

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE PUBLIC MEETING  
April 14, 2008**

**CALL TO ORDER - 3:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT:** Jere Jarrell, James Scheidt, Russell Goddard, Joel Mona, Gary Bedsworth, and Lori Meyers.

**ABSENT/EXCUSED:** Hal Baas

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

**A. APPROVAL OF MINUTES**

1. Public Meeting 3-10-08 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. 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, stated that this was before the Planning and Zoning Commission at the March 10, 2008, meeting. The

Commission had concerns at that time, which were addressed in the current staff report. Photos of the site and surrounding area were shown to the Commission.

Staff recommends approval with the following conditions:

1. That the final plat shall be in substantial conformance with the preliminary plat, date stamped March 27, 2008, as submitted.
2. The developer is required to construct a PATS pathway along the property frontage in accordance with the PATS Construction Narrative and Specifications. An easement shall be created for the depicted pedestrian trail where it encroaches on private property.
3. Easements for storm water retention shall be created for detention basins 1-5 on the final plat.
4. All improvement plans and construction shall be in accordance with the Town of Payson Codes and Requirements.
5. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
6. That the developer provides sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements.
7. That a landscape plan/tree preservation plan be submitted with the final plat improvement plans.
8. That all other provisions of the Unified Development Code be met.

The Commission asked questions, which were answered by staff.

Ralph Bossert, Tetra Tech, gave a brief overview of the project and stated that they had no issues with the listed conditions.

The Commission asked questions, which were answered by the applicant.

Vice-Chairman Bedsworth opened the public hearing.

Vice-Chairman Bedsworth closed the public hearing.

Motion: Recommend to the Town Council 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 the conditions listed in the staff report.

Moved by James Scheidt, seconded by Russell Goddard.

Vote: Motion carried 6 - 0

Yes: Gary Bedsworth, Lori Meyers, Joel Mona, James Scheidt, Jere Jarrell, and Russell Goddard.

Absent: Hal Baas.

2. S-148-08 Preliminary Plat (Frontier Village)  
Filed by: Frontier Village LLC, property owner  
Commercial Management Services LLC, agent  
John Alston, Representative  
Location: 801 East Frontier Street  
Purpose: To determine how a request for a preliminary plat of the conversion of a 60 unit apartment complex to condominiums shall be recommended to Council.

Ray Erlandsen, Zoning Administrator, summarized the staff report.

Staff recommends approval with the following conditions:

1. That the final plat be in substantial conformance with the preliminary plat, date stamped March 27, 2008, as submitted.
2. That a HOA be created to allow the Town of Payson and the Sanitary District to bill one entity for water and sewer service.
3. That backflow preventers be installed on three existing unprotected water meters prior to the submittal of the final plat.
4. That the developer submit a written proposal outlining their contribution to workforce housing prior to Town Council consideration of the preliminary plat.
5. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
6. That all other provisions of the Unified Development Code be met.

The Commission asked questions, which were answered by staff.

There were concerns regarding the issue of affordable housing units, who is responsible for maintaining the common areas, the exterior of the buildings, and the utilities within the complex.

There was discussion regarding the ownership of each unit and the metering

of the utilities.

Laura O'Brien, Tetra Tech, addressed some of the concerns of the Commission. John Alston, representative, stated that they were renewing leases at the moment.

The Commission asked questions of the applicants, which were answered by same.

Vice-Chairman Bedsworth opened the public hearing.

Vice-Chairman Bedsworth closed the public hearing.

Ray Erlandsen, Zoning Administrator, commented that regarding the HOA requirement that was requested due to the specific circumstance of having only one meter.

Motion: Recommend to the Town Council approval of S-148-08, request from Commercial Management Services LLC for preliminary plat approval of Frontier Village Condominiums, a conversion of a 60 unit apartment complex to condominiums, at 801 East Frontier Street subject to conditions listed in the staff report, including alternate #2 condition which reads; "That a homeowner association (HOA) be created to allow the Town of Payson and the Sanitary District to bill one entity for water and sewer service."  
Moved by Joel Mona, seconded by Russell Goddard.

Vote: Motion carried 4 - 2

Yes: Gary Bedsworth, Joel Mona, Jere Jarrell, and Russell Goddard.

No: Lori Meyers, and James Scheidt.

Absent: Hal Baas.

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

##### **1. Airport land exchange inventory report**

Jerry Owen, Community Development Director, stated that there had been a good meeting last week with representatives of the land trade. Staff is continuing to develop exhibits and narratives, which will ultimately become a planning assessment for that area. Mr. Owen then showed the Commission slides of new exhibits that had been created that indicates drainage ways with topography, circulation including existing and proposed road/trail alignments, and a preliminary utility map. He also explained the General Plan amendment process and the Commission's role.

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

F. INFORMATION TO COMMISSION (Not for Discussion)

ADJOURNMENT - 4:30 p.m.



Gary Bedsworth, Vice-Chairman

5-2-08

Approved



Chris Floyd, Secretary