

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE PUBLIC MEETING  
May 11, 2009**

**Chairman Goddard called the duly published and posted public meeting of the Planning and Zoning Commission to order at 3:00 p.m. in the Council Chambers.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT:** Jere Jarrell, James Scheidt, Russell Goddard, Joel Mona, Gary Bedsworth, Lori Meyers, and Jeff Loyd.

**ABSENT:** None

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

**A. APPROVAL OF MINUTES**

1. Public Meeting 4-13-09 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 HEARING(S)**

1. S-151-09 Preliminary Plat Request (Park Place)  
Filed by: RCI Inc., property owner; J. Luke Ashby, authorized agent  
Location: 509 East Park Drive  
Purpose: To determine how a request for the preliminary plat of an 11 lot single-family residential subdivision shall be recommended to Town Council.

Sheila DeSchaaf, Planner II, summarized the staff report.

Staff recommends approval with the following conditions:

1. That the final plat shall be in substantial conformance with the preliminary plat, date stamped April 30, 2009, as submitted.
2. The applicant shall widen East Park Drive to a minimum of 16.5' from right of way centerline to back of curb and install curb and gutter and a 5' wide detached sidewalk along the entire frontage of the project.
3. Pavement transitions shall be installed at the east and west end of the project. This may require the relocation of existing utilities.
4. A Vehicular Non-Access Easement be created over the north one foot of lots #2 and lots #10 and continuing along the Park Place frontage of those lots to a distance 35 feet back of the intersection of the curb lines for East Park Drive and the proposed Park Place roadway.
5. That the name for the new interior street be amended and meet the approval of the Town of Payson with the application for final plat consideration.
6. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
7. That the site be annexed into the Northern Gila County Sanitary District prior to final plat approval, and the developer provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements.
8. That a landscape plan and tree preservation plan be submitted with the final plat improvement plans.
9. Subdivision requirements and all other provisions of the Unified Development Code shall be met.

The Commission asked questions, which were answered by staff.

Chairman Goddard opened the public hearing.

Ralph Bossert, Verde Engineering, stated the property owner was going to extend the sewer to the area. Mr. Bossert also explained the proposed drainage for the area.

The question was asked what type of housing would be built to which the reply was site built in the 1150 sq. ft. to 1350 sq. ft. in size.

There was discussion regarding the housing being built in the area and the

use of manufactured homes.

Tim Wright, Deputy Town Attorney, explained the Planning and Zoning Commission's role in providing a recommendation regarding preliminary plats to the Council.

Several neighbors in the area voiced their concerns regarding the drainage, a privacy fence, tree removal, nuisance provisions, and length of construction with regards to noise and traffic. Some felt the proposed development is out of scale with the rest of Park Drive, and another concern was for light pollution.

Chairman Goddard closed the public hearing.

Several Commissioners made further comments on the proposed project with regards to the submittal meeting the intent of the code, the trees and drainage. It was suggested that a note be added to the plat and CC & R's that it would be site built homes only.

Motion: Recommend to the Town Council approval of S-151-09, request from RCI, Inc. J Luke Ashby agent, for preliminary plat approval of Park Place, an 11 lot single family residential subdivision located on 2.29 acres at 509 East Park Drive subject to the conditions listed in the staff report, plus a condition #10 'which will require a note on the plat that indicates it will be site built homes only and also a note in the CC & R's that indicate site built homes only'.

Moved by Joel Mona, seconded by Gary Bedsworth.

Vote: Motion carried 5 - 2

Yes: Jere Jarrell, Russell Goddard, Joel Mona, Gary Bedsworth, and Jeff Loyd.

No: James Scheidt, and Lori Meyers.

2. CUP-172-09 Conditional Use Permit Request  
Filed by: Clay Goldman, property owner  
Location: 1007 North Mud Springs Road  
Purpose: A request to allow more than 2 customer/client visits per day as well as one non-resident employee.

Sheila DeSchaaf, Planner II, summarized the staff report.

Staff recommends approval with the following conditions:

1. No tanning, tannery type activities or portions of the tanning process shall be performed on the premises. This shall not prevent fleshing, salt-curing, or cold-curing (preservation) of skins that are brought to the site.

2. All activities and operations associated with this business shall remain in compliance with the Unified Development Code standards for home-based businesses, including but not limited to hours of operation, fire code compliance, limits on equipment and operation nuisances, and parking.

3. Failure to comply with the above conditions shall be grounds for zoning citations and possible revocation of the Conditional Use Permit. If alleged violations of the conditions of this CUP are brought to the attention of the Community Development Department, with a 24 hour notification to the property owner, a zoning inspection shall be allowed at the site. If violations of the conditions of this CUP persist, a request for review may be brought before the Planning and Zoning Commission at the discretion of the Zoning Administrator.

The Commission asked questions, which were answered by the staff and applicant.

Chairman Goddard opened the public hearing.

Chairman Goddard closed the public hearing.

Motion: Approve CUP-172-09, a request to allow one non-resident employee and to allow more than two (2) customer/client visits per day to his home-based business located at 1007 North Mud Springs Road in a R1-90 zoning district at 1007 North Mud Springs Road subject to the conditions recommended by staff.

Moved by Lori Meyers, seconded by Jere Jarrell.

Vote: Motion carried 7 - 0

Yes: Jere Jarrell, James Scheidt, Russell Goddard, Joel Mona, Gary Bedsworth, Lori Meyers, and Jeff Loyd.

**D. SCHEDULED DISCUSSION/POSSIBLE ACTION**

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

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

Sheila DeSchaaf, Planner II, noted that there will be a meeting in June.

**ADJOURNMENT - 5:08 p.m.**

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Russell Goddard, Chairman

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Approved

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Chris Floyd, Executive Assistant