TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
February 13, 2012

Chairman Loyd 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: John Swenson, James Scheidt, Lori Meyers, Jeff Loyd, and Mark Waldrop.
ABSENT: Joel Mona, and Clark Jones
STAFF PRESENT: Sheila DeSchaaf, Zoning Administrator, Doni Wilbanks, Planning Technician, Tim Wright, Town Attorney, Kyle Mann, Town Prosecutor, and Chris Floyd, Executive Assistant.

Tim Wright, Town Attorney, introduced Kyle Mann to the Commission.

A. APPROVAL OF MINUTES
1. Public Meeting 1-9-12 Pages 1-5

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. P12-001 Unified Development Code Amendment (UDC)
   Filed by: Town of Payson
   Location: Could affect all of Payson
   Purpose: To amend the Unified Development Code (UDC) provisions concerning the parking of vehicles over 1-ton capacity on residential property.

   Sheila DeSchaaf, Zoning Administrator, summarized the staff report.

   The Commission asked questions, which were answered by staff.

   Chairman Loyd opened the public hearing.

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A couple of members of the audience had questions regarding the proposed change, which were answered by staff.

There was discussion regarding the possibility of including a conditional use permit provision, for certain situations, to the proposed revision to the code.

Chairman Loyd closed the public hearing.

The discussion continued regarding the possibility of adding an option for a conditional use permit to the proposed code amendment.

Motion: Recommend that staff bring back to the Commission the proposed change to the UDC regarding the 1-ton vehicle as submitted with the addition of a Conditional Use option for external storage with appropriate screening.
Moved by Lori Meyers, seconded by James Scheidt.

Vote: Motion carried 5 - 0
Yes: John Swenson, James Scheidt, Lori Meyers, Jeff Loyd, and Mark Waldrop.

Absent: Joel Mona, and Clark Jones.

Chairman Loyd asked that this item be brought back to the Commission on March 19, 2012.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION
There are no items for this section.

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

Commissioner Swenson asked that staff review the possibility of a different fee structure for conditional use permits between residential and commerical.

F. INFORMATION TO COMMISSION (Not for Discussion)

1. Update from staff regarding Conditional Use Permit at 1400 N. Beeline Highway.

   Sheila DeSchaaf, Zoning Administrator, gave an update regarding the conditional use permit located at 1400 North Beeline Highway.

Adjournment - 4:06 p.m.

Jeff Loyd, Chairman

3/19/2012
Approved

Chris Floyd

Chris Floyd, Executive Assistant