

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
November 13, 2006**

CALL TO ORDER - 4:00 p.m.

ROLL CALL

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

ABSENT: None

STAFF PRESENT: Bethany Beck, Housing Program Manager, Ray Erlandsen, Zoning Administrator, Sheila DeSchaaf, Planning Specialist, Jerry Owen, Community Development Director, LaRon Garrett, Town Engineer, Tim Wright, Deputy Town Atorney, and Chris Floyd, Secretary.

A. APPROVAL OF MINUTES

1. Public Meeting 10-23-06 Pages 1-7

The minutes were approved 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 re-scheduling the matter and decision at a later date. There shall be no discussion regarding any issues presented.

There were no public comments.

D.1. Presentation of workforce/affordable housing - Bethany Beck

This item was taken out of order.

Bethany Beck, Housing Program Manager, summarized the Affordable Housing Task Force Report, which was adopted by the Council last Thursday, November 9, 2006.

The Commission asked questions during the presentation, which were answered by staff.

Jerry Owen, Community Development Director, stated that he felt the Commission would have a better background now so when the next project comes before the Commission for review they have more information.

Jerry Owen also stated that he would do a letter for the Chairman to sign showing Commission support of the Affordable Housing Task Force Report.

C. SCHEDULED HEARING(S)

JAN 04 2007 E.3*

1. S-129-06 Preliminary Plat Request
Filed by: Southridge Homes
Location: 400 North Tyler Parkway
Purpose: To determine how a request for the Preliminary Plat of Boulder Ridge Subdivision shall be recommended to Town Council.

Jim Scheidt moved, seconded by Russell Goddard, to remove from table S-129-06 and place back on the table for December 11, 2006.

Motion carried 7-0.

2. S-130-06 Preliminary Plat Request
Filed by: David Haines, property owner
Location: 905, 909, & 1001 North McLane Road
Purpose: To determine how a request for the Preliminary Plat of McLane Park Subdivision shall be recommended to Town Council.

Sheila DeSchaaf, Planning Specialist, summarized the staff report.

Staff recommends approval of S-130-06 with the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. Prior to final plan approval and final plat approval, the developer must obtain an Army Corps of Engineers 404 Permit, an Arizona Department of Water Resources 401 Permit, and a Conditional Letter of Map Revision (CLOMR) from FEMA. The CLOMR must also address the effects of this project on the upstream and downstream properties.
3. Prior to final project acceptance and the issuance of building permits, the developer must obtain a Letter of Map Revision (LOMR) from FEMA. The LOMR must also address the effects of this project on the upstream and downstream properties.
4. The developer shall provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District.
5. The final subdivision plat shall indicate a minimum finish floor (FF) or minimum building pad (PAD) elevation for all lots based on the approved CLOMR.
6. Developer to provide all subdivision improvements, including storm water detention in accordance with the Town of Payson Requirements.
7. Channel access shall be designed to allow emergency vehicle access to cul-de-sac lots in the event of a 100-year storm.
8. All hydrant supply lines shall be a minimum of 8" diameter. Hydrants to be installed east of McLane Road at northern boundary of proposed subdivision and on

the south side of West Locust Way, east of the channel and adjacent to lot 8.

9. The final plat shall grant a drainage easement enclosing all drainage channels on this project and a note shall be included on the cover sheet of the final plat stating: "This subdivision includes storm water conveyances within drainage easements. The property owners are responsible for all required maintenance of those drainage conveyances and easements on private property. 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 by the Town of Payson or other public agency will be charged to the individual property owner."

10. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.

11. A note shall be included on the final plat stating, "Driveway construction on lots 1, 2, 5 and 6 shall be located such that the ingress and egress must be in forward motion towards North McLane Road only."

12. A 1' non-vehicular access easement shall be depicted on lots 3 and 4 along the full length of the property lines abutting North McLane Road.

13. Lot Areas, in square feet, shall be depicted on the final plat.

14. A 4 foot minimum wide sidewalk shall be installed on both sides of North Cambridge Court and West Locust Way within this subdivision.

