

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
August 21, 2006**

CALL TO ORDER - 4:00 p.m.

ROLL CALL

PRESENT: Jere Jarrell, James Scheidt, Barbara Underwood, Mark Waldrop, Kevin Sokol, Hal Baas, and Russell Goddard.

ABSENT/EXCUSED: None/None

STAFF PRESENT: Jerry Owen, Ray Erlandsen, Sheila DeSchaaf, LaRon Garrett, Carol McCauley, Tim Wright, and Tracie Bailey.

A. APPROVAL OF MINUTES

- 1. Public Meeting 07-10-06 Pages 1-9

It was Commission consensus to approve the minutes as presented.

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.

Jere Jarrell, Chairman, moved Item D to the beginning of the meeting.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

- 1. Council's long term water and growth plan

Mayor Edwards explained what the Council tried to do with the seventeen motions. The Mayor believed the plan achieves what it is supposed to achieve. The Council has worked with Star Valley and the Tonto Apache Tribe on the issue of water and growth. Mayor Edwards explained that this is a very fragile coalition.

The Mayor answered questions from the Commission.

Chairman Jarrell asked the Mayor how the Council sees the role of the Commissioners regarding water. Mayor Edwards stated the proposal was to offer an extensive study of the water situation. Staff would need to gather the data first then react to that data.

The Commissioners discussed provisions for affordable housing.

Jerry Owen expressed concerns about the allocation of permits. The Commissioners discussed ways to do this to keep the confusion down.

Commissioner Sokol commended the Mayor for a good plan. The Commissioners discussed density.

Commissioner Goddard had met with Jerry Owen and the Water Department to look for a tool to use to consider the water situation. Commissioner Goddard believed Arizona is a pro-growth state. He felt it would be a building moratorium if permits ran out in June.

Mayor Edwards stated the safe yield study was from 1999. The Town will be looking at a modeling study. The Mayor believed wells have been going down the past few years.

Commissioner Baas asked if there has been a safe yield study done in Star Valley. Mayor Edwards stated there was a study done on the well only. The Commissioners discussed developers who might find water that was not tapped on their land.

The Commissioners discussed the appropriateness of a two thirds majority vote of the Council to approve a zoning change. The Mayor wanted to make it tougher for developers to get past this hurdle. He felt this would encourage the developers to work with the citizens.

Commissioner Sokol asked if each of the motions would come back to Council. The Mayor replied that these are the individual steps the Council will take.

Commissioner Goddard felt the two thirds vote would give the citizens a higher comfort level.

Mayor Edwards felt that the Planning and Zoning Members were doing a good job and he was looking forward to working with them.

C. SCHEDULED HEARING(S)

1. **CUP-153-06** Conditional Use Permit Request
Filed by: John Myers, owner
Location: 803 North McLane Road
Purpose: To consider the allowance of guest quarters with kitchen facilities.

The Commission took no action on this item.

2. **P-325-06** Request for Amendments to the UDC
Filed by: Town of Payson
Location: Could affect of all Payson
Purpose: To consider a request from Town staff to amend Sections 15-02 (Zoning Districts), 15-06 (Minor Land Divisions), 15-07 (Subdivisions), 15-08 (Administration), 15-09 (Procedures), and 15-11(Definitions of the Unified Development Code to clarify provisions affecting planned area development

(PAD), subdivisions, hillside development and minor land divisions.

The Commission took no action on this item.

3. Request to amend the site plan pursuant to the **Chilson Ranch Development Agreement**

Jerry Owen, Community Development Director, summarized the staff report.

Hallie Overman stated they had tried to keep a western theme. Ms. Overman felt this was a historical thing and wanted to keep in touch with the heritage. There would be a twelve stall barn for people to keep a horse if they wanted to.

Tim Wright, Deputy Town Attorney, explained what the Commission was being asked to do.

Ms. Overman stated that the Humane Society would have to get a CUP for their property.

