TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
August 10, 2009

Chairman Goddard called the duly published and posted public meeting of the Planning and Zoning Commission to order at 3:00 p.m. in the Town Council Chambers.

PLEDGE OF ALLEGIANCE

ROLL CALL
PRESENT: Jere Jarrell, James Scheidt, Russell Goddard, Joel Mona, Gary Bedsworth, Lori Meyers, and Jeff Loyd.
ABSENT: None
STAFF PRESENT: Sheila DeSchaaf, Planner II, Tim Wright, Deputy Town Attorney, and Chris Floyd, Executive Assistant.

A. APPROVAL OF MINUTES

1. Public Meeting 7-13-09 Pages 1-9

   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. P-359-09 Zone Change Request
   Filed by: James & Alyce Hollobaugh, property owners
   Location: 1014 East Canyon Drive
   Purpose: A zone change request from R1-90 to R1-35 to allow for a minor land division.

   Sheila DeSchaaf, Planner II, summarized the staff report.

   Staff recommends approval with the following conditions:

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1. Prior to application for a minor land division the applicant shall provide separate public water service to one of the existing dwelling units.

2. No guest house, guest quarters, or accessory dwellng units may be constructed on this site for which additional septic tanks or lines are required. No guest house, guest quarters, or accessory dwelling unit shall be granted unless the property has been annexed into the Northern Gila County Sanitary District and public sanitary services are provided to the site.

3. If any of the conditions listed above cannot be met or the applicant has not recorded an approved minor land division survey map within two (2) years of the approval date of the zoning change, then the R1-35 zoning may revert to the original R1-90 zoning, pending Council action.

The Commission asked questions, which were answered by staff.

Chairman Goddard opened the public hearing.

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

There was discussion regarding the property owners having legal rights to the joint leach field.

Two members of the audience voiced their opposition to this request. The Commission deliberated over postponing their recommendation pending additional information or approval from the Gila County Health Department over questions about an easement for the leach lines.

Another member of the audience voiced their support of this request.

Chairman Goddard commented that if this property was vacant he probably wouldn't consider the zone change but since it is already developed he felt it was a logical move to grant the request.

Commissioner Scheidt voiced his concern with the single leach field servicing both residences.

There was discussion regarding the septic systems and the single leach field for both residences.

Staff was requested to contact the Gila County Health Department regarding the septic system.

The Commission recessed at 3:50 p.m.

The Commission reconvened at 4:02 p.m. with all Commissioners still

present.

Commissioner Meyers recused herself at this time from further discussion on this request.

Sheila DeSchaaf, Planner II, stated that the Gila County Health Department said it was most likely a legal non-conforming situation because by today's standards it isn't common practice to have a shared leach field.

Chairman Goddard reviewed a few options the Commission could consider.

There was further comments from the Commission regarding the septic system and an additional condition being added requiring each residence to have a separate waste disposal system.

Fred Hollobaugh, applicant, commented that he would be comfortable separating the septic systems if it would make the property legal and more appealing to future owners. He questioned the time frame for separating the septic systems, to which the reply was prior to application for the minor land division.

Chairman Goddard closed the public hearing.

Motion: Recommend to the Town Council approval of P-359-09, a request to rezone a 1.84 acre property located at 1014 East Canyon Drive, from R1-90 to R1-35 as depicted on Exhibit A which is the site plan date stamped June 30, 2009, to allow for the future division of this property with the conditions listed in the staff report as amended today. (Conditions listed below)

1. Prior to application for a minor land division the applicant shall provide separate public water service to each of the existing dwelling units.

2. Prior to application for a minor land division each parcel shall have a separate waste disposal system approved by the Gila County Health Department or the Northern Gila County Sanitary District.

3. If any of the conditions listed above cannot be met or the applicant has not recorded an approved minor land division survey map within two (2) years of the approval date of the zoning change, then the R1-35 zoning may revert to the original R1-90 zoning, pending Council action.
Moved by Joel Mona, seconded by Jeff Loyd.

Vote: Motion carried 6 - 0
Yes: Jere Jarrell, James Scheidt, Russell Goddard, Joel Mona, Gary Bedsworth, and Jeff Loyd.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

There are no items for this section.

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

Commissioner Scheidt asked for a status report on items that have previously been on the agenda.

F. INFORMATION TO COMMISSION (Not for Discussion)

Sheila DeSchaaf, Planner II, commented that she didn't anticipate any items for the September meeting.

Commissioner Loyd thanked the people that had left fantastic correspondence from the last meeting.

Commissioner Bedsworth asked the status of Ray Erlandsen, to which Ms. DeSchaaf replied that he has been allowed back to work for four (4) hours a day until fully recovered.

ADJOURNMENT - 4:20 p.m.

Russell Goddard, Chairman

10-12-09

Approved

Christine Floyd

Chris Floyd, Executive Assistant