TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
January 14, 2013

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

Chairman Loyd welcomed new member Dan Jaeger to the Commission.

A. APPROVAL OF MINUTES
1. Public Meeting 12-10-12 Pages 1-3
2. Public Meeting 12-11-12 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.

Item C was moved to later in the meeting.

D. SCHEDULED HEARING(S)

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

Sheila DeSchaaf, Zoning Administrator, reviewed the revised proposed amendments to the signs which was based on comments from the last meeting.

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Chairman Loyd questioned the size of sign allowed for banners. Ms. DeSchaaf noted that the banner provision allowed up to 24 square feet which isn't proposed to change. The banner provision is in addition to the provisions for permanent wall signage and freestanding signage.

Chairman Loyd opened the public hearing.

Chairman Loyd closed the public hearing.

2. P12-006 Unified Development Code Amendment
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To amend Sections 15-02 and other affected Unified Development Code provisions pertaining to mobile storage units, shipping containers, pods, tractor trailer units.

Doni Wilbanks, Planning Technician, summarized the staff report.

Staff recommends that the Commission consider the following items:

1. Unit size - Mobile storage units shall not exceed eight (8) feet in height, eight (8) feet in width, and twenty (20) feet in length. (The most common size to be found is often 8' x 8'x 20'. Sixteen (16) feet lengths currently codified are not a standard size.)

2. Number of units - A maximum of two mobile storage units or 320 square feet of mobile storage is permitted per commercial parcel/business or entity on properties up to one acre in size. A maximum of two additional units or 640 square feet of mobile storage may be permitted for parcels over one acre.

3. Residential uses - No change to existing single family residential regulations. Mobile storage units shall not be permitted for residential uses.

4. Multi-family uses - Multi-family uses (apartments, condominiums) and uses that are conditionally allowed within multi-family zoned districts (hotels, hospitals, offices, etc) shall be allowed to utilize mobile storage in the same manner as commercially zoned properties.

5. Permits - An over-the-counter permit shall be required for units that are to be temporarily placed on a property for up to one year. Screening shall not be required for units located on a propety one year or less.

6. Exceptions - With approval through the Conditional Use Permit process a mobile storage unit may be utilized for a period exceeding one year. Conditions of approval shall include provisions for screening, maximum time limits, etc.

7. Location - Mobile storage units shall not be placed within a front or street side yard nor within required landscape areas, open space, or minimum required parking areas.

8. Setback - Mobile storage units shall be located a minimum of fifteen (15) feet from

a common property line. This requirement may be waived if adjoining property owner (s) provide a recorded agreement.

9. Separation - Amend the requirement for a minimum of fifteen (15) feet separation from buildings on site.

10. Appearance - Mobile storage units may be white or off-white or may match the building exterior or complement the surroundings. Units may not display markings, advertisements, and shall be maintained free of graffiti or visual nuisances.

Commissioner Swenson felt the storage containers should be allowed in residential.

Commissioner Meyers stated that she agreed with Commissioner Swenson that they should be allowed for residential uses.

Chairman Loyd opened the public hearing.

One member of the audience spoke against the use of mobile storage units in commercial areas.

There was further discussion regarding the possibility of requiring a conditional use permit, screening of the units, possible use in residential, and type of products to be stored.

Another member of the audience spoke in favor of the mobile storage units in residential areas.

Another member of the audience spoke in favor of the mobile storage units in commercial areas.

Chairman Loyd closed the public hearing.

Chairman Loyd commented that the Commission would like to have residential included.

C. ELECTION OF OFFICERS

Commissioner Meyers nominated Jeff Loyd to remain as Chairman. There were no other nominations.

Motion carried 5-0.

Commissioner Meyers nominated John Swenson as Vice-Chairman. There were no other nominations.

Motion carried 5-0.

E. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. Meeting schedule for 2013 and January 2014

Commissioner Swenson moved, seconded by Commissioner Jones, to approve the meeting schedule for 2013 and January 2014.

Motion carried 5-0.

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

G. INFORMATION TO COMMISSION (Not for Discussion)

Tim Wright, Town Attorney, commented that he was presenting an Open Meeting Law training on Wednesday, January 16 at 2:00 p.m. in the Council Chambers.

Sheila DeSchaaf, Zoning Administrator, commented that at 5:30 p.m. on February 5, at the library, there would be an Information Symposium for the General Plan update.

ADJOURNMENT - 4:34 p.m.

Jeff Loyd, Chairman

3/11/2013
Approved

Chris Floyd

Chris Floyd, Executive Assistant