TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
September 12, 2016

Chairman Jones 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: Clark Jones, Dan Jaeger, Jennifer Smith, and John Swenson.
ABSENT: Barbara Underwood, and Joe Klein
STAFF PRESENT: Sheila DeSchaaf, Planning & Development Director, Doni Wilbanks, Planning Specialist, Trever Fleetham, Planning Technician, Hector Figueroa, Town Attorney, and Chris Floyd, Executive Assistant.

A. APPROVAL OF MINUTES

1. Public Meeting 7-11-16 Pages 1-5

   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 DISCUSSION/POSSIBLE ACTION

1. S16-009 - Preliminary Plat application for Rock Creek subdivision of Block 1 of the Montezuma Castle Land Exchange (MCLE)

   Sheila DeSchaaf, Planning and Development Director, summarized the staff report.

   Staff recommends approval with the following conditions:
   1. The final plat shall be in substantial conformance with the preliminary plat submitted, sealed 8/25/16 and shall not exceed a total of 43 lots.
   2. The Montezuma Castle Land Exchange Final Block plat shall be recorded

NOV 17 2016 E.2*

and a public report completed prior to final plat application for resubdivision of any block within the Montezuma Castle Land Exchange Subdivision.
3. The final plat for Rock Creek shall be submitted and approved within 12 months of Planning and Zoning Commission approval of the preliminary plat application.
4. A secondary fire/construction access shall be provided prior to constructing more than 26 residential units on Block 1. This access shall be a minimum of an all-weather road at least 20 feet wide and shall be posted as "Fire Lane - No Parking", unless the improved area is at least 32 feet wide.
5. The developer shall obtain all access/public utility easements through Block Two of Montezuma Castle Land Exchange Subdivision prior to final plat application for phase two of this development.
6. Streets shall be constructed to depth standards recommended by a geotechnical engineer in consideration of soils under the proposed streets.
7. The applicant shall design adequate sanitary facilities in accordance with the District standards prior to submittal of the Final Plat and pay applicable annexation fees prior to development.
8. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
9. A landscape plan/tree preservation plan shall be submitted with the final plat improvement plans.
10. Town of Payson water lines, including water services and fire hydrants, shall be extended to and through the development in accordance with the Town of Payson Water Department requirements. This includes extending the water mains to the adjacent block of Montezuma Castle Land Exchange as required by the Public Works Department.
11. All other provisions of the Unified Development Code shall be met.

Chairman Jones commented regarding an email received by staff concerning Riley Road and the added units with no sidewalks. Sheila DeSchaaf, Planning and Development Director, explained the situation with Riley Road and how it was developed in Cedar Ridge. The street was designed to carry adequate traffic.

Chairman Jones opened public comments.

Chairman Jones closed public comments.

Motion: To approve S16-009, a preliminary plat request for a 43 lot single family residential subdivision on 13.17 acres, commonly referred to as Block 1 of Montezuma Castle Land Exchange, subject to the conditions listed in the staff report.
Moved by Jennifer Smith, seconded by John Swenson.

Vote: Motion carried 4 - 0
Yes: Clark Jones, Dan Jaeger, Jennifer Smith, and John Swenson.

Absent: Barbara Underwood, and Joe Klein.

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

E. INFORMATION TO COMMISSION (Not for Discussion)

Sheila DeSchaaf, Planning and Development Director, stated that a list was being compiled of those with terms expiring. So if your term is expiring and you would like to continue to serve then you can submit a letter for appointment at the December Council meeting.

Adjournment - 3:16 p.m.

Clark Jones, Chairman

11/07/16
Approved

Chris Floyd

Chris Floyd, Executive Assistant