

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
June 14, 2010**

Chairman Goddard called the duly 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: James Scheidt, Russell Goddard, Joel Mona, Lori Meyers, Clark Jones, and Mark Waldrop.

ABSENT: Jeff Loyd

STAFF PRESENT: Ray Erlandsen, Acting Community Development Director, LaRon Garrett, Public Works Director, Tim Wright, Deputy Town Attorney, and Chris Floyd, Executive Assistant.

A. APPROVAL OF MINUTES

1. Public Meeting 5-10-2010 Pages 1-4

Commissioner Scheidt moved, seconded by Commissioner Mona, to approve the minutes of the May 10, 2010, meeting.

Motion carried 6-0.

- 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. P10-004 Zone Change Request
Filed by: Tom Col Investments LLC; Petelin Ventures LLP and Thomas C. Waitz; and Pioneer Title Agency, Trust No. 127691; property owners
Location: South and West of the airport
Purpose: A zone change request from R1-175 to multiple and single family residential, commercial and industrial districts for three parcels consisting of approximately 222 acres for future development.

Dan Fitzpatrick, Verde Engineering Group, gave an overview of the proposed

zone change request for the Montezuma Castle Land Exchange.

Commissioner Mona had several questions which were answered by the applicant and staff.

Ray Erlandsen, Acting Community Development Director, stated that staff has reviewed this project and it does meet the requirements of the code.

Staff recommends approval with the following conditions:

1. The Preliminary Block Plat shall be in substantial conformance with the Rezoning Site Plan as submitted, stamped May 25, 2010.
2. Preliminary Plats for individual blocks, future division of individual blocks, and/or future development of any block shall be in substantial conformance with the rezoning narrative and site plan submitted, stamped May 25, 2010.
3. An Avigation Easement similar to the following shall be granted over all property within the airport influence area. "An Avigation Easement is hereby granted over all lots, tracts, parcels, blocks and streets within this subdivision which prohibits the construction of any item that may inhibit the safe operation of aircraft. All properties are subject to aircraft noise and other common hazards associated with a municipal airport."
4. Shared access drives shall be utilized within blocks, 2, 3, 9-14, 16, and 17. Driveways shall be separated from other driveways within the block and from roadway intersections by a minimum distance of 100 feet except where a lesser distance has been reviewed and approved by the Town Engineer and Community Development Director. Driveway easements shall be depicted on the plat and shall meet the approval of the Town Engineer and Community Development Director.
5. Access onto Airport Road from any residential lot shall be in a forward motion.
6. Based on the street cross section shown for Vista Road, no vehicular parking will be allowed on this section.
7. Future individual lots will not be allowed direct access to Vista Road.
8. The sidewalk shall be detached from the back of curb wherever reasonable. The desirable minimum distance between back of curb and sidewalk is 3 feet.
9. Street furniture/amenities, in accordance with illustrations contained in the narrative, shall be installed with subdivision landscaping improvements as blocks adjacent to Green Valley Parkway develop.
10. Storm water detention/retention shall be provided in accordance with the

Town of Payson requirements.

11. All individual lots developed within the Industrial and Commercial districts shall be required to construct dumpster enclosures in accordance with Town of Payson standards. Dumpster locations shall be depicted, reviewed and approved as part of the building permit application.

12. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.

13. Regardless of ownership, development within Block 17 shall be in substantial conformance with the adopted Airport Master Plan for Payson Airport.

14. Certain uses that are permitted in accordance with the Unified Development Code have been specifically prohibited within Blocks 2, 3, and 9. In case of conflicting provisions, the rezoning narrative shall govern.

15. When platting lots within individual blocks, building envelopes shall be required by the Community Development Director for the purpose of preserving ridgelines and sensitive environmental areas.

16. At the discretion of the Community Development Director during the platting process, certain limitations, such as fencing and accessory structures or other use exclusions may be placed upon portions of certain properties within areas designated as open space or natural area open space.

17. Limitations on maximum driveway widths on residential lots may be imposed during the platting process for the purpose of preserving vegetation or other natural features.