The Commission asked questions, which were answered by staff.

Chairman Jarrell opened the public hearing.

Several members of the audience spoke and their main concern was the drainage for this area.

There was a discussion regarding drainage issues.

Mr. Haines, the applicant, stated that he didn't have a problem with any of the recommendations. He just needed an indication as to whether he should proceed with the engineering or not.

Motion: Recommend to the Town Council approval of S-130-06, a request for Preliminary Plat approval of a 5.58 acre property located at 905, 909, and 1001 North McLane Road for the purpose of a 17 lot single family development - McLane Park, and the 14 conditions that staff recommended and in condition #12 add lots 1, 10, & 11 to the 1' non-vehicular access easement.

Moved by James Scheidt, seconded by Russell Goddard.

Vote: Motion carried 7 - 0

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

3. P-330-06 Zone Change Request
Filed by: MTS Development LLC, property owner David West, representative
Location: 900, 1100 & 1101 North Tyler Parkway
Purpose: To determine how a request to rezone a 92 acre property from R1-175 to R1-18 PAD to allow a 124 unit subdivision including 44 single family homes, 40 condominiums, 20 townhomes, and 20 casitas be recommended to Town Council.

Barbara Underwood recused herself from discussion on this project since she owns property adjacent to this proposal.

Chairman Jarrell stated that this would be an information hearing only. No action would be taken by the Commission at this meeting.

Ray Erlandsen, Zoning Administrator, stated that there would be no staff report. He suggested that the applicant make his presentation.

David West, applicant, presented his proposal to the Commission which includes single family homes, condominiums, townhomes, and casitas.

Russell Goddard asked about the affordable housing aspect of this project. Mr. West stated that he had spoken with Bethany Beck about the issue and he would like to work with staff on it.

Hal Baas asked how this preliminary meets the code requirement of a PAD for 20% common open space. Mr. West, the applicant, indicated on the map the areas that would meet that requirement.

Chairman Jarrell opened the public hearing.

Several members of the audience spoke regarding this proposal. The main areas of concern are the density, water, and elk habitat in the area. Some suggested zoning for two (2) or more acres to stay consistent with what's in the area now.

Mary Little, from the audience, presented the Commission and staff with a petition opposing this project.

Ralph Bossert, Tetra Tech, stated that he is working with Mr. West on this project. He addressed several of the concerns that were mentioned.

Russell Goddard stated that he was in favor of the development as shown.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

2. 2007 P & Z Commission meeting schedule

Ray Erlandsen, Zoning Administrator, stated that there had been discussion regarding going to one meeting per month and changing the starting time.

There was discussion and several suggestions were made regarding the meetings. It was the consensus of the Commission to go to one (1) meeting a month.

Chairman Jarrell noted that beginning in January the Commission would go to one (1) meeting a month.

Hal Baas moved, seconded by Jim Scheidt, to try a start time of 3:00 p.m.; **motion carried 5-3 with Barbara Underwood and Kevin Sokol casting the dissenting votes.**

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

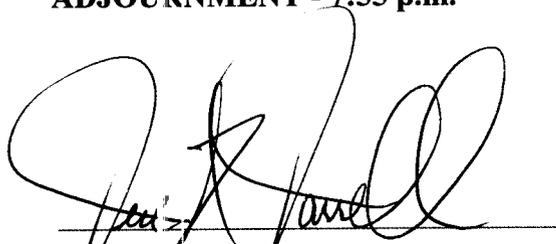
Chairman Jarrell requested discussion regarding the Citizen Participation Meetings.

F. INFORMATION TO COMMISSION (Not for Discussion)

1. December 11, 2006, P & Z Meeting Tentative Agenda:
No items are scheduled at this time.

There will be a December 11, 2006 meeting.

ADJOURNMENT - 7:55 p.m.



Jere L. Jarrell, Chairman

12/11/06

Approved

Chris Floyd, Secretary