# TOWN OF PAYSON
# PLANNING AND ZONING COMMISSION
# MINUTES OF THE SPECIAL MEETING
# November 17, 2008

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**
**PRESENT:** Hal Baas, Russell Goddard, James Scheidt, Joel Mona, Gary Bedsworth, and Lori Meyers.
**ABSENT/EXCUSED:** Jere Jarrell
**STAFF PRESENT:** Ray Erlandsen, Acting Community Development Director, Sheila DeSchaaf, Planner II, Tim Wright, Deputy Town Attorney, LaRon Garrett, Public Works Director, and Chris Floyd, Secretary.

**A. SCHEDULED HEARING(S)**

1. P-348-08 General Plan Major Amendment Continued from the November 10, 2008, Planning & Zoning meeting.
   Filed by: Tom Col Investments LLC; Petelin Ventures LLP and Thomas C. Waite; and Pioneer Title Agency Inc., property owners
   Location: South and West of the Payson Airport
   Purpose: Request to amend the Land Use Element of the Town of Payson General Plan for three parcels consisting of approximately 222 acres.

Ray Erlandsen, Acting Community Development Director, gave an update on the proposed general plan major amendment that came before the Commission on November 10, 2008. He stated that this was a general plan land use element amendment and any roadway issues would probably be addressed in the next stage of rezoning. He reviewed the exhibit maps that were proposed at the last meeting and the new proposed map (Exhibit A-1) for today's meeting. There were some density changes, more employment areas added, and the overlook park (open space) additional acre was added to that area.

LaRon Garrett, Public Works Director, explained that in the 2003 Land Use Element Map the road areas were included in the acreage for each designated area and the original proposal didn't include the roads in the acreage. With the new proposal, Exhibit A-1, it does include the roads in the acreage.

Ray Jones, agent for the applicants, stated that modifications had been submitted for review by the Commission.

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

Chairman Baas opened the public hearing.

Penny DeGroot stated that she likes the added greenbelt and the employment area but was still concerned with the high density close to her property.

The question was asked how the high density area along Vista Road would be used to which the reply was that it would be addressed at a future request for zoning change on the property.



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Ken Volz, Director of PREDC, expressed his gratitude for the proposed added employment properties.

Bill Ensign expressed his gratitude for the proposed changes that border Manzanita Hills.

Mark Miller, with the Wood Hill HOA, is opposed to Sherwood Drive connecting to Airport Road.

Chairman Baas closed the public hearing.

The Commission asked for further clarification on a buffer along Vista Road to the proposed high density in that area, also comments were made regarding the high density area and what could be built there, and the amount of citizen input at last week's meeting and today regarding their concerns with the roadways including input from the STAC committee which would be recommended to the Town Council at the appropriate time for those items to be discussed.

There was more discussion regarding the reduction of acreage in the proposed employment area.

Chairman Baas reopened the public discussion.

Gary Bedsworth asked Mr. Volz how the reduction of 17 acres would affect the future area available for employment.

Ken Volz replied that the 78 acres was the number he was familiar with. He felt the proposed reduction to 57 acres could be a problem. He commented that depending on how much of the 78 acres were developable the area might be reduced more. Mr. Volz stated he was comfortable starting with the 78 acres gross.

Chairman Baas again closed the public hearing.

The Commission made more comments regarding the reduction of acreage due to the roadways in the employment and other areas.

Joel Mona moved, seconded by James Scheidt, to approve P-348-08, a request from Ray Jones to amend the Land Use Element of the Town of Payson General Plan, as outlined in exhibit A-1.

Motion carried 6-0.

**ADJOURNMENT**

3:55 p.m.

1-12-09

7/0

Gary Bedsworth
~~Hal Baas~~, Chairman 1/12/09 Approved
Vice

Chris Floyd

Chris Floyd, Secretary