

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
October 13, 2014**

Chairman Loyd 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: John Swenson, James Scheidt, Dan Jaeger, Clark Jones, Lori Meyers, Jeff Loyd, and Scott Helmer.

ABSENT: None

STAFF PRESENT: Sheila DeSchaaf, Planning and Development Director, Doni Wilbanks, Planning Specialist, LaRon Garrett, Assistant Town Manager, and Tracie Bailey, Chief Deputy Town Clerk.

A. APPROVAL OF MINUTES

1. Public Meeting 9-8-14 Pages 1-4

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.

Chairman Loyd welcomed new member Scott Helmer to the Commission.

Chairman Loyd read the items listed on the agenda.

C. SCHEDULED HEARING(S)

1. CUP14-003 Conditional Use Permit
Filed by: Tittle Revocable Living Trust, property owner; On the Road Again RV, LLC/Bryan Teague, agent

Location: 519 East Granite Dells Road

Purpose: Request to allow a RV Park in a C-2 Zoning District.

Bryan Teague, applicant, gave a brief overview of his proposed RV project at 519 East Granite Dells Road.

Chairman Loyd opened the public hearing.

Questions were asked regarding the entrance to the RV park, the ability to enter the park from Bentley, if there would be new electrical and sewer lines for the project and how the construction of the lines would affect traffic on Bentley, and fencing around the project. The questions were answered by the applicant and staff. Traffic on Bentley was the major concern.

Chairman Loyd closed the public hearing.

Motion: To approve CUP14-003, a request to allow a RV park use of the property located at 519 East Granite Dells Road Assessor Parcel 304-02-005K subject to the conditions recommended by staff.

Moved by John Swenson, seconded by Clark Jones.

Vote: Motion carried 6 - 1

Yes: John Swenson, Dan Jaeger, Clark Jones, Lori Meyers, Jeff Loyd, and Scott Helmer.

No: James Scheidt.

2. S14-002 Preliminary Plat (Timber Ridge)

Filed by: TTLC Timber Ridge, LLC, property owner; True Life Communities, LLC (dba True Life Companies), applicant; Aidan Barry agent

Location: 300 West Rumsey Drive

Purpose: To subdivide a 26.8 acre property into 150 residential units and 17 tracts.

Sheila DeSchaaf, Planning and Development Director, stated that the preliminary plat request is in conformance with their zoning approval for this site. Staff recommends approval with the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat submitted, sealed 10-2-2014 and shall not exceed a total of 150 dwelling units.
2. A final plat shall be submitted no later than July 9, 2015.
3. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
4. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.

5. All other provisions of the Unified Development Code and the approved Planned Area Development plan for this property shall be met.

Chairman Loyd opened the public hearing.

There were no public comments.

Chairman Loyd closed the public hearing.

Motion: To approve S14-002, a preliminary plat request for a 150 lot and 19 tract single family residential subdivision on 26.8 acres at 300 West Rumsey Drive, subject to the conditions listed in the staff report.

Moved by Clark Jones, seconded by James Scheidt.

Vote: Motion carried 7 - 0

Yes: John Swenson, James Scheidt, Dan Jaeger, Clark Jones, Lori Meyers, Jeff Loyd, and Scott Helmer.

3. P14-002 Amendment to Town of Payson Unified Development Code
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To revise the sewer requirements within Industrial Zoning Districts.

Chairman Loyd noted that he would group items P14-002, P14-003, and P14-004 together for public comments but would vote on them separately. Sheila DeSchaaf, Planning and Development Director, first gave an update on those items. She noted that staff has learned that the developer has contacted Gila County and would possibly seek rezoning through them. This could stall the annexation and could affect the General Plan amendment on tonight's agenda. With this information staff recommends the Commission proceed with the hearing for items 4 and 5, however following the comment period, asked that the Commission continue the hearing to the November 10, 2014 Commission meeting.

The Commission asked questions which were answered by staff. Chairman Loyd then asked for an overview of the items from staff.

Chairman Loyd opened the public hearing.

There was a lengthy discussion and public input regarding the expeditious movement on this item; possibility of County doing the rezoning; noise; lack of adequate ingress/egress; and a letter was submitted and read to the Commission.

Commissioner Meyers thanked everyone for attending the meeting and speaking.

Chairman Loyd closed the public hearing.

Chairman Loyd asked for a motion to table the general plan amendment and the zone change request.

Commissioner Swenson moved, seconded by Commissioner Meyers, to postpone and continue the public hearings on P14-003 and P14-004 to the Commission's November 10, 2014 regular scheduled meeting.

Motion carried 7-0.

Chairman Loyd commented that he had a concern with the public sewer and septic issue.

Commissioner Meyers felt that everyone should pay their fair share to hook-up to the sewer system.

Commissioner Swenson asked what the quality and standards are for septic systems. LaRon Garrett replied that for a small system it is under the jurisdiction of the County then if it is a larger system it becomes the jurisdiction ADEQ. ADEQ would be the monitoring entity but the monitoring varies.

There was further discussion regarding the sewer requirements. It was determined that there wasn't enough information to proceed with this request today.

Commissioner Meyers moved, seconded by Commissioner Scheidt, to postpone this to the November 10 meeting.