18. In conjunction with the proposed improvement district, or whatever other method may be used to construct the overall infrastructure, detention basins shall be installed to address the increased runoff created by the street construction. The volume required in these basins shall be in accordance with the current Town Code. These basins may be considered temporary in nature and relocated when the individual blocks are developed as long as the volume required for the major street runoff is maintained.

19. When located within Natural Area Open Space (NAOS) areas, detention/retention facilities shall be constructed to avoid removal of significant vegetation such as trees over 8' in height. When removal of significant vegetation cannot be avoided, replacement of significant vegetation with native trees and shrubs is required on a one to one basis. Minimum plant size shall be 48" box or equivalent ball and burlap.

20. Prior to development upon or subdivision of any block, a subdivision landscaping plan shall be submitted, approved by the Community Development

Director, installed by the developer and accepted by the Town. No building permits for construction or development within any block shall be granted until subdivision landscaping requirements of the Unified Development Code have been satisfied for roadways adjacent to and within the block to be developed.

21. Construction of Payson Area Trails System pathways, not within or adjacent to rights of way, shall be completed concurrently with the development of the block adjoining that portion of the trail and in accordance with Town trail standards.

22. The developer shall offset the sidewalk and widen the traveled area of West Wagon Trail from Rim Ranch Point to the west side of the Trailwood Subdivision to provide increased pedestrian safety and handle the increased traffic from the Montezuma Castle Land Exchange Property to the satisfaction of the Public Works Department.

23. All open space designated as public shall be dedicated to the Town with the final block plat.

24. All applicable Town Development standards shall be met.

25. If any conditions above cannot be met or the applicant does not have an approved Final Plat for the 17 blocks within five (5) years of the approval date of the zoning change, then the rezoning may revert to the original R1-175 designation, pending Council action.

Chairman Goddard opened the public hearing.

Several members of the audience voiced their concerns regarding traffic and the extension of Sherwood Drive. There were several additional conditions recommended which included Plan A would keep Sherwood closed at the end of Woodhill subdivision and do a new street from the new development area, representatives from Alpine Village and Woodhill must be involved in the planning process concerning traffic calming, Sherwood Drive remaining barricaded during construction of the roadway, Airport Road being used for the construction route, and the town traffic engineer will monitor, for at least one year, Sherwood Drive traffic calming measures to determine if existing Sherwood Drive needs additional calming devices installed at the expense of the developer.

LaRon Garrett, Public Works Director, stated that Plan A doesn't follow the transportation plan and therefore it wouldn't work from an engineering standpoint.

There was further discussion regarding the roadways.

Chairman Goddard closed the public hearing.

There was a recap of the suggested additional conditions.

25. Traffic calming will be monitored on Sherwood Drive for one year from the date of roadway acceptance and if additional measures are needed, as determined by the Town Engineer, additional measures will be implemented by the developer.

26. Sherwood Drive shall remain barricaded at the west end of Woodhill until the Sherwood Drive road construction has been completed west of Woodhill.

27. Sherwood Drive shall be 36' wide back of curb to back of curb between the Woodhill Subdivision and the east side of Block 14 and 24' wide back of curb to back of curb between the east side of Block 14 and Airport Road.

Commissioner Mona made some final comments that included some positive and negative aspects to the proposed development but would support it.

Motion: Recommend to the Town Council approval of P10-004, a request for zoning changes from a R1-175 to various districts as reflected in the zoning site plan dated May 25, 2010 and narratives presented by staff subject to the following 28 conditions.

Moved by James Scheidt, seconded by Mark Waldrop.

Vote: Motion carried 6 - 0

Yes: James Scheidt, Russell Goddard, Joel Mona, Lori Meyers, Clark Jones, and Mark Waldrop.

Absent: Jeff Loyd.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. There are no items for this section

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

**F. INFORMATION TO COMMISSION (Not for Discussion)
July 12, 2010 meeting**

Ray Erlandsen, Acting Community Development Director, stated at this time there are no items scheduled for the July 12 meeting. He noted that two (2) weeks prior to the meeting a notice would be sent to the Commission if there is no meeting scheduled.

Adjournment 4:49 p.m.

Russell Goddard

Russell Goddard, Chairman

9-13-10

Approved

Chris Floyd

Chris Floyd, Executive Assistant