has made the revisions requested by the Commission. Mr. Owen then reviewed the requested revisions to the amendments to text and zoning map and the public hearing. There was one additional item added to the public hearing section.

The Commission asked questions which were answered by staff. There was concern expressed with item #4, under Council Action, dealing with approval of a zoning

map change requiring five (5) votes of the Council.

Vice-Chairman Scheidt opened the public hearing.

Kevin Sokol asked if there was a way to clarify item #5 under Council Action. Jerry Owen, Community Development Director, replied that this was the wording from the state statute and can't be changed at this level.

Vice-Chairman Scheidt closed the public hearing.

Motion: Recommend approval of P-327-06; revisions to 15-09-008 (Amendments to Text and Zoning Map) and 15-09-009 (Public Hearings), with the exception of C.4 which reads, "Except as provided in 5. below, no change to the Town's Zoning map shall become effective unless approved by at least five (5) members of the Town Council." After a brief discussion on the motion the question was called and the vote taken.

Moved by Barbara Underwood, seconded by Russell Goddard.

Vote: Motion carried 5 - 1

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

No: Hal Baas.

Absent: Jere Jarrell.

2. **Chilson Ranch Site Plan Review**

Russell Goddard moved, seconded by Mark Waldrop, to pull of the table the Planning and Zoning Commission request and recommendation to the Council for Chilson Ranch development so it may be considered.

Motion carried 6-0.

Jerry Owen, Community Development Director, summarized how the Chilson Ranch project has evolved in the past several years and where we are today. He also reviewed a series of four (4) proposed site plans. Mr. Owen commented that it could be a great project for GVRA, it would add housing, and potential customers/users to the Main Street area which would be a good thing. He felt the key point was that public through streets were needed for this project and for the continuity of the Town street system. It was noted that the latest plan shows a 35' building height which in the GVRA area the building height is 32'.

Staff recommends approval with conditions.

LaRon Garrett, Town Engineer, felt that this was a good project for the area but still had concerns with streets and the need for the through streets from east to west.

Vice-Chairman Scheidt asked the Commission to consider the original approved map of 8-24-04 and the map in today's packet dated 9-25-06.

Barbara Underwood stated that the original agreement was for a gated community and then asked if that agreement was still in effect.

Tim Wright, Deputy Town Attorney, replied that the Development Agreement was still in effect but now they are asking for an amendment to the narrative and the site plan which requires them to come before the Commission for a recommendation to Council.

Barbara Underwood thanked Ms. Overman for her hard work on putting the notebooks together for the Commission.

Russell Goddard commented that concerns had been expressed regarding the through streets but now those concerns have been alleviated.

Vice-Chairman Scheidt recapped the four (4) site plans and what transpired with each one.

Hal Baas asked if there was a wall surrounding this project to which Mr. Owen replied no.

Vice-Chairman Scheidt opened the public hearing.

Hallie Overman gave an overview of the citizen's participation meeting and the GVRA meeting. She also read a letter from Dr. Drew Justice. Ms. Overman felt that the new plan is better.

Russell Goddard questioned why the gated community over through streets. Ms. Overman replied that this area had the highest number of police calls in the Town. Jerry Owen noted that plans 1 and 2 had through streets and gates.

Troy Hundspeth commented that he was working on this project with Ms. Overman. He stated that they would work with the Town in regards to building heights, he felt that the maintenance of the bridge could be handled by the HOA, wanting to use gates to restrict traffic but can still walk through the property, and working on development of a park. Mr. Hundspeth also noted that they would like to keep the cul-de-sac and the traffic study done was in favor of it.

Several people, from the audience, spoke in favor of the gated community and the cul-de-sac.

Vice-Chairman Scheidt closed the public hearing.

The Commission asked more questions which were answered by staff and the applicant. The Commission also made comments in favor of the project.

Motion: Recommend approval of the Chilson Ranch project with plan #4 and the 16 staff recommendations, listed in the staff report dated 9-25-06.
Moved by Mark Waldrop, seconded by Russell Goddard.

Vote: Motion carried 6 - 0

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

Absent: Jere Jarrell.

3. **P-325-06** Unified Development Code Amendment
Filed by: Community Development Department
Location: All of Payson
Purpose: To clarify provisions affecting planned area development (PAD), subdivisions, hillside development and minor land divisions.

Vice-Chairman Scheidt stated that in talking with staff he would like to table this item and schedule it for a work study session because it is very involved.

After a brief discussion on the type of meeting it would be and date for it, P-325-06 was tabled to October 9, 2006, with meetings at 7:00 a.m. and 4:00 p.m.

Vice-Chairman Scheidt recessed the meeting at approximately 6:05 p.m.

Vice-Chairman Scheidt reconvened the meeting at approximately 6:15 p.m.

4. **P-328-06** Unified Development Code Amendment
Filed by: Community Development Department
Location: All of Payson
Purpose: To create a new zoning district "NF" (National Forest).

Jerry Owen, Community Development Director, summarized the staff report and the intent for this proposed NF Zone, National Forest District zoning.

The Commission asked questions which were answered by staff.

Jerry Owen, Community Development Director, stated that this was a two (2) stage process. First the new zoning district would have to be approved then the Town could request a rezoning for all forest lands within the Town. Mr. Owen also commented that he had talked with the Forest Service regarding this proposal and they didn't have a problem.

Motion: To affirmatively recommend this to the Town Council, P-328-06.
Moved by Hal Baas, seconded by Russell Goddard.

Vote: Motion carried 6 - 0

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

Absent: Jere Jarrell.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. 250 building permit allocation plan

Ray LaHaye, Chief Building Official, gave a powerpoint presentation on the proposed program for the 250 building permit allocation plan.

There was discussion, concerns, and questions asked during the presentation.

Kevin Sokol commented that this type of proposal could ultimately put him and other contractors out of business.

Ray LaHaye recapped some of the comments he heard and stated that they would be reviewed.

It was suggested that multi-family be taken out of the SFR/MH component and possibly do something different with that aspect. It was noted that over the next few years there could be more multi-family units coming in.

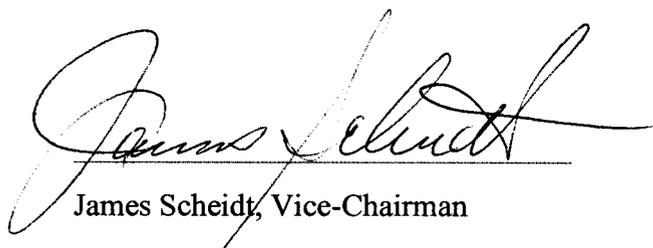
Jerry Owen stated that this would be reviewed again and placed on the October 9, meeting.

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

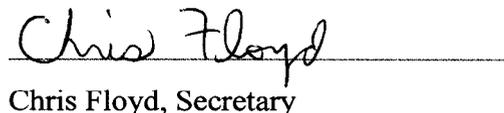
F. INFORMATION TO COMMISSION (Not for Discussion)

1. October 9, 2006, P & Z Meeting Tentative Agenda:
 - a. S-129-06 400 N. Tyler Parkway Preliminary Plat - Boulder Ridge
 - b. Carry over items
2. Arizona Planning Association Membership

ADJOURNMENT - 7:28 p.m.


James Scheidt, Vice-Chairman

10-9-06
Approved


Chris Floyd, Secretary