

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
March 10, 2008**

CALL TO ORDER - 3:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Hal Baas, Gary Bedsworth, Jere Jarrell, James Scheidt, Russell Goddard, and Lori Meyers.

ABSENT: Joel Mona

STAFF PRESENT: Jerry Owen, Community Development Director, Ray Erlandsen, Zoning Administrator, LaRon Garrett, Town Engineer, Bob Lockhart, Fire Marshal, Tim Wright, Deputy Town Attorney, and Chris Floyd, Secretary.

A. APPROVAL OF MINUTES

1. Public Meeting 02-11-08 Pages 1-5

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. S-146-08 Preliminary Plat (Los Pinos)
Filed by: Jarial LLC, property owner; Joel Borsenik, representative
Location: 509 North Chaparral Pines Drive
Purpose: To determine how a request for the preliminary plat of a 5 lot single-family residential subdivision shall be recommended to Town Council.

Ray Erlandsen, Zoning Administrator, summarized the staff report. Staff recommends approval with the following conditions:

1. That the final plat shall be in substantial conformance with the preliminary plat, date stamped February 25, 2008, as submitted.
2. The water line is to be installed outside of the paved area wherever possible.
3. Only 1 new fire hydrant is shown on this preliminary plat. Additional hydrants are

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required to meet the minimum spacing criteria. Due to the hillside terrain and the potential length of the driveways, the Fire Department is recommending a 300' fire hydrant spacing standard.

4. Note 6 on the preliminary plat is not acceptable. Individual on-lot storm water detention is not allowed per the Town Code. All storm water conveyances and detention shall be in conformance with the Town code and the Los Pinos Preliminary Drainage Report. Storm water detention for the street runoff must be provided with the initial development. Required storm water detention must reduce the peak runoff by at least 25%.

5. The street name should be amended to read East Alexander Point.

6. Remove the designation "Tract A" prior to final plat submittal since this is to be a public road dedicated to the Town.

7. The developer is required to construct a PATS pathway along the property frontage in accordance with the PATS Construction Narrative and Specifications.

8. All improvement plans and construction shall be in accordance with the Town of Payson Codes and Requirements.

9. That the final plat be submitted within 12 months of Council approval of the preliminary plat.

10. The final plat shall define building envelopes. Criteria shall include but not be limited to, reasonable size of the envelope, setback and driveway conditions, protection of natural features such as rock formations and major vegetation, and hillside conditions. A note shall also state that the building envelopes may not encroach into the setbacks required in a R1-90 zoning district.

11. That the developer provides sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements.

12. That a landscape plan/tree preservation plan be submitted with the final plat improvement plans.

13. That all other provisions of the Unified Development Code be met.

The Commission asked questions of the applicant, which were answered by same and staff.

There was some discussion concerning the conditions listed and why some of them weren't addressed prior to submittal of the preliminary plat.

Chairman Baas opened the public hearing.

Chairman Baas closed the public hearing.

There was discussion regarding postponing the vote on this preliminary plat until the

meeting in April so the applicant could address some of the issues listed in the conditions.

Motion: That the Planning and Zoning Commission postpone approval of S-146-08, request from Jarial LLC for preliminary plat approval of Los Pinos, a 5 lot single family detached residential subdivision located on 11.71 acres at 509 North Chaparral Pines Drive subject to conditions listed in the staff report, until April 14, 2008.

Moved by Gary Bedsworth, seconded by James Scheidt.

Vote: Motion carried 4 - 2

Yes: Jere Jarrell, James Scheidt, Hal Baas, and Gary Bedsworth.

No: Russell Goddard, and Lori Meyers.

Absent: Joel Mona.

2. S-147-08 Preliminary Plat (Flowing Wells)
Filed by: Work Force Housing Coalition LLC, property owner; G Michael Horton, representative
Location: 2009 North McLane Road and 215 West Houston Mesa Road
Purpose: To determine how a request for the preliminary plat of a single-family residential subdivision consisting of 12 single-family lots and 71 townhouse lots shall be recommended to Town Council.

Ray Erlandsen, Zoning Administrator, summarized the staff report. Staff recommends approval with the following conditions:

1. That the final plat shall be in substantial conformance with the preliminary plat as submitted.
2. The water line is to be installed outside of the paved area wherever possible.
3. Lots 42-47 as shown on the preliminary plat will be required an engineered grading and drainage plan meeting the requirements of the Preliminary Drainage Report.
4. A maintenance plan and schedule for all the detention basins shall be approved by the Town Engineer prior to final improvement plan and final plat approval.
5. The standard note pertaining to storm drain detention basins shall be added to the final plat.
6. The developer shall contribute \$200,000 toward the implementation of the area drainage plan prior to issuance of any on site construction permits.
7. The street name W. Christopher Drive needs to be changed to another name to avoid confusion with a similar named street.
8. The developer shall construct the following improvements to comply with the Payson Area Trails Systems (PATS): (1) In lieu of constructing the PATS pathway meandering

through the development as per the approved PATS Construction Manual, the developer shall install six hundred (600) linear feet of eight foot wide granite pathway per the PATS standard on the west side of McLane Road immediately south of this development. (2) An eight (8) foot detached compacted granite path on the north side of Houston Mesa Road starting at the North/South Street alignment and ending at a point twenty-five feet (25) east of the Payson Pines Subdivision.

