TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
September 10, 2012

Chairman Loyd 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: Jeff Loyd, Joel Mona, John Swenson, James Scheidt, Clark Jones, Lori Meyers, and Mark Waldrop.
ABSENT: None
STAFF PRESENT: Sheila DeSchaaf, Zoning Administrator, Tim Wright, Town Attorney, and Tracie Bailey, Deputy Town Clerk.

A. APPROVAL OF MINUTES
1. Public Meeting 8-13-12 Pages 1-2

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. CUP12-001 Conditional Use Permit
   Filed by: James C. McCloud, owner; Tami E. McCloud, agent
   Location: 434 South Beeline Highway
   Purpose: To allow vehicle repair in a C-2 zoning district.

   Sheila DeSchaaf, Zoning Administrator, summarized the staff report. She noted that there were some concerns regarding various aspects of vehicle repair work. Staff recommends approval with the following conditions:

   1. All vehicles in need of repair or associated with the automotive use on this site shall be stored inside the building if the vehicle appears to be in a state of disrepair, is partially or wholly dismantled, wrecked, stripped, or scrapped.

   2. All repair/maintenance shall be done within the garage bay and not on the exterior

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of the building.

3. Flushing of auto radiators is not permitted unless approved reduced pressure backflow assembly is installed at the meter.

4. The building in its current condition, does not meet code requirements to allow spraying of flammable paints, varnishes, or lacquers, or any other flammable materials, or mixtures. This use is expressly prohibited unless plans are first submitted to the Town and permits obtained for such uses to bring the building in compliance with applicable Building, Fire and Zoning Code requirements to conduct such operations.

5. All property tenants, users, and patrons shall have access to the restroom facilities in this building during their hours of operation.

6. The length of this conditional use permit shall run concurrent with the use of this property. So long as the site is used for vehicle repair use, then this permit is valid. Expansion of the approved use, change in uses, or additional uses shall be subject to review and approval if not expressly permitted in the C-2 zoning district.

7. Failure to comply with the above conditions shall be grounds for zoning enforcement action which may include, at the discretion of the Zoning Administrator, a review by the Planning & Zoning Commission.

Chairman Loyd opened the public hearing.

Tami McCloud, agent, gave a brief overview of the proposed vehicle repair to take place at 434 South Beeline Highway.

There was a brief discussion regarding the parking concerns.

Chairman Loyd closed the public hearing.

Motion: Approve CUP12-001, a request to allow a vehicle repair use in a C-2 zoning district at 434 South Beeline Highway, with the conditions as recommended by staff. Moved by Lori Meyers, seconded by James Scheidt.

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

2. P12-004 Amend the Town of Payson General Plan
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To amend the Town of Payson General Plan Land Use Element text pertaining to high density residential land uses.

Chairman Loyd included P12-002 with this discussion since a vote is required on P12-004 only.

Sheila DeSchaaf, Zoning Administrator, reviewed the development of P12-002 which amended the Unified Development Code to essentially remove the minimum lot area per dwelling unit and would rely on the cap based on lot coverage, drainage requirements, parking, etc. Ms. DeSchaaf then explained the proposed amendment to the land use element of the General Plan which would be considered a major amendment. She also noted that information was sent out to all interested parties and no comments had been received.

Chairman Loyd opened the public hearing.

Chairman Loyd closed the public hearing.

Commissioner Meyers asked if there would still be some discretion with regards to the development of a lot. Sheila DeSchaaf, Zoning Administrator, replied that they would have to meet the minimum standards required for development including lot coverage, parking, etc.

Motion: Recommend to the Town Council approval of P12-004, a request by the Town of Payson to amend the 2003 Town of Payson General Plan Land Use Element definition of High Density Residential as proposed by staff.
Moved by John Swenson, seconded by Clark Jones.

Vote: Motion carried 6 - 1
Yes: Jeff Loyd, Joel Mona, John Swenson, James Scheidt, Clark Jones, and Mark Waldrop.
No: Lori Meyers.

3. P12-002 Unified Development Code Amendment
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To amend the Unified Development Code provisions concerning Multiple Family Residential District Standards.

Discussion was included with P12-004.

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

F. INFORMATION TO COMMISSION (Not for Discussion)

Sheila DeSchaaf, Zoning Administrator, stated there will be a meeting next month.

Adjourned 3:31 p.m.

10/8/2012

Jeff Loyd, Chairman

Approved

Chris Floyd

Chris Floyd, Executive Assistant