

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
October 12, 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 Town Council Chambers.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

ABSENT: James Scheidt

STAFF PRESENT: Ray Erlandsen, Acting Community Development Director, Sheila DeSchaaf, Planner II, Tim Wright, Deputy Town Attorney, Cathy Boone, Project Manager, and Chris Floyd, Executive Assistant.

A. APPROVAL OF MINUTES

1. Public Meeting 8-10-09 Pages 1-4

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. There are no items for this section.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. To discuss the possibility of increasing the maximum allowable height of buildings in Multi-Family and Commercial Zoning Districts. (This is not a required public hearing but an opportunity to seek public and Commission input)

Ray Erlandsen, Acting Community Development Director, gave a brief overview of a possible increase in the maximum allowable height of buildings in Multi-Family and Commercial Zoning Districts. It could be for new development, redevelopment, and the possibility of more affordable housing. Mr. Erlandsen stated that this would not be Town wide but only in certain areas where feasible. He did provide a proposed timeline as a guide which could be altered as needed.

Commissioner Mona commented that height could be associated with setbacks and topography. He felt there were a lot of variables to crafting a possible amendment that would be suitable.

Chairman Goddard asked if there was any sense as to how widespread the possibilities might be. He felt that each proposal might need to be reviewed on a case by case basis.

Sheila DeSchaaf, Planner II, stated that Flagstaff had just adopted a floating zone ordinance which basically gives a case by case look at a project that proposes this then rates it on a scale based on what the project provides. This type of zoning would be considered like an overlay zoning based on certain conditions which would require an approval similar to a rezoning. Ms. DeSchaaf noted that another way she has seen it done is using form based codes which could be optional.

Tim Wright, Deputy Town Attorney, stated that Council directed staff to look at Multi-Family, Commercial, and Industrial areas for the proposed building height adjustment.

Commissioner Jarrell asked how this proposed change would affect the fire requirements. Ray Erlandsen, Acting Community Development Director, noted that staff would be working with the fire and building departments to assure their regulations are complied with.

Commissioner Meyers commented that a consideration would be people and their privacy in an area where these might be considered. Another consideration is the image of the Town, also ingress/egress, and the need for additional public input. Ray Erlandsen, Acting Community Development Director, noted that a display ad notice was in the paper, it's also going to the Design Review Board for input, and a link will be on the Town website for input.

Commissioner Mona requested a zoning map overlaid onto a topography map with all parcels removed. He felt there might be contours where a higher building might be appropriate. He also felt that this proposal was worth doing so the Town didn't miss out on a good opportunity.

Commissioner Bedsworth agreed with the idea of a case by case review. He

also liked the idea of the map but would also like to see potential zoning locations. Mr. Bedsworth suggested having a work study.

Commissioner Loyd asked how this potential change would affect tall parking structures. He also agreed with the idea of the review being done on a case by case basis.

Bernie Lieder suggested that when looking at a midrise project the floor area ratio, the ratio between total square footage of building and the site area, should be considered. He also felt that the current materials required in the design review guidelines do not conform with a midrise building and a new review of the guidelines would be necessary.

There was further discussion regarding the affordable housing issue, economic impacts, considering greater setbacks, reviewing on a case by case basis, possible zoning overlay, and additional public input.

2. To discuss the possibility of expanding provisions related to home-based businesses in multi-family and commercial districts as well as sites with unique characteristics. (This is not a required public hearing but an opportunity to seek public and Commission input)

Sheila DeSchaaf, Planner II, gave a brief overview of a possible change to provisions related to home-based businesses in multi-family and commercial districts as well as sites with unique characteristics. She gave an example from an ordinance in another area of the country. She also felt that the Town could possibly expand the allowed uses given certain conditions.

Commissioner Bedsworth felt the example ordinance could work with adjustments for our area. He also liked the different levels that were in the example.

Commissioner Jarrell asked if it would be an administrative review or a special use, to which Ms. DeSchaaf replied that the Town has a combination of both right now so it would probably be a similar combination of both. Commissioner Mona liked the example but felt the level 1 was too restrictive. He also felt the traffic area was too restrictive in the level 1.

There was further discussion regarding employees and possible intensity of use at each level. Several Commissioners liked the tiered approach and felt staff should proceed with a proposed amendment to the code.

- E. REQUESTS TO STAFF FOR THE PLACEMENT OF ITEMS ON FUTURE PLANNING & ZONING COMMISSION AGENDAS**
- F. INFORMATION TO COMMISSION (Not for Discussion)**

ADJOURNMENT

4:32 p.m.

Russell Goddard Vice Chairman

Russell Goddard, Chairman

11/09/09

Approved

Chris Floyd

Chris Floyd, Executive Assistant