TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
January 12, 2009

Vice-Chairman Bedsworth called the duly posted and published 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: Ray Erlandsen, Acting Community Development Director, Sheila DeSchaaf, Planner II, Tim Wright, Deputy Town Attorney, and Chris Floyd, Executive Assistant.

Vice-Chairman Bedsworth welcomed Mr. Jeff Loyd as the new Commission member.

A. APPROVAL OF MINUTES

1. Public Meeting 11-10-08 Pages 1-8

   Russell Goddard moved, seconded by Jim Scheidt, to approve the minutes of the November 10, 2008, meeting; motion carried 7-0.

2. Special Meeting 11-17-08 Pages 1-3

   Russell Goddard moved, seconded by Jim Scheidt, to approve the minutes of the November 17, 2008, special meeting; motion carried 7-0.

3. Public Meeting 12-8-08 Pages 1-5

   Russell Goddard moved, seconded by Lori Meyers, to approve the minutes of the December 8, 2008, meeting; motion carried 7-0.

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.

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There were no public comments.

C. ELECTION OF OFFICERS

Jim Scheidt nominated Russell Goddard for Chairman and Joel Mona for Vice-Chairman, seconded by Jere Jarrell; motion carried 7-0.

D. SCHEDULED HEARING(S)

1. CUP-157-07 Conditional Use Permit Extension Request
   Filed by: Ponderosa Baptist Church, property owner
   Location: 212 West Corral Drive
   Purpose: To allow an additional five years for a temporary church office use in a R-1 zoning district.

   Chairman Goddard read the above application and asked for a staff report.

   Ray Erlandsen, Acting Community Development Director, summarized the staff report. Staff recommends approval of the extension request.

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

   Chairman Goddard opened the public hearing.

   Chairman Goddard closed the public hearing.

   Motion: Approve - That the length of this conditional use permit shall be for a period of seven years.
   Moved by James Scheidt, seconded by Gary Bedsworth.

   Vote: Motion carried 7 - 0
   Yes: Jere Jarrell, James Scheidt, Russell Goddard, Joel Mona, Gary Bedsworth, Lori Meyers, and Jeff Loyd.

2. P-351-08 Unified Development Code (UDC) Amendment
   Filed by: Town of Payson
   Location: Could affect all of Payson
   Purpose: To amend Section 15-03, Landscaping and Buffering, of the Unified Development Code to combine repetitive language from Chapter 153 of the Town Code as well as revise for simplification and clarification.

   Chairman Goddard read the above application and asked for a staff report.

   Sheila DeSchaaf, Planner II, summarized the staff report.

Jim Scheidt suggested that the proposed changes to the landscaping provisions be reviewed in sections.

Chairman Goddard stated that this might be an opportunity to review the landscaping requirements for the Town.

Joel Mona commented that he read through it and felt that it was accurate in its presentation.

Sheila DeSchaaf, Planner II, explained what each exhibit covered.

There was further discussion on how the landscaping provisions would be presented to the Council for approval.

Chairman Goddard opened the public hearing.

Chairman Goddard closed the public hearing.

Motion: Recommend to the Town Council approval of P-351-08, an amendment to the Unified Development Code, Section 15-03, Landscaping & Buffering as well as Town of Payson Code of Ordinances Title XV Chapter 153 as attached.

Jere Jarrell expressed his appreciation of Ms. DeSchaaf's hard work on putting this together.
Moved by Joel Mona, seconded by Lori Meyers.

Vote: Motion carried 7 - 0
Yes: Jere Jarrell, James Scheidt, Russell Goddard, Joel Mona, Gary Bedsworth, Lori Meyers, and Jeff Loyd.

E. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. P & Z meeting schedule for 2009 and January 2010

Jere Jarrell moved, seconded by Jim Scheidt, to approve the P & Z meeting schedule for 2009 and January 2010.

Motion carried 7-0.

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

Jim Scheidt asked for the status on Resolution 2458, ADU's. Tim Wright, Deputy Town Attorney, gave an update on the resolution and stated that Council had first

read at last week's meeting and will have second read on January 22. If approved, then it would be in effect 30 days after second read.

Joel Mona asked if there was any reviews in progress regarding impact fees. Tim Wright, Deputy Town Attorney, replied to his knowledge there were none. He stated it was an extremely complicated process and an appropriate study would have to be done.

Chairman Goddard asked staff to review the status of 4 items that were on the previous meeting agenda.

G. INFORMATION TO COMMISSION (Not for Discussion)

Ray Erlandsen, Acting Community Development Director, commented that on February 25, 2009, Tim Wright would be doing a presentation on the Open Meeting Law and Conflict of Interest. It would be at 5:15 p.m. in the Council Chambers.

ADJOURNMENT

4:05 p.m.

Russell Goddard, Chairman

3-9-09

Approved

Chris Floyd, Executive Assistant