

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE PUBLIC MEETING  
November 10, 2014**

**Chairman Loyd called the duly posted public meeting of the Planning and Zoning to order at 3:02 p.m. in the Town Council Chambers.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**ABSENT:** James Scheidt

**STAFF PRESENT:** Sheila DeSchaaf, Planning and Development Director, Doni Wilbanks, Planning Specialist, LaRon Garrett, Assistant Town Manager, Tim Wright, Town Attorney, and Chris Floyd, Executive Assistant.

- A. 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.

Item 2 (P14-003) and Item 3 (P14-004) were taken out of order and discussed together.

**B. SCHEDULED HEARING(S)**

2. 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.

Tim Wright, Town Attorney, gave an update on the progress of the annexation process and noted that the current owners have entered into a

purchase agreement with the ultimate owners of the property. Mr. Wright stated on these two (2) items town staff was recommending the public hearing be held today and then recommends that the Commission direct staff 1) to keep both applications active; 2) defer taking any action on them today; and 3) request that staff bring these back to the Commission when it is requested by the property owner.

Chairman Loyd opened the public hearing.

There was a lengthy discussion and public input regarding the possible zone change, the major amendment to the General Plan, the roadway, and infrastructure.

The Commission recessed at 4:44 p.m.

The Commission reconvened at 4:53 p.m. with all Commissioners still present.

Chairman Loyd closed the public hearing.

Several Commissioners had further comments regarding needing more details, infrastructure requirements, and opportunity for public comment at a later date.

Commissioner Meyers moved, seconded by Commissioner Swenson, to keep both of these applications active; defer action on each; and request that staff place both of these items back on the Commission's agenda, as public hearings, when requested by the property owner and after proper noticing as required by State Statutes and the Payson Town Code.

Motion carried 6-0.

3. 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
1. 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.

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

The Commission asked questions which were answered by staff.

Chairman Loyd opened the public hearing.

There was discussion and public input regarding the possibility of changing the sewer requirements for industrial zoned properties.

Chairman Loyd closed the public hearing.

Several Commissioners had further comments regarding sewer requirements and the need for monitoring the systems.

Chairman Loyd read a letter that had been submitted to the Commission pertaining to the sewer requirements.

Commissioner Meyers moved, seconded by Commissioner Jaeger, to recommend to the Payson Town Council that we do not change the requirements to hook on to the sewer system for P14-002 and do not revise those requirements at this time.

Motion carried 4-2 with Commissioner Jones and Swenson casting the dissenting votes.

**C. SCHEDULED DISCUSSION/POSSIBLE ACTION**

1. There are no items for this section.

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

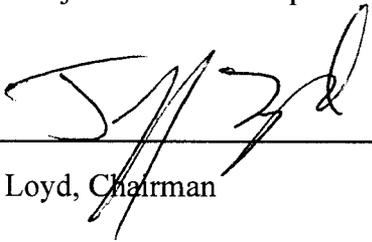
Chairman Loyd questioned if the citizen participation needed to be on a future meeting agenda for discussion.

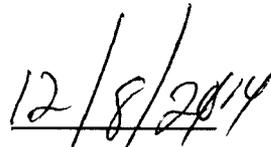
Tim Wright, Town Attorney, suggested that the Chairman talk to Ms. DeSchaaf to determine if it needs to be addressed.

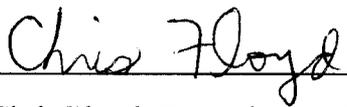
**E. INFORMATION TO COMMISSION (Not for Discussion)**

Sheila DeSchaaf, Planning and Development Director, stated that the UDC has now been incorporated into the Town Code. The numbering and where you find it has changed. Staff can make hard copies if one is requested.

Adjournment - 5:46 p.m.

  
\_\_\_\_\_  
Jeff Loyd, Chairman

  
\_\_\_\_\_  
Approved

  
\_\_\_\_\_  
Chris Floyd, Executive Assistant

Citizen Correspondence received after posting of agenda for 11/10/14 Planning Commission Agenda

From: Leon Keddington

To: Sheila DeSchaaf

Received: Fri 11/7/2014 3:43 PM

I will not be able to attend the November 10 P & Z meeting. However, looking at the agenda and accompany attachments it looks like the same as last meeting. Therefore, please reintroduce my letter from last meeting as it still needs to be discussed.

Additionally re: sewer issue: I looked into some of the systems that Shirley Dye brought up and like all stand alone systems they fail over time. With these systems who is accountable or responsible for the monitoring and repairs? I would ask that the commission carefully consider the long term issue here. I would assume this industrial park will be there for some 50+ years. It only makes sense to require that the Northern Gila County Sanitary District service this area.

Thanks,

Leon

LEON H. KEDDINGTON

---

110 N Feather Plume Circle  
Payson, Arizona 85541  
(928) 468-9667  
emk@npgcable.com

October 13,2014

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

RE: Hearing scheduled for October 14, 2014. Items B, C and D

Dear Commission,

I would like to offer the following comments these agenda items:

**Item B**      **P14-002,** An application filed by the Town of Payson to amend the Town of Payson Unified Development Code provisions related to sewer requirements in Industrial Zoning Districts.

It is inappropriate to allow any new development to not connect to Northern Gila County Sanitary District or provide a wastewater treatment system using similar technology, especially an industrial site. All traditional septic systems fail; it is not if, it is when. We can look to sites in California and Arizona. Actually, we need look no further than right here in Payson. Further, industrial sites use materials that are known to be environmental hazards (solvents, lubricants, etc.) and we cannot risk those contaminants reaching the ground water by leaching through a septic leach field or by a spill.

In the case of the proposed new industrial area it seems to me a better solution is for the Towns of Payson and Star Valley to work together to solve their issue with septic systems and provide a safe wastewater management plan for this new area.

**Item C**      **P14-003,** An application filed by the Town of Payson for a major amendment to the Town of Payson General Plan. This amendment would apply land use designations to land annexed or considered for annexation into the Town of Payson in 2014.

**Item D**      **P14-004,** An application filed by the Town of Payson to ReZone property annexed or considered for annexation into the Town of Payson in 2014, in and around E. Granite Dells Road, including The Rim Ranch property (commonly known as FOX FARM; Gila County Assessor Parcel number

304-27-001).

I agree it is absolutely a sound plan to annex the Fox Farm in to Payson. However, I disagree it should be Industrial on the General Plan. Likewise, it is inappropriate to change the zoning to industrial. It does not make sense to have one of the most isolated areas with fabulous vistas become an industrial area. The fact that it is so isolated seems to make it more difficult serve with fire and emergency services. A small industrial accident could very well result in a catastrophic wild fire due the proximity to the National Forest. It should be residential or perhaps agriculture.

I believe that there is still adequate space near the Airport that is currently zoned for industry that should be utilized.

Questions for another day; Will there be sufficient ingress and egress, two well-built roads? Will the roads be able to handle 60,000 to 80,000 pound trucks? Will the roads have curb, sidewalk and bike path? Are plans in the works to allow an outdoor shooting range?

Sincerely,

Leon Keddington