

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE PUBLIC MEETING  
May 10, 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, Jeff Loyd, Clark Jones, and Mark Waldrop.

**ABSENT:** None

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

**A. WELCOME NEW/RETURNING MEMBER -Mark Waldrop**

Chairman Goddard welcomed Mark Waldrop as a returning member to the Commission.

**B. APPROVAL OF MINUTES**

1. Public Meeting 4-12-10 Pages 1-4

Commissioner Mona moved, seconded by Commissioner Scheidt to approve the minutes of the April 12, 2010, meeting.

Motion carried 6-0. (Commissioner Loyd was not present for this vote)

**C. 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.

**D. 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 Planned Area Development (PAD) for three parcels consisting of approximately 222 acres for future development.

Ralph Bossert, Verde Engineering Group, stated that they had been working as the agent for the applicants of the Montezuma Castle Land Exchange. He stated that they had submitted a PAD zoning application which would allow specific uses for each of the blocks. Now Mr. Bossert has asked that this application be continued to the next meeting as they plan to amend the application for a hard zoning. He stated that they would work directly with staff on the amended application.

Mr. Bossert then gave a brief overview of the project.

Ray Erlandsen, Acting Community Development Director, stated that even though the application was being amended nothing was changing except the form in which the zoning is taking place.

Commissioner Mona stated that when the request would be made for the standard zoning a detailed narrative would still be required. Mr. Mona also questioned the extension of Wagon Trail with regards to the south half of rights-of-way being on Forest Service property. Mr. Bossert commented that the rights-of-way could be reduced on the resubmittal which would make it on private land.

Chairman Goddard opened the public hearing.

Don Evans, a member of the audience, asked what the improvement district would be. Mr. Bossert, Verde Engineering Group, explained how the improvement district would work. The cost is assessed against the land. Commissioner Mona clarified that the improvement district wouldn't include any surrounding areas.

There was a question regarding the location of the new Vista Road. Ralph Bossert replied that Vista Road may remain where it is presently located.

Another question was asked regarding the proposed overlook. It would be a scenic overlook with parking and it would also be fenced.

Penny DeGroot, a member of the audience, stated that her concern was the greenbelt between Vista Road north and the proposed employment area.

Chairman Goddard closed the public hearing.

Commissioner Scheidt moved, seconded by Commissioner Mona, that the Commission reschedule another hearing on June 14 and postpone any specifics in relation to approving this plan until a new plan for rezoning comes back before us next month.

Motion carried 7-0.

2. P10-005 Unified Development Code (UDC) Amendment  
Filed by: Town of Payson  
Location: Could affect all of Payson  
Purpose: To amend Section 15-03, Landscaping and Buffering.

Sheila DeSchaaf, Planner II, summarized the staff report.

Commissioner Meyers asked about the lighting not pointing skyward in relation to flag poles. Sheila DeSchaaf, Planner II, replied that lights pointing down would be preferred. If the flags are going to be illuminated at night then it was suggested that the light is not shining on an adjoining property.

Chairman Goddard opened the public hearing.

Bernie Lieder, Chairman of the Design Review Board, answered several questions in reference to a letter submitted by a concerned citizen. He also noted that solar lighting was being used now for top of flag poles.

Commissioner Mona asked who reviewed the landscaping plans. Sheila DeSchaaf, Planner II, replied that Community Development, Engineering, and the Water department reviews the plans.

Chairman Goddard closed the public hearing.

Commissioner Meyers moved, that the Commission postpone any action on P10-005 until staff finishes other information for this particular code amendment. The motion dies due to a lack of a second.

Commissioner Scheidt asked if this would be a recommendation to Council for approval. Tim Wright, Deputy Town Attorney, replied that this was a code amendment and the Commission needs to make a recommendation to Council. Mr. Scheidt then asked about the information received today if it would be added to the amendment. Ms. DeSchaaf replied that this was received by staff, from a private citizen, for distribution to the Commission.

Commissioner Meyers asked if staff needed more time, to which the reply was in the negative but Ms. DeSchaaf did comment that the Design Review Board could look at a suggestion for the flag pole lighting before this goes to the Council for consideration.

Commissioner Mona moved, seconded by Commissioner Scheidt, that the Planning and Zoning Commission recommend to the Town Council approval of the new landscaping provisions to the UDC. Motion carried 7-0.

## **E. SCHEDULED DISCUSSION/POSSIBLE ACTION**

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

**G. INFORMATION TO COMMISSION (Not for Discussion)**

1. Update on UDC amendment regarding flag lot pole width

Ray Erlandsen, Acting Community Development Director, commented that the applicant decided to move forward with this request and first reading for the Council was held on May 6 and May 20 will be second reading and action taken.

**ADJOURNMENT**

3:41 p.m.

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Russell Goddard, Chairman

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Approved

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Chris Floyd, Executive Assistant