9. Offsite improvements on McLane Road shall include pavement, curb, and gutter on both sides of the road and sidewalk on the west side from the south side of Lot 1 north to the existing improvements.

10. The existing easement for the power line traversing the property shall be abandoned and the power line removed prior to final construction approval and issuance of individual building permits.

11. All future utilities shall be constructed underground.

12. All improvement plans and construction shall be in accordance with the Town of Payson Codes and Requirements.

13. All units will be constructed with two car garages.

14. That the final plat be submitted within 12 months of Council approval of the preliminary plat.

15. That the developer provides sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements.

16. That a landscape plan/tree preservation plan be submitted with the final plat improvement plans.

17. The applicant shall submit CC&R's and final plat improvement plans that address the use and maintenance of the open space and detention areas.

18. That all other provisions of the Unified Development Code be met.

The Commission asked questions, which were answered by staff.

Chairman Baas opened the public hearing.

Chairman Baas closed the public hearing.

The Commission asked questions of the applicant and staff, which were answered by same.

Motion: Recommend to the Town Council approval of S-147-08, request from Work Force Housing Coalition, LLC for preliminary plat approval of Flowing Wells, an 83 lot single family residential subdivision located on 12.40 acres at 2009 North McLane Road and 215 West Houston Mesa Road subject to conditions listed in the staff report. After a brief

discussion the motion was **amended to add condition 19** to read as follows: 'That the residential property be protected by a 6' wall or fence, above final grade, along the east side of the property adjacent to the Home Depot.

Moved by Lori Meyers, seconded by Jere Jarrell.

Vote: Motion carried 6 - 0

Yes: Jere Jarrell, James Scheidt, Hal Baas, Russell Goddard, Gary Bedsworth, and Lori Meyers.

Absent: Joel Mona.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. Revisions to the UDC regarding beekeeping

Item D.3 was taken out of order.

Ray Erlandsen, Zoning Administrator, gave a brief overview of a proposed amendment to the UDC regarding beekeeping in residential zoning districts under certain conditions. This proposed amendment was presented to staff by Mr. David Jones, a Payson resident.

Jim Scheidt commented that he agreed with the staff report and felt that this idea needed to be expanded on.

Chairman Baas opened the public hearing.

David Jones stated that he had been keeping bees for approximately seven (7) years, but not in the town limits.

The Commission asked questions of Mr. Jones, which he answered.

It was suggested that further research be done on requirements for beekeeping including is it hobby or business and what type of experience could possibly be required.

Gary Bedsworth recommended that this be referred back to staff for further development and recommendations. It was also suggested that other agencies be contacted for examples or ideas on how to address this issue.

The Chairman asked that an update be given at the May meeting.

2. Update on the Airport Land Exchange

Jerry Owen, Community Development Director, stated that he had met with owners of this property and the Town has approved a parcel creation map which took it from the National Forest into three (3) pieces of private property. He commented that some base maps were created and with a little narrative could be used as a planning assessment report for this property. Mr. Owen then gave an overview of the seven (7) base maps that had been

created which included an area boundary map, an aerial view, proposed trails system, adjacent subdivisions, existing general plan land use map, utilities, and zoning in the area. Mr. Owen recommended refining these maps and adding narratives to each one which could then become the planning assessment for the airport land exchange report.

There was discussion regarding existing land use, proposed road alignment and intent for property.

Chairman Baas opened the public hearing.

Chairman Baas closed the public hearing.

3. Progress report regarding guest quarters

Ray Erlandsen, Zoning Administrator, gave an overview of the updated staff report regarding guest quarters. It was recommended that further study be done on this issue. Mr. Erlandsen asked that a study group be formed and he has outlined a proposed timeline for getting a text amendment to the Council.

There was a brief discussion on possible groups of people to be part of the study group to work on this text amendment. Also some discussion on applicable zoning districts and related density.

Chairman Baas noted that the Commission was directing staff to proceed with the initiation of a study committee. Jim Scheidt and Russell Goddard asked to represent the Commission on the study group.

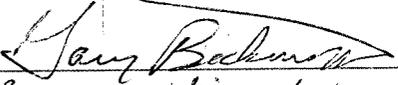
E. REQUESTS TO STAFF FOR THE PLACEMENT OF ITEMS ON FUTURE PLANNING & ZONING COMMISSION AGENDAS

F. INFORMATION TO COMMISSION (Not for Discussion)

Jerry Owen, Community Development Director, reminded the Commission that there is meeting regarding the future of Main Street on March 18 at the Senior Center. He noted that the consultant would be presenting the streetscape vision and conceptual master plan for Main Street.

The Capital Improvement Plan was included in the Commission packet for information only.

ADJOURNMENT - 5:16 P.M.


GARY BEDSWORTH Vice Chairman
Hal Baas, Chairman

4-14-08

Approved

Chris Floyd

Chris Floyd, Secretary