

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE PUBLIC MEETING  
June 9, 2014**

**Vice-Chairman Swenson 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, and Jeff Loyd.

**ABSENT:** Lori Meyers

**STAFF PRESENT:** Sheila DeSchaaf, Zoning Administrator, LaRon Garrett, Assistant Town Manager, Doni Wilbanks, Planning Technician, Tim Wright, Town Attorney, and Chris Floyd, Executive Assistant.

Jeff Loyd was present telephonically.

**A. APPROVAL OF MINUTES**

1. Public Meeting 4-14-14 Pages 1-3

Commissioner Scheidt moved, seconded by Commissioner Jones, to approve the minutes from the April 14, 2014 meeting.

Motion carried 5-0.

- 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. P14-001 Zone Change Request  
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: A zone change request from R1-10 to Planned Area Development (PAD) for the purpose of subdividing a 26.8 acre property into 150-155 attached and detached single family dwelling units.

Brad Bielenberg, lead project manager for True Life Companies, gave a brief overview of the proposed project at 300 West Rumsey Drive. He said they would be preserving approximately 80% of the mature tree stands. The townhomes would have no driveway access to Rumsey Drive.

Sheila DeSchaaf, Zoning Administrator, summarized the staff report.

Staff recommends approval with the following conditions:

1. The development shall be in substantial conformance with the Planned Area Development narrative and exhibits submitted with this application and shall not exceed a total of 155 dwelling units.
2. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to approval of the Final Plat.
3. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
4. Water infrastructure shall be installed by the developer in accordance with Town of Payson standards and shall include a connection to the existing line at Forest Park Drive and the 12" line under the proposed Rumsey Drive.
5. A roundabout shall be constructed by the developer at the intersection of McLane Road and Rumsey Drive in conjunction with Phase 1 of this development.
6. The development shall install street lights at least at the locations specified by the Public Works Department. Any standard APS cobra head street lights installed by the development will be owned, maintained and operated by the Town of Payson. Any non-standard APS cobra head street lights will be owned, maintained and operated by the development or HOA.
7. Relief from the provisions concerning lot grading for construction of individual building pads is limited to areas that are a minimum distance of 10 feet from an exterior boundary line of this site.
8. If any conditions above, cannot be met or the applicant does not have an approved Final Plat within one (1) year of the approval date of the zoning change, then the Planned Area Development rezoning may revert back to the original R1-10 zoning designation, pending Council action.

Ms. DeSchaaf noted that a tree survey was done and the developer is proposing to preserve 75% of the existing native trees within the dense tree stands on two (2) portions of the site and limit removal of native mature trees on the remainder of the site to a maximum of 50%.

There is an east/west bike lane proposed with the Rumsey Drive improvements.

The development would be done in phases. They are requesting an

exception to the grading provisions to allow them to grade building pads with the individual phases versus individual lot development.

Vice-Chairman Swenson acknowledged two (2) documents that were received today by the Commission.

Vice-Chairman Swenson opened the public hearing.

A member of the audience voiced his concern with the roundabout on McLane and Rumsey Drive and wanted to know if the Laredo Loop could be blocked off that is adjacent to his property.

Another member of the audience voiced his concern regarding the extension of Forest Park Drive to Rumsey Drive.

Jack Thein, of Forest Park, stated that he had submitted a petition that was signed by 74 residents which also opposes the extension of Forest Park Drive to Rumsey Drive. He also commented that they had four (4) main issues and two (2) alternate proposals. The issues were: comparable developments; pedestrian safety; economic impact; and quality of life. The alternate proposals were: that Forest Park Drive be terminated into a cul-de-sac past lots 92 and 93; or consider extending Tonto Street north.

Another member of the audience also voiced his concern with the extension of Forest Park Drive.

The Commission asked questions regarding the extension of Forest Park Drive and possible other alternatives, which were answered by staff.

There was further discussion regarding the traffic flow through the proposed project and adjacent properties.

It was the consensus of the Commission that another recommendation was needed in regards to Forest Park Drive extension or termination into a cul-de-sac.

Vice-Chairman Swenson closed the public hearing.

Motion: To recommend to the Town Council approval of P14-001, a request to rezone a 26.8 acre property located at 300 West Rumsey Drive from R1-10 to Planned Area Development as detailed in the PAD Plan subject to the conditions listed in the staff report with the additional condition 'Forest Park Drive, as depicted, shall terminate in an approved turn around south of lots 92 and 93, additionally a non-vehicular path shall connect the south side of the turn around with a non-vehicular access to the termination of Forest Park Drive within Forest Park subdivision. The non-vehicular path shall also serve as a gated emergency vehicle access.'

Moved by James Scheidt, seconded by Clark Jones.

Vote: Motion carried 5 - 0  
Yes: John Swenson, James Scheidt, Dan Jaeger, Clark Jones, and Jeff Loyd.

Absent: Lori Meyers.

**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)**

Adjourned 4:25 p.m.

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John Swenson, Vice-Chairman

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Approved

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Chris Floyd, Executive Assistant