TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
March 11, 2013

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: John Swenson, James Scheidt, Lori Meyers, Jeff Loyd, Mark Waldrop, and Dan Jaeger.
ABSENT: Clark Jones
STAFF PRESENT: 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 1-14-13 Pages 1-4

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. P12-003 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.

   Doni Wilbanks, Planning Technician, stated that after many meetings with the Commission staff has finalized the draft of the proposed amendments for consideration today. They are shown in exhibits A-F.

   Tim Wright, Town Attorney, commented that if this goes forward today then it would go to Council on March 21 for first reading and the second reading would be the first meeting in April. After that it would become effective in May.

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Chairman Loyd opened the public hearing.

Several members of the audience spoke in favor of the proposed amendments to the temporary portable signs (swing way) that includes leaving them out seven (7) days. It was noted that these types of signs do work.

Chairman Loyd closed the public hearing.

Motion: To recommend to the Town Council approval of P12-003, an amendment to the Unified Development Code provisions concerning signage as outlined in Exhibits A-F of the staff report.
Moved by James Scheidt, seconded by John Swenson.

Vote: Motion carried 6 - 0
Yes: John Swenson, James Scheidt, Lori Meyers, Jeff Loyd, Mark Waldrop, and Dan Jaeger.

Absent: Clark Jones.

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, stated that staff had drafted proposed amendments for formal consideration today.

Tim Wright, Town Attorney, explained that after the prior meeting staff reviewed some of the issues and the proposed changes are now in draft form.

Chairman Loyd opened the public hearing.

Camille Levy, Executive Director, Time Out Shelter, which includes the Time Out Thrift Shop, stated that she had two (2) concerns; 1) they do have a 30' mobile storage unit behind their building that is used for storage; 2) Big Brothers/Big Sisters has a trailer on the side of the building, which is not on their property.

The Commission asked questions which were answered by the applicant.

Commissioner Scheidt questioned the existing storage units in residential areas and if they would be grandfathered in. Tim Wright, Town Attorney, commented that the term grandfathered or legal non-conforming means they would have to have been legal at some point.

Chairman Loyd closed the public hearing.

Motion: To recommend to the Town Council approval of P12-006, an amendment to the Unified Development Code provisions concerning mobile storage units as outlined in Exhibit A of the staff report.
Moved by Mark Waldrop, seconded by James Scheidt.

Vote: Motion carried 6 - 0
Yes: John Swenson, James Scheidt, Lori Meyers, Jeff Loyd, Mark Waldrop, and Dan Jaeger.

Absent: Clark Jones.

Commissioner Swenson thanked the staff for the work they did on the previous two (2) items.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. 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)

Tim Wright, Town Attorney, commented that at the last Council meeting they directed staff to work with the Commission on the issue of parking trailers in the Town right-of-way which is prohibited now. He said by the next meeting staff should have some initial work done on this item.

Adjournment - 3:30 p.m.

for Vice Chair 4/15/2013

Jeff Loyd, Chairman Approved

Chris Floyd

Chris Floyd, Executive Assistant