TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
February 10, 2014

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, Dan Jaeger, Clark Jones, Lori Meyers, and Jeff Loyd.
ABSENT: 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.

A. Election of Officers

Commissioner Meyers nominated Jeff Loyd to remain as Chairman and John Swenson to remain as Vice-Chairman. There were no other nominations.

Second by Commissioner Scheidt.

Motion carried 6-0.

B. APPROVAL OF MINUTES
1. Public Meeting 10-14-13 Pages 1-4

The minutes were approved as submitted.

C. 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.

D. SCHEDULED HEARING(S)

1. CUP13-005 Conditional Use Permit
   Filed by: On the Road, LLC, property owner; Payson Automotive Supply

MAR 2 0 2014 E.2

(dba CarQuest) applicant; Ralph & Derrie Lucht, agents
Location: 805 South Beeline Highway
Purpose: Requesting a waiver from the permit duration and square footage limitations for Mobile Storage Units within a C-2 Zoning District.

Sheila DeSchaaf, Zoning Administrator, summarized the staff report.

Sheila DeSchaaf read the two (2) amended staff recommendations:
1. A maximum of 640 square feet of this parcel may be utilized for mobile storage units.

4. An engineered grading and drainage plan shall be submitted and approved by the Town of Payson Engineering Division, and a grading permit shall be obtained within 120 days of the date of this waiver.

Chairman Loyd commented that last year the provisions for mobile storage units was revised. Sheila DeSchaaf, Zoning Administrator, noted that this was being brought before the Commission because the provisions that were created allow for up to 320 square feet of storage unit uses on property less than one (1) acre in size. The units that are on this lot total 640 square feet. She noted that because they were asking for a waiver from both the duration time limit and unit size it is coming before the Commission. If this request is denied they would have to remove 320 square feet of storage units.

Mike Harper, representative of the applicant, stated they appreciate staff's recommendation to allow these units to remain. He stated they feel that decisions should be made to make business easier not harder. Losing any storage unit would be a financial hardship. The issue of a engineering report will cost approximately $3000 which is expensive and difficult for the applicant. They have spoken to two (2) engineers and their opinion was the units that are there are not causing a drainage problem. Also another additional expense would be the proposed screening.

Chairman Loyd opened the public hearing.

William Tonstad stated that he had some documentation that he would like to share with the Commission. First he discussed Resolution 2707 and the definition of mobile storage units.

Tim Wright, Town Attorney, stated that there was a new definition for mobile storage units in Resolution 2707 and the Zoning Administrator has made the determination that these are portable mobile storage units that can be transported by truck.

Mr. Tonstad presented pictures to the Commission regarding the storage units and the drainage issue. He feels that the waiver request should be denied.

Chairman Loyd asked the applicant to explain when the units were placed

there and why it would be a major hardship at this time.

Ralph Lucht, applicant, gave an overview of his business and inventory. He stated that he was Payson's only locally owned and operated auto part store. He commented that there had only been one complaint against the containers. If they are allowed to keep the containers he would ask that the Commission reconsider the proposed screening requirement.

There was further discussion regarding the placement of the existing units and the drainage.

The Commission asked questions which were answered by the applicant and staff.

Chairman Loyd closed the public hearing.

There were further comments made by the Commission on the proposed engineering study and to paint the storage units that face Highway 87 instead of the proposed screening fence.

Motion: To approve CUP13-005, a request for relief from the maximum square footage and permit duration governing Mobile Storage Units at 805 South Beeline Highway, subject to the conditions recommended by staff, with the following changes; #1 the square footage change to 640; that #4 be omitted and # 5 amended to read "Units on the south property line shall be finished in a manner consistent with Town of Payson Commercial Design Review Overlay regulations.

There was further discussion of the motion regarding drainage plan, fencing and work done to create this ordinance.
Moved by Clark Jones, seconded by James Scheidt.

Vote: Motion carried 4 - 2
Yes: James Scheidt, Dan Jaeger, Clark Jones, and Lori Meyers.
No: John Swenson, and Jeff Loyd.

Absent: Mark Waldrop.

E. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. Proposed meeting calendar for 2014 and January 2015.

   Commissioner Meyers moved, seconded by Commissioner Jones, to approve the meeting calendar for 2014 and January 2015.

   Motion carried 6-0.

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

G. INFORMATION TO COMMISSION (Not for Discussion)
1. Update of Development Impact Fee Study/process

Tim Wright, Town Attorney, gave an overview of the Development Impact Fee Study process and upcoming Council dates regarding the fees.

Adjourned 4:43 p.m.

Jeff Loyd, Chairman

3/10/2014
Approved

Chris Floyd

Chris Floyd, Executive Assistant