TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
February 14, 2011

Chairman Goddard called the duly posted 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: James Scheidt, Russell Goddard, Joel Mona, Lori Meyers, Jeff Loyd, Clark Jones, and Mark Waldrop.
ABSENT: None
STAFF PRESENT: Ray Erlandsen, Community Development Director, Sheila DeSchaaf, AICP Planner II, Doni Wilbanks, Planning Tech, Tim Wright, Town Attorney, and Chris Floyd, Executive Assistant.

A. ELECTION OF OFFICERS

Commissioner Meyers nominated Russell Goddard for Chairman and Joel Mona as Vice-Chairman. There were no other nominations.

Motion carried 7-0.

B. APPROVAL OF MINUTES

1. Public Meeting 12-13-10 Pages 1-5

   Motion: Approve the minutes of the December 13, 2010, meeting.
   Moved by James Scheidt, seconded by Clark Jones.

   Vote: Motion carried 7 - 0
   Yes: James Scheidt, Russell Goddard, Joel Mona, Lori Meyers, Jeff Loyd, Clark Jones, and Mark Waldrop.

C. 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.

D. SCHEDULED HEARING(S)

1. P10-009 Unified Development Code Amendment
   Filed by: Town of Payson
   Location: All of Payson
   Purpose: Amendment to the UDC creating Design Review guidelines for Industrial Zoning Districts.

Sheila DeSchaaf, AICP Planner II, summarized the staff report.

Commissioner Scheidt thanked staff for their work on the design review document. He felt that it was very workable for a developer. Commissioner Scheidt stated that his concern was for future use of solar panels and felt that there should be guidelines for them. Staff heard the concern and will decide how to address the issue.

Chairman Goddard opened the public hearing.

Bernie Lieder, Chairman Design Review Board, commented on the solar panel issue and the fact that it would be difficult to disallow them because they are benefical. Tim Wright, Town Attorney, stated that staff has had discussion regarding solar panels and it would be dealt with in a reasonable manner.

Chairman Goddard closed the public hearing.

Commissioner Meyers asked a question regarding no light colored roofs to which Mr. Lieder replied that he would refer to the LRV rating of 40% or less which would eliminate white.

There was a brief discussion regarding the roof color and a small modification was suggested for the guidelines.

Commissioner Mona commented that he appreciated having an architect's input into the guidelines. He felt that the guidelines could be followed and not be an issue.

Motion: Recommend to the Town Council approval of P10-009, an amendment to the Unified Development Code Section 15-02-014-Design Review Overlay District, creating design guidelines for Industrial Zoned properties as outlined in the attached exhibits, with the following amendment to 6.a;

6.a Colors utilized for all structures, including visible roof surfaces and non-copy areas of signage, shall have a light reflectance value of 40% or less.
Moved by James Scheidt, seconded by Lori Meyers.

Vote: Motion carried 7 - 0
Yes: James Scheidt, Russell Goddard, Joel Mona, Lori Meyers, Jeff Loyd, Clark Jones, and Mark Waldrop.

E. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. There are no items for this section.

F. REQUESTS TO STAFF FOR THE PLACEMENT OF ITEMS ON FUTURE

PLANNING & ZONING COMMISSION AGENDAS

G. INFORMATION TO COMMISSION (Not for Discussion)

Ray Erlandsen, Community Development Director, stated that there was a possibility of a March meeting.

ADJOURNMENT - 3:23 p.m.

Russell Goddard, Chairman

4-11-2011

Approved

Chris Floyd, Executive Assistant