

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
June 9, 2008**

CALL TO ORDER - 3:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: James Scheidt, Hal Baas, Russell Goddard, Joel Mona, and Lori Meyers.

ABSENT/EXCUSED: Jere Jarrell, and Gary Bedsworth

STAFF PRESENT: Ray Erlandsen, Zoning Administrator, Jerry Owen, Community Development Director, LaRon Garrett, Town Engineer, Debbie Dawson, Executive Assistant, Debra Galbraith, Town Manager, Tim Wright, Deputy Town Attorney, and Chris Floyd, Secretary.

A. APPROVAL OF MINUTES

1. Public Meeting 5-12-08 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. A-13-08 Abandonment Request
Filed by: Town of Payson, LaRon Garrett, Town Engineer
Location: 104 West Phoenix Street
Purpose: To abandon the southerly 135 feet of the utility easement in the easterly 8 feet of Wooded Estates.

James Scheidt moved, seconded by Russell Goddard, that the Planning and Zoning Commission remove from the table A-13-08, an abandonment request, for 104 West Phoenix Street, filed by the Town of Payson, Mr. LaRon Garrett, Town Engineer.

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Motion carried 5-0.

Ray Erlandsen, Zoning Administrator, gave an updated staff report regarding the abandonment request.

LaRon Garrett, Town Engineer, stated that he felt this request could be approved since the property owner has worked with APS as to where they will reroute the existing lines into a separate easement.

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

James Scheidt moved, seconded by Lori Meyers, to recommend to the Town Council approval of the abandonment request, A-13-08, for 104 West Phoenix Street, to abandon the southerly 135 feet of the utility easement in the easterly 8 feet of Lot 7, of Wooded Estates.

Motion carried 5-0.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. Withdrawal of proposed beekeeping amendment

Chairman Baas felt that the Commission should have an opportunity to discuss the beekeeping amendment even though the proponent had withdrawn his request.

Ray Erlandsen, Zoning Administrator, stated that staff had been working on an UDC amendment to allow beekeeping in residential areas. The citizen that had requested this amendment be considered, later asked that it be withdrawn.

James Scheidt felt that the amendment should still be pursued.

It was noted that beekeeping is allowed in commercial and industrial districts with very limited restrictions. It is prohibited in residential districts due to the fact that it is not an outright allowed use.

James Scheidt moved, seconded by Joel Mona, to direct staff to continue working on verbiage that does allow beekeeping in a residential area and establish guidelines and criteria for that approval.

Motion carried 4-1 with Lori Meyers casting the dissenting vote.

Chairman Baas commented that he felt a reasonably good draft of an ordinance had been started. An issue was what experience and knowledge requirements should be established for beekeepers.

There was further discussion on this issue.

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

F. INFORMATION TO COMMISSION (Not for Discussion)

1. Update on ADU's (Accessory Dwelling Units)

Ray Erlandsen, Zoning Administrator, noted that the ADU study group held another meeting and are moving in a positive direction.

Jerry Owen, Community Development Director, reminded the Commission regarding the form-based codes presentation on June 11, 2008 at 3 p.m. in the Council Chambers. Mr. Owen explained what form based codes are.

ADJOURNMENT - 3:31 p.m.

Hal Baas

Hal Baas, Chairman

7-14-08

Approved

Chris Floyd

Chris Floyd, Secretary