TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
December 14, 2009

Vice-Chairman Mona called the duly posted public meeting of the Planning and Zoning Commission to order at 3:03 p.m. in the Town 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.

A. APPROVAL OF MINUTES

1. Public Meeting 11-9-09 Pages 1-3

   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. CUP-174-09 Conditional Use Permit
   Filed by: Payson Pet Care PC, property owner
   Location: 1010 North Beeline Highway
   Purpose: To allow an animal clinic use in a fully enclosed building in a C2 zoning district.

   Ray Erlandsen, Acting Community Development Director, summarized the staff report.

   Staff recommends approval with the following conditions:

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1. Site shall comply with all Town of Payson development regulations, including water conservations measures.

2. An approved business occupancy permit (BOP) is required prior to commencing business.

3. No outside animal/kennel uses are allowed.

4. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as this property is used for a commercial animal clinic then the use permit is applicable. Change in uses or additional uses shall require approval through the CUP process.

The Commission asked questions, which were answered by staff.

Vice-Chairman Mona opened the public hearing.

Dr. Sandra Snyder gave a brief overview of her business.

Chris Popeck spoke in favor of the use permit.

Commissioner Scheidt asked how many potential animals would be there overnight. Dr. Snyder replied that possibly 6-8.

Vice-Chairman Mona closed the public hearing.

Commissioner Jarrell moved, seconded by Commissioner Scheidt, that the Planning and Zoning Commission approve CUP-174-09, a request to allow an animal clinic use in a fully enclosed building in a C-2 zoning district at 1010 North Beeline Highway with the conditions listed in the staff report.

Motion carried 6-0. (Chairman Goddard was not present during this vote)

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)

   Sheila DeSchaaf, Planner II, gave a brief overview on how the process began regarding the proposed increase in maximum allowable building height in Multi-Family and Commercial zoning districts. Ms. DeSchaaf explained three (3) possible modifications that could be used in considering an increase in building height.

   Tim Wright, Deputy Town Attorney, drew on the board a possible continuum that showed a process for review starting with an administrative level, then planning and

zoning level, and then Council level. Mr. Wright suggested that one option would be to use all three (3) levels on the continuum for reviewing proposals.

Vice-Chairman Mona recapped the direction staff received from Council to evaluate building heights that were higher than what is currently permitted.

Commissioner Jarrell questioned how the middle concept would work. Mr. Wright explained that it would be a Commission decision with an option for an appeal to the Council.

Commissioner Scheidt thanked staff for the excellent information provided to the Commission and felt that it was very helpful. Mr. Scheidt didn't want a cap on the height but review on a case by case based on topography and other factors.

Commissioner Bedsworth also thanked staff for the information provided. He felt that a floating zone should be considered for the future of the Town.

Commissioner Meyers felt that there should be a set number of feet for building heights. She also felt that there were disadvantages to the floating zones.

Jeanie Langham thanked everyone for their service to the community and wished everyone a Merry Christmas. Ms. Langham then voiced her concerns with increasing the building height.

There was further discussion on floating zone/traditional neighborhood development, proposed modification II, using the PAD process, and the talking points, from a previous meeting, will be included in the proposal.

Commissioner Jarrell moved, seconded by Commissioner Scheidt, likes that staff does the review up to 45 feet, likes that Planning and Zoning would have authority to go one additional story higher (55 feet), and anything over that would be a recommendation, under the existing PAD with modifications, for Council approval. After discussion of the motion, 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

F. INFORMATION TO COMMISSION (Not for Discussion)

Election of Officers will take place at the January meeting.

Ray Erlandsen, Acting Community Development Director, noted that this was Commissioner Bedsworth last meeting and thanked him for his valuable service.

Chairman Goddard echoed Mr. Erlandsen's comments and also thanked Commissioner Bedsworth.

Adjournment 4:47 p.m.

Joel D. Mona

Joel Mona, Vice-Chairman

01/11/2010

Approved

Chris Floyd

Chris Floyd, Executive Assistant