

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
August 13, 2007**

CALL TO ORDER - 3:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Jere Jarrell, James Scheidt, Mark Waldrop, Hal Baas, Joel Mona, and Gary Bedsworth.

ABSENT: Russell Goddard

STAFF PRESENT: Jerry Owen, Community Development Director, Sheila DeSchaaf, Planning Specialist, LaRon Garrett, Town Engineer, Tim Wright, Deputy Town Attorney, and Chris Floyd, Secretary.

A. APPROVAL OF MINUTES

1. Public Meeting 07-09-07 Pages 1-7

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. CUP-161-07 Conditional Use Permit (WITHDRAWN 8-6-07)
Filed by: Michael W. & Helen B. Paslay, property owners
Location: 510 North Colcord Road
Purpose: A request to allow a guest quarters use with cooking facilities in a R1-6-MH zoning district.

This item was withdrawn by the applicant.

2. CUP-162-07 Conditional Use Permit (POSTPONED)
Filed by: Town of Payson, property owners
Location: 1400 South Beeline Highway
Purpose: To allow the development of a hotel, conference center and restaurants in R3 and C-2 zoning districts.

This item has been postponed.

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3. S-141-07 Preliminary Plat (Forest Dells)
Filed by: Mark Voss, property owner
Location: 401 South Rim Club Parkway
Purpose: To determine how a request for the preliminary plat of a 13 unit single-family residential subdivision shall be recommended to Town Council.

Jerry Owen, Community Development Director, summarized the staff report.

Staff recommends approval with the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. General Note #10 shall be corrected to remove the phrase "in section".
3. General Note #11 shall be corrected to remove the word "grading".
4. The typical Roadway Section named "South Tyler Parkway" on Sheet 1 shall be renamed "South Rim Club Parkway".
5. Roads 'A' and 'B' shall be named prior to submittal of the final plat.
6. A path/trail will be constructed along South Rim Club Parkway as well as the two proposed cul-de-sacs, in accordance with the Payson Area Trails System criteria.
7. That the applicant comply with all standard Town of Payson development requirements, including fire hydrant placement.
8. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
9. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
10. The developer shall provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements and be annexed into the District prior to Council approval of the Final Plat.
11. That all other provisions of the Unified Development code be met.

Ralph Bossert, Tetra Tech, is working with the developer on this project. He stated that they concurred with all staff recommendations. Mr. Bossert did have a question regarding the drainage requirement which was answered by staff.

Gary Bedsworth stated that the engineers must consider the fact that if you suddenly get a large amount of rain it might overflow down the street and into one of the lower lots. Mr. Bedsworth stated that this needed to be taken into account when the engineers finalized this project.

A question was asked regarding access to the lots, which was answered by the applicant.

Chairman Scheidt opened the public hearing.

Chairman Scheidt closed the public hearing.

Jerry Owen, Community Development Director, commented that regarding the housing contribution there was a prior agreement and the contribution will be made with the final plat.

Motion: Recommend to the Town Council approval of S-141-07, a request for Preliminary Plat approval of Forest Dells, a 13 lot subdivision located on 7.60 acres at 401 South Rim Club Parkway, Assessor Parcel Number 304-01-330 with conditions listed in the staff report.

Moved by Joel Mona, seconded by Hal Baas.

Vote: Motion carried 6 - 0

Yes: Jere Jarrell, James Scheidt, Mark Waldrop, Hal Baas, Joel Mona, and Gary Bedsworth.

4. S-129-06F Final Plat (Boulder Ridge)

Filed by: KDS Construction, property owner

Location: 400 North Tyler Parkway

Purpose: To determine how a request for the final plat of a 28 townhome and 21 single-family residential subdivision shall be recommended to Town Council.

Jerry Owen, Community Development Director, explained that due to revisions being done to the approved preliminary plat this final plat submittal was coming before the Commission. He stated that staff felt with the changes being made it resulted in a better project. Mr. Owen then summarized the staff report.

Staff recommends approval with the following conditions:

1. That the final plat improvement plans reflect the construction of the PATS trail segment.
2. That the final plat improvement plans include a landscape and/or re-vegetation plan for disturbed areas and the Tyler Parkway frontage.
3. That the final plat improvement plans reflect that all streets be public and that the street and utilities be stubbed out to the west of parcel 302-23-047E in accordance with the rezone ordinance.
4. That prior to Council consideration, the notes be corrected on sheet one of the final plat.
5. That the final plat improvement plans demonstrate how the common open space will be designed for efficient, aesthetic and desirable usage.
6. That the improvement plans demonstrate adequate domestic water pressure and adequate

fire flow to the frontage of each lot.

7. That a recorded agreement for the voluntary donation to workforce housing shall be formalized with Town staff prior to Council consideration of the final plat.

8. That a note be added to the plat: that any accessory structures, including fences, shall be located within the designated building envelope.

The Commission asked questions, which were answered by staff.

Kevin Sokol clarified that the development now included 26 townhomes and 22 single-family lots.

Chairman Scheidt opened the public hearing.

Chairman Scheidt closed the public hearing.

Chairman Scheidt commented that this was one of the nicest projects he has seen come before this Commission. He felt that the developer had worked with the community, neighbors, and all that were involved to make it user friendly.

Hal Baas asked for clarification on condition #3 and if staff was referring to lots 3 and 4. Staff answered in the affirmative.

Motion: Recommend to the Town Council approval of S-129-06F, a request for a final plat approval of Boulder Ridge, a 48 lot subdivision on 16.7 acres at 400 North Tyler Parkway with the conditions as listed in the staff report dated August 13, 2007.

Moved by Jere Jarrell, seconded by Joel Mona.

Vote: Motion carried 6 - 0

Yes: Jere Jarrell, James Scheidt, Mark Waldrop, Hal Baas, Joel Mona, and Gary Bedsworth.

5. P-342-07 UDC Amendment Request

Filed by: Town of Payson

Location: All of Payson

Purpose: A request to add Section 15-03-006, Fences, to the Unified Development Code.

Chairman Scheidt commented that Mr. Baas and Mr. Bedsworth had worked with the Zoning Administrator on issues relating to fences. He asked if the recommended changes had been made. Jerry Owen, Community Development Director, stated that staff wasn't ready to take action today on this item but would like to hear any comments that could be included in the next version of the fence code.

A discussion ensued regarding recommended changes to the fence regulations. It was suggested that a diagram be added to show what a sight triangle is.

Gary Bedsworth moved, seconded by Jere Jarrell, that this be referred back to staff for revisions related to the comments that were presented today. It would come back to the

Commission on September 10, 2007.

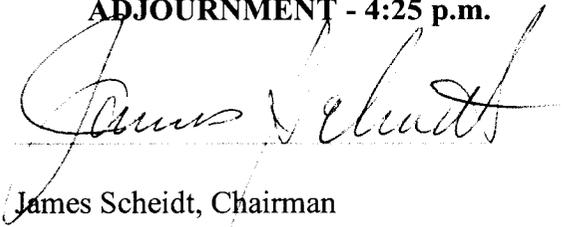
Motion carried 6-0.

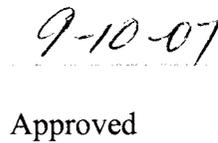
D. REQUESTS TO STAFF FOR THE PLACEMENT OF ITEMS ON FUTURE PLANNING & ZONING COMMISSION AGENDAS

Joel Mona questioned how the Tower Well and Star Valley's new ordinance would affect the Commission's role from a planning standpoint.

E. DIRECTOR'S COMMENTS

ADJOURNMENT - 4:25 p.m.


James Scheidt, Chairman


Approved


Chris Floyd, Secretary