TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
February 8, 2010

Vice-Chairman Mona called the duly posted public meeting of the Planning and Zoning Commission to order at 3:03 p.m. in the Town Council Chambers.

PLEDGE OF ALLEGIANCE

ROLL CALL
PRESENT: Jere Jarrell, James Scheidt, Joel Mona, Lori Meyers, Jeff Loyd, and Clark Jones.
ABSENT: Russell Goddard
STAFF PRESENT: Ray Erlandsen, Acting Community Development Director, Sheila DeSchaaf, Planner II, Tim Wright, Deputy Town Attorney, and Chris Floyd, Executive Assistant.

A. APPROVAL OF MINUTES

1. Public Meeting 1-11-10 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. CUP10-001 Conditional Use Permit
   Filed by: Fire Properties LLC, property owner; Lori Vario, applicant
   Location: 202 West Wade Lane
   Purpose: To allow a professional office use under 10,000 s.f. in a R3 zoning district.

   Ray Erlandsen, Acting Community Development Director, summarized the staff report.

   Staff recommends approval with the following conditions:

   1. Site shall comply with all Town of Payson development regulations,

including water conservation measures.

2. The use shall comply with all state licensure requirements. Failure to comply with state requirements shall be grounds for revocation of the CUP.

3. The site plan and any subsequent changes shall meet current Design Review requirements.

4. An approved Town of Payson business license (BL) and occupancy permit (BOP) shall be required prior to commencing business.

5. All requirements of the Gila County Health Department shall be met.

6. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as this property is used for a professional office under 10,000 s.f., then the use permit is applicable. Change in uses or additional uses shall require approval through the CUP process.

Commissioner Jarrell clarified that a professional office building, in the future, could be an attorney, doctor, etc., to which staff replied anything that would be classified as a professional office.

Vice-Chairman Mona opened the public hearing.

Vice-Chairman Mona closed the public hearing.

Motion: Approve CUP10-001, a request to allow a professional office use under 10,000 s.f. in a R-3 zoning district at 202 West Wade Lane, with the conditions listed in the staff report.
Moved by James Scheidt, seconded by Lori Meyers.

Vote: Motion carried 6 - 0
Yes: Jere Jarrell, James Scheidt, Joel Mona, Lori Meyers, Jeff Loyd, and Clark Jones.

Absent: Russell Goddard.

2. P10-001 Minor Amendment to Land Use Element
Filed by: FSL Holding Properties LLC, property owner; The Foundation for Senior Living, applicant
Location: 208-214 South Clark Road and 209 South Goodnow Road
Purpose: For a minor amendment to the Land Use Element of the 2003 Town of Payson General Plan from medium density residential to high density residential for a 1.28 acre property.

Sheila DeSchaaf, Planner II, summarized the staff report for the minor amendment to the General Plan and the rezoning.

Staff recommends approval of the minor amendment as submitted.

Staff recommends approval of the rezoning with the following conditions:

1. Development shall comply with all Town of Payson requirements, including but not limited to Design Review, Public Works, Fire and Building code standards.

2. Development shall be in substantial conformance with the rezoning site plan submitted.

3. If any of the conditions listed above cannot be met then the R3 zoning may revert to the original R1-8 MH zoning, pending Council action.

Commissioner Meyers questioned the drainage in that area. The applicant replied that they were aware of the drainage issue and would be addressing it in the development stage.

Vice-Chairman Mona opened the public hearing.

Several members of the audience voiced their concerns regarding drainage, parking area, and an increase in traffic.

There was discussion regarding parking for the units, improving the drainage, limiting access on Goodnow Road to emergency vehicles only, and roadway width.

Vice-Chairman Mona closed the public hearing.

Motion: Recommend to the Town Council approval of P10-001, a request from FSL to amend the Land Use Element of the 2003 Town of Payson General Plan from medium density residential to high density residential for the properties located at 208-214 South Clark Road and 209 South Goodnow Road, Gila County tax parcel 304-04-208 and 304-04-130.
Moved by Lori Meyers, seconded by James Scheidt.

Vote: Motion carried 6 - 0
Yes: Jere Jarrell, James Scheidt, Joel Mona, Lori Meyers, Jeff Loyd, and Clark Jones.

Absent: Russell Goddard.

3. P10-002 Zone Change Request
Filed by: FSL Holding Properties LLC, property owner; The Foundation for Senior Living, applicant
Location: 208-214 South Clark Road and 209 South Goodnow Road
Purpose: A request for a zone change from R1-8-MH to R3 for a 1.28 acre property to allow for construction of apartment homes.

Staff read all conditions that would be recommended to Council which were the three (3) in the staff report and an additional three (3) which are:

Development on 209 South Goodnow Road property shall be arranged so the parking for that triplex is on the east side of the structure and accessed from the east.

Consideration be given to reduction of parking based upon senior dwelling use.

Access to Goodnow be restricted to emergency access only, if required by police or fire.

The original condition #3 was amended to include a time limit of two (2) years for the conditions to be met or the rezoning could revert to the original zoning.

Motion: Recommend to the Town Council approval of P10-002 a request to rezone a 1.28 acre property located at 208-214 South Clark Road and 209 South Goodnow Road, from R1-8 MH to R3 to allow for the development of 20 apartment homes subject to the conditions 1-6 listed in the staff report and as read.

These are the conditions as read:

1. Development shall comply with all Town of Payson requirements, including but not limited to Design Review, Public Works, Fire and Building code standards.

2. Development shall be in substantial conformance with the rezoning site plan submitted.

3. Development on 209 South Goodnow Road property shall be arranged so the parking for that triplex is on the east side of the structure and accessed from the east.

4. Consideration shall be given to reduction of parking based upon senior dwelling use.

5. Access to Goodnow shall be restricted to emergency access only, if required by police or fire.

6. If any of the conditions listed above cannot be met within two (2) years then the R3 zoning may revert to the original R1-8 MH zoning, pending Council action.

NOTE: Conditions 3, 4, and 5 were added by the Commission at the Public Hearing on February 8, 2010.
Moved by James Scheidt, seconded by Jere Jarrell.

Vote: Motion carried 6 - 0
Yes: Jere Jarrell, James Scheidt, Joel Mona, Lori Meyers, Jeff Loyd, and Clark Jones.

Absent: Russell Goddard.

4. P-361-09 Amend the Unified Development Code
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To amend the Unified Development Code related to home-based businesses and neighborhood retail/office uses within multi-family districts.

Ray Erlandsen, Acting Community Development Director, stated that staff recently began developing a possible code amendment to the Town Code and UDC which would include home based businesses. He is requesting at this time that no action be taken.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. New case number tracking format

Sheila DeSchaaf, Planner II, explained the new computer tracking system which generates the case numbers.

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

F. INFORMATION TO COMMISSION (Not for Discussion)

1. Future Town Council agenda items

Ray Erlandsen, Acting Community Development Director, provided for the Commission a time line of cases being forwarded to Council.

Ray Erlandsen, Acting Community Development Director, explained how the fire station numbering is established.

ADJOURNMENT

4:29 p.m.

3-15-10

Joel Mona, Vice-Chairman

Approved

Chris Floyd

Chris Floyd, Executive Assistant