

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
December 10, 2007**

CALL TO ORDER - 3:02 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Jere Jarrell, James Scheidt, Mark Waldrop, Hal Baas, Joel Mona, and Gary Bedsworth.

ABSENT: Russell Goddard

STAFF PRESENT: Jerry Owen, Community Development Director, LaRon Garrett, Town Engineer, Tim Wright, Deputy Town Attorney, and Chris Floyd, Secretary.

A. APPROVAL OF MINUTES

1. Public Meeting 09-10-07 Pages 1-11
2. Public Meeting 10-08-07 Pages 1-8

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. CUP-166-07 Conditional Use Permit
Filed by: Town of Payson
Location: 1400 South Beeline Highway
Purpose: To allow the height of up to 40 feet above grade, so long as the buildings have no more than three stories and have no more than 35 feet of habitable or occupiable space, for the proposed hotel and conference center in a R3 zoning district.

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

Staff recommends approval with the following conditions:

1. The use permit shall comply with the provisions of the Unified Development Code Section 15-09-004, Conditional Use Permit.

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2. Design Review Board approval must be obtained prior to submitting building plans for any building permits.
3. Development shall be in substantial conformance with the section plans submitted with this application.
4. The length of this conditional use permit shall run concurrent with the use of this property. Expansion of the approved use, changes in use, or additional uses shall be subject to review and approval by the Planning and Zoning Commission if not expressly permitted in the R-3 zoning district.
5. Development shall comply with all applicable town codes in effect at the time of building permit application.

Any other condition the Commission deems necessary.

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

Chairman Scheidt opened the public hearing.

Bruce Berres, of Hospitality Group, gave a brief overview of the progress being made on the project.

Jere Jarrell asked what the proposed time line was. Mr. Berres replied that he wasn't sure because there were several factors involved but he was hoping to start in May otherwise it should be by the end of the year.

Chairman Scheidt noted that there was still a concern regarding the parking for the hotel/conference center. He asked that a two (2) story parking structure be considered. There was discussion regarding the parking situation and in the beginning having a shared parking agreement with the event center.

Hal Baas commented that he supported the overall project but still had concerns since there wasn't a Master Plan for this area. He suggested that any issues be worked out with all parties.

Joel Mona stated that he felt this was an excellent project and was very excited about it. He said it would be excellent for the Town. Mr. Mona felt that parking challenges are easy to address. He also commented that he didn't see any fatal flaws in the plans as it is.

Gary Bedsworth stated that he still had concerns with the parking but understood that Mr. Berres was looking at a solution. He commented that the Town was looking for a successful venture.

Chairman Scheidt closed the public hearing.

Motion: Approve CUP-166-07, a request to allow a 40' maximum height above grade for a

hotel and conference center in a R-3 zoning district at 1400 South Beeline Highway subject to the five (5) conditions:

1. The use permit shall comply with the provisions of the Unified Development Code Section 15-09-004, Conditional Use Permit.
 2. Design Review Board approval must be obtained prior to submitting building plans for any building permits.
 3. Development shall be in substantial conformance with the section plans submitted with this application.
 4. The length of this conditional use permit shall run concurrent with the use of this property. Expansion of the approved use, changes in use, or additional uses shall be subject to review and approval by the Planning and Zoning Commission if not expressly permitted in the R-3 zoning district.
 5. Development shall comply with all applicable town codes in effect at the time of building permit application.
- Moved by Jere Jarrell, seconded by Mark Waldrop.

Vote: Motion carried 6 - 0

Yes: Jere Jarrell, James Scheidt, Mark Waldrop, Hal Baas, Joel Mona, and Gary Bedsworth.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. 2008 P&Z Commission Meeting Schedule

Chairman Scheidt asked the Commission to mark their calendars with the meeting dates for 2008.

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

Chairman Scheidt asked that the suggested additions to the operations manual, for this Commission, be on the next agenda.

Joel Mona asked about the Commission getting notices for all citizen participation meetings. Mr. Mona requested a status report regarding impact fees in relation to guest quarters. Jerry Owen, Community Development Director, stated that staff was working on a report with information collected from different departments.

F. INFORMATION TO COMMISSION (Not for Discussion)

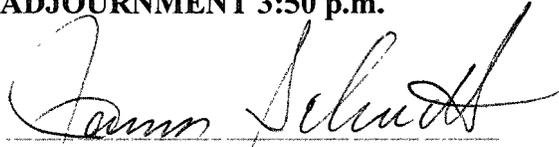
Hal Baas gave a brief overview of a session he attended at the recent Boards and Commission conference in Phoenix.

Gary Bedsworth noted that a speaker at the same conference was very strong on design review

being subject to potential lawsuits in the future.

Chairman Scheidt thanked Mark Waldrop for his time and effort on the Commission. Mark Waldrop stated that it was his pleasure to serve on the Commission. Mr. Waldrop also complimented the staff on all their work.

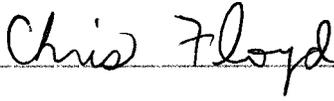
ADJOURNMENT 3:50 p.m.



James Scheidt, Chairman

1-14-08

Approved



Chris Floyd, Secretary