

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE PUBLIC MEETING  
November 9, 2009**

Vice-Chairman Mona called the duly 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, James Scheidt, Joel Mona, Gary Bedsworth, Lori Meyers, and Jeff Loyd.

**ABSENT:** Russell Goddard

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

**A. APPROVAL OF MINUTES**

1. Public Meeting 10-12-2009 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.**

Hal Baas voiced a concern regarding an abandoned subdivision project. His concerns were that it was becoming an eyesore, fire hazard, health hazard, and attractive nuisance. His other concern was the liability to the Town.

**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, stated that staff had compiled a list of issues that have been heard to this point and was presenting them as talking points to hopefully come to a consensus for language that will be included in a draft amendment to the code.

Tim Wright, Deputy Town Attorney, felt that staff was taking the approach of using the conditional use permit process with additional requirements and potentially more restrictions than a normal CUP. This would be applied for on a case by case basis.

Commissioner Loyd presented an example of a computer model of the existing Walgreens building and the model could be used to visualize how an adjacent taller building would look.

Commissioner Bedsworth asked for clarification on the form based codes. Sheila DeSchaaf, Planner II, explained that the form based codes paid more attention to the appearance of the buildings and not the use. Ms. DeSchaaf stated that the floating zone ordinance uses a combination of criteria that an applicant would have to meet in order to apply it to a given area.

Vice-Chairman Mona stated that the main item to consider is the talking points for the proposed increase in maximum allowable building heights. Mr. Mona felt that this was a very good list.

Commissioner Scheidt felt that establishing height limits was very restrictive. He also had a problem issuing a conditional use permit for height limits. Mr. Scheidt stated that guidelines should be established for developers.

Commissioner Bedsworth suggested that staff pursue the definition and application of a floating zone. He felt there was some merit for the Town that would be beneficial to all parties.

Hal Baas felt that specifics were needed as to why an increase in building heights was being considered and what the community benefits were. Mr. Baas suggested that a specific request should come forward first. He requested that the Commission not make a recommendation to change any existing code without a justifiable reason.

There was further discussion regarding public input, traffic, infrastructure, using the CUP process, guidelines for allowance in certain areas, drafting of the amendment, and more information on a floating zone.

Vice-Chairman Mona moved, seconded by Commissioner Jarrell, to direct staff to draft an amendment to the Unified Development Code to allow for increases to the maximum building height, to be consider through the CUP or alternate process. Amendment language to take into account talking points listed and items discussed at today's meeting. After discussion of the motion the vote was taken; motion failed

2-4.

Commissioner Bedsworth moved, seconded by Commissioner Scheidt, to direct staff to provide more information and definitions on other methods of zoning, for example floating zone, if there are others that are applicable to also include those.

Motion carried 6-0.

2. P & Z meeting schedule for 2010 and January 2011

The Planning and Zoning schedule for next year is information only. It will be voted on at the January 2010 meeting.

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

Vice-Chairman Mona requested that open space/overlook park within the airport land exchange be discussed at a future meeting.

Vice-Chairman Mona also requested discussion on how failed development projects are handled.

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

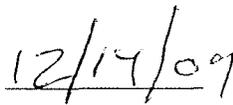
There will be a CUP for the December meeting.

**ADJOURNMENT**

4:52 p.m.



Joel Mona, Vice-Chairman



Approved

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Chris Floyd, Executive Assistant