Commissioner Baas asked that staff have someone from the Humane Society Board be involved in item number 1.

Commissioner Sokol left the meeting at approximately 5:40 p.m.

Commissioner Scheidt did not recall hearing about this project. He felt it fits the area, but there needs to be some changes. He believed there are other groups to go through first.

Jerry Owen had not seen the pack of letters. The letters were based on the concern that the roadway be public.

Chairman Jarrell did not support the project. He felt there were too many questions to be addressed first. He believed it should go through others before coming back to Planning and Zoning.

Tim Wright, Deputy Town Attorney, commented on the history of the project which came a year and a half ago because they could not have a commercial project on the zoning they had. This was passed by the Council and the Town entered into a development agreement.

Commissioner Goddard was concerned that businesses on Main Street would not get enough traffic if there was a through road from McLane to Green Valley Parkway. He believed that for retail business traffic is extremely important.

Ms. Overman showed the original October 2003 project, which showed the bridge. There was some concern putting residential along the park to make the park more attractive and keep the roadway from the side of the parkway to make it more lovely. What Ms. Overman did not realize was that businesses wanted people to come through their area. Ms. Overman believed the newer plan is better.

Jerry Owen will go through the process. The Green Valley Redevelopment Area Committee has reviewed the earlier version and will need to review the new site plans.

Commissioner Scheidt asked staff to provide Commission Members with the zoning change information.

Commissioner Goddard asked for an explanation of the letter written regarding reduction of traffic and why they wrote it. Ms. Overman replied that the Tribe is not interested in the street.

Rick Nelson stated he did not write the letter, but agreed with it and signed it. Mr. Nelson did not want to see a raceway through a nice residential development.

Chairman Jarrell asked if they are being pushed into a corner. Tim Wright, Deputy Town Attorney, replied that at anytime the applicant could withdraw their request for an amendment and continue with the original plan.

The discussion continued regarding the roadway and wanting input from other committees and agencies that have an interest in this proposed project.

Motion: Table this until September 25, 2006, and direct staff to meet with the Development Services Committee, Green Valley Committee, and all other agencies that would have a vested interest in this proposed new project. After comments were made on the motion the vote was taken.

Moved by James Scheidt, seconded by Russell Goddard.

Vote: Motion carried 6 - 0

Yes: Jere Jarrell, James Scheidt, Barbara Underwood, Mark Waldrop, Hal Baas, and Russell Goddard.

Absent: Kevin Sokol.

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

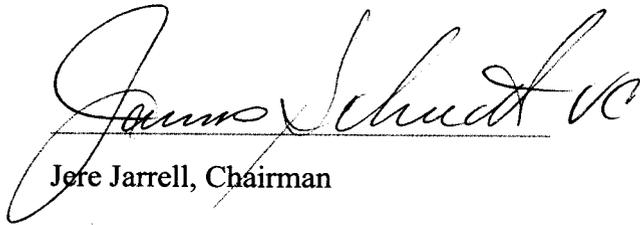
F. INFORMATION TO COMMISSION (Not for Discussion)

1. September 11, 2006, P & Z Meeting Tentative Agenda:
 - a. CUP-154-06 900B North Beeline Highway Outside Display/Sales - C-2
 - b. A-11-06 200 South Fawn Drive Abandonment of roadway and PUE

Ray Erlandsen, Zoning Administrator, noted that there are four (4) additional items to be added.

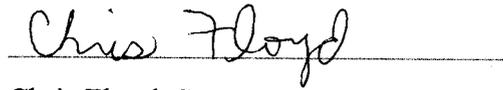
Chairman Jarrell asked if a work study session was needed to review the 17 points to which Jerry Owen, Community Development Director, noted that he would keep that in mind.

ADJOURNMENT - 6:53 p.m.



Jere Jarrell, Chairman

09-25-06
Approved



Chris Floyd, Secretary