

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE PUBLIC MEETING  
October 13, 2008**

**CALL TO ORDER - 3:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT:** Jere Jarrell, James Scheidt, Hal Baas, Russell Goddard, Joel Mona, Gary Bedsworth, Lori Meyers, and Sheila DeSchaaf, Planner II.

**ABSENT/EXCUSED:** None

**STAFF PRESENT:** Ray Erlandsen, Zoning Administrator, LaRon Garrett, Town Engineer, Tim Wright, Deputy Town Attorney, and Chris Floyd, Secretary.

**A. APPROVAL OF MINUTES**

1. Public Meeting 7-14-08 Pages 1-6

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.

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

Item F was taken out of order.

Chairman Baas asked staff to comment briefly on the timeline for the upcoming General Plan Major amendment.

Ray Erlandsen, Zoning Administrator, gave a brief overview of the timeline for the General Plan Major amendment. It will come before the Planning and Zoning Commission on November 10, 2008.

Chairman Baas stated that he had received letters regarding this amendment and noted that staff had copies. He also asked that if other Commissioners received

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letters to get them to staff.

### C. SCHEDULED HEARING(S)

1. CUP-164-07 Conditional Use Permit Extension Request  
Filed by: DDA Investments, property owner  
Location: 200-208 West Cherry Street  
Purpose: To amend Condition #1 of their approved conditional use permit to extend the one year time limit to three years for the issuance of building permits and establishment of the approved use.

Ray Erlandsen, Zoning Administrator, summarized the staff report.

Staff recommends that condition #1 be amended to say within three years from the date of approval.

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

Chairman Baas opened the public hearing.

Chairman Baas closed the public hearing.

Motion: to amend condition #1 of CUP-164-07, a request to extend the time limit from one year to three years, from the date of approval.

Moved by James Scheidt, seconded by Lori Meyers.

Vote: Motion carried 7 - 0

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

2. P-349-08 Zone Change Request  
Filed by: Donald and Charlotte Meloche, property owners  
Location: 801 North Graham Ranch Road  
Purpose: A zone change request from R1-175 to R1-90 to allow the future division of the property for family members.

Ray Erlandsen, Zoning Administrator, summarized the staff report.

Staff recommends approval with the following conditions:

1. Development on this property shall comply with the current Town of Payson water requirements at the time of construction.
2. The development shall be in substantial conformance with the Record of Survey/Minor Land Division map conducted August 2008 and shall not

exceed a total of 3 parcels.

3. A street name, acceptable to the Town of Payson, shall be depicted on the minor land division.

4. If further development occurs involving the existing roadway, the applicant for the subdivision shall be required to plat a full width roadway to meet existing code requirements at that time.

5. If any of the conditions listed above cannot be met or the applicant has not recorded an approved minor land division survey map within two (2) years of the approval date of the zoning change, then the R1-90 zoning may revert to the original R1-175 zoning, pending Council action.

A proposal for an affordable/workforce housing contribution has been received from the property owners. (NOTE: This was condition #3 in the staff report. The applicant submitted their affordable/workforce contribution proposal at the meeting, therefore, condition #3 was deleted. The remaining conditions were re-numbered 1-5.)

The Commission asked questions, which were answered by staff.

There was a discussion regarding the roadway.

Chairman Baas opened the public hearing.

Charlotte Meloche, property owner, stated that with the minor land division the first lot would have access off of Graham Ranch Road and the other lot would be off the easement.

Don Meloche, property owner, showed photos of the improvements that they have made to Graham Ranch Road and the easement.

There was more discussion regarding the roadway easement.

Chairman Baas closed the public hearing.

Motion: Recommend to the Town Council approval of P-349-08, a request to rezone a 7.22 acre property located at 801 North Graham Ranch Road from R1-175 to R1-90 as depicted on the record of survey/minor land division map conducted August 2008 to allow for the future division of this property with the 5 conditions listed in the staff report.

Moved by Jere Jarrell, seconded by Russell Goddard.

Vote: Motion carried 6 - 1

Yes: Jere Jarrell, Hal Baas, Russell Goddard, Joel Mona, Gary Bedsworth,

and Lori Meyers.  
No: James Scheidt.

**D. SCHEDULED DISCUSSION/POSSIBLE ACTION**

1. Review of accessory dwelling units

Ray Erlandsen, Zoning Administrator, gave an update on the proposed code amendment regarding Accessory Dwelling Units (ADU's).

The Commission asked questions, which were answered by staff.

Jim Scheidt moved, seconded by Russell Goddard, to direct staff to ask Council to consider whether ADU's should be additionally considered for code approval.

There was discussion during the motion regarding the proposed requirement for connection to the same utility service as the primary residence. After the discussion, the question was called and the vote taken; motion carried 7-0.

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

Jim Scheidt requested that an update be given at the December meeting regarding the proposed code amendment on beekeeping.

**ADJOURNMENT**

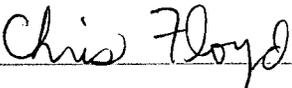
4:37 p.m.

  
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Hal Baas, Chairman

  
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Approved

  
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Chris Floyd, Secretary