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

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

A. APPROVAL OF MINUTES

1. Public Meeting 10-8-12 Pages 1-4

2. Public Meeting 10-30-12 Page 1

Both sets of 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. P12-003 Unified Development Code Amendment
   Filed by: Town of Payson
   Location: Could affect all of Payson
   Purpose: To amend Sections 15-05 and other affected Unified Development Code provisions pertaining to signs.

   Sheila DeSchaaf, Zoning Administrator, gave an overview of the requested changes from the last meeting on signs regarding the electronic message center (EMC) signs. The sections that were added are the residential districts and uses and the view protection. If this is to everyones liking then we can move forward with the

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flag/banner discussion.

Sheila DeSchaaf, Zoning Administrator, commented that currently the flag banners are treated similar to banners where historically they were attached to the side of a building but with the new form of banners that are on a pole and stuck in the ground the Town is still trying to regulate them under the provisions of a traditional banner. Staff is looking for direction from the Commission on a variety of things. Do we want to create a special provision for them, allow them in addition to banners on the building, and should they be restricted to private property?

Commissioner Scheidt addressed the allowance of an EMC for a home occupation. Sheila DeSchaaf, Zoning Administrator, noted that they could look at adding some wording in section 6 of the EMC's to clarify home occupation signs.

Vice-Chairman Mona felt that there should be a separate provision for feather signs. Several other Commissioners agreed that it should be a separate provision.

There was further discussion regarding the feather provisions.

Then the discussion returned to the electronic message center sign and whether or not to allow them for a home based business. It was the consensus of the Commission not to allow them for a home based business.

The discussion then continued on the feather sign provisions that included standardizing the distance for placement in the right-of-way or private property.

Vice-Chairman Mona opened the public hearing.

Vice-Chairman Mona closed the public hearing.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. Discussion regarding mobile storage containers and possible amendments to the UDC at the request of Council during their October 4, 2012 meeting.

   Sheila DeSchaaf, Zoning Administrator, commented that Doni Wilbanks would give an overview of the staff report. Ms. DeSchaaf commented that previously mobile storage containers were not allowed. Provisions were recently created to allow them. As things have evolved there may be provisions that need to be reviewed.

   Doni Wilbanks, Planning Technician, summarized the staff report.

   Sheila DeSchaaf, Zoning Administrator, stated that the feedback that has been received indicates that the criteria being used is too difficult for business owners. For example no more than two (2) units per parcel may be utilized.

   There was further discussion regarding size of container, distance from building and/or property line, screening, and permit length/process and the possibility of requiring a conditional use permit for long term use.

2. Discussion regarding the 2013 Commission meeting schedule

Sheila DeSchaaf, Zoning Administrator, stated the calendar would require action at the January meeting.

Commissioner Jones noted that he had a conflict with the May and November meeting dates so he might not be present.

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, reminded the Commission that there would be a General Plan meeting tomorrow night at Payson Messinger Funeral Home. She also noted that the Town website has a section for the general plan with information regarding the meetings and the notes from the meetings.

Tim Wright, Town Attorney, advised the Commissioners that this item would come before them so don't discuss it outside any agendized meeting.

Commissioner Mona stated that this was his last Commission meeting. He said that he appreciated the opportunity to serve and appreciated all the others service and working with an outstanding Town staff. Ms. DeSchaaf noted that they likewise appreciated his service to the Town.

Adjournment - 4:26 p.m.

1/14/2013

Joel Mona, Vice-Chairman

Approved

Chris Floyd

Chris Floyd, Executive Assistant