Motion carried 5-2. (Chairman Loyd and Commissioner Swenson cast the dissenting votes)

4. P14-003 Major Amendment to the Town of Payson General Plan
Filed by: Town of Payson
Location: 760 acres recently annexed from Star Valley and the Fox Farm/Rim Ranch property at the end of Granite Dells Road being considered for annexation
Purpose: This amendment would apply land use designations to land annexed or considered for annexation into the Town of Payson in 2014.
5. P14-004 Zone Change Request
Filed by: Town of Payson
Location: In and around East Granite Dells Road (The Rim Ranch property, commonly known as Fox Farm)
Purpose: Request to rezone property annexed or considered for annexation into the Town of Payson in 2014

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. There are no items for this section.

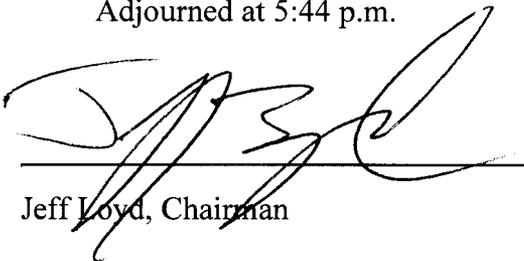
E. REQUESTS TO STAFF FOR THE PLACEMENT OF ITEMS ON FUTURE PLANNING & ZONING COMMISSION AGENDAS

F. INFORMATION TO COMMISSION (Not for Discussion)

1. Updates from staff of Council action on items related to/or previously considered by the Planning and Zoning Commission.

Sheila DeSchaaf, Planning and Development Director, stated that this was a new section added to the agenda. She stated that Planned Area Development for Timber Ridge was approved by the Council.

Adjourned at 5:44 p.m.



Jeff Loyd, Chairman

12/8/2014
Approved



Chris Floyd, Executive Assistant

October 9, 2014

Town of Payson Planning and Zoning Commission
303 N. Beeline Highway
Payson, AZ 85541

RE: P&Z Meeting scheduled for October 13, 2014 specifically
P14-003 Major Amendment to the Town of Payson General Plan
P14-004 Zone Change Request

Chairman Loyd and Members of the Commission:

It is apparent that the purpose of this amendment and the rezoning request is to pave the way for an industrial/manufacturing plant that the Mayor has been fervently pursuing for some time now. The Mayor, in conjunction with mega developer DCK and ammunition manufacturer HPR, has set his sights on the Fox Farm and is using his considerable influence to make it happen with seemingly no regard given to concerns voiced at public hearings.

I can tell you that I am vehemently opposed to amending the general plan and re-zoning the Fox Farm to industrial. Contrary to what they would have us believe, there are other viable options for HPR, DCK and the Mayor to build their manufacturing complex and provide the jobs. It really just comes down to profits, more for them and if you vote in favor of this plan the people will lose a beautiful and unique piece of the Rim Country forever.

Approving a Major Amendment to the Land Use Plan must follow the guiding principles of the Town of Payson General Plan set for the General Plan Steering Committee. I have listed a few of the guiding principles below, with my comments, that I believe this action by the Mayor and Council is in violation of:

2. Integrate privately owned land into a unified land use pattern

There is no integration here, with large trucks driving through residential areas to reach the industrial complex.

3. Participate in land use decision that impact extraterritorial lands

Extraterritorial is defined as – land situated outside a country's (Town's) current territory. There has been no effort to include the General Plan Steering committee, which includes approximately 700 residents who gave input for the plan that was just adopted.

4. Allow density only where infrastructure is sufficient to serve additional demand

Density of any kind should have sufficient infrastructure which includes sewer, the proponents of this plan acknowledge that they are not going to connect to the sewer system. Also, we do not have sufficient Fire and Police resources for this project at this time.

7. Focus on Tourism

Changing the zoning to industrial removes any chance that this unique property can be used for tourism which accounts for a large portion of the Town's revenue.

8. Protect the small-town feel of Payson, through *consistent commercial development*

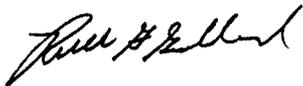
Commercial vehicles rumbling through the heart of our residential areas certainly does not promote the "small-town" feel. Placing a manufacturing complex in this area is absolutely not "consistent commercial development" considering that it is bordered on three sides by Forest Service land and there is no other industrial within miles.

I served on the Planning and Zoning Commission for six years and as the Chairman for two of those years. As a commissioner I fought the rezoning of the land north of the airport to low density housing primarily because the general land use plan had it set aside for industrial/employment purposes. Also, I did not believe it would be the highest and best use of that land. However, if the this project were to utilize that land it would be consistent with the General Plan Guiding Principles and the currently approved Land Use Plan.

The question you have before you is, should the Fox Farm be preserved for its tremendous and untapped future potential to the Town of Payson and the Rim Country or should it be transformed into an industrial/manufacturing plant that is completely inconsistent with our General Plan. It is your job to preserve the integrity of the General Plan and recommend smart growth to the council, this is not smart growth in my opinion.

In determining how you will vote on these two issues I urge you to listen to and soberly consider the comments and concerns of the public that has come before you.

Respectfully,



Russell G. Goddard, BSBM
2803 W. Nicklaus Dr.
Payson, AZ 85541