TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
April 14, 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, Clark Jones, Lori Meyers, and Jeff Loyd.
ABSENT: Dan Jaeger
STAFF PRESENT: Sheila DeSchaaf, Zoning Administrator, LaRon Garrett, Assistant Town Manager, Doni Wilbanks, Planning Technician, Tim Wright, Town Attorney, Kyle Mann, Town Prosecutor, and Chris Floyd, Executive Assistant.

A. APPROVAL OF MINUTES

1. Public Meeting 3-10-14 Pages 1-3

   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. CUP14-001 Conditional Use Permit
   Filed by: Dennis Zubek, property owner
   Location: 208B South Colcord Road
   Purpose: To allow the parking of a commerical vehicle larger than a light duty truck in a R1-8-MH Zoning District.

   Doni Wilbanks, Planning Technician, summarized the staff report.

   Staff recommends approval with the following conditions:
   1. Vehicle shall not block line of sight for traffic traveling on Colcord Road or neighbors pulling out of their driveways.

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2. Vehicle shall be parked as indicated on the approved site plan.
3. The length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as this property is used for the parking of a commercial vehicle larger than light duty then the use permit is applicable. Change in uses or additional uses may require separate approvals or a modification to this Conditional Use Permit.
4. Failure to comply with the above conditions shall be grounds for zoning citations and possible revocation of the Conditional Use Permit. If alleged violations of the conditions of this CUP are brought to the attention of the Community Development Department. A request for review may be brought before the P & Z Commission at the discretion of the Zoning Administrator.

Chairman Loyd asked for the definition of light duty which was read by staff. Chairman Loyd also commented regarding RV's and vehicle weight. Sheila DeSchaaf, Zoning Administrator, replied what is not limited in the ordinance for commercial vehicles is the length and RV's are limited by length.

Chairman Loyd opened the public hearing.

Chairman Loyd asked questions which were answered by the applicant.

Commissioner Jones questioned if it would always be a flat bed trailer to which the applicant replied yes.

Chairman Loyd closed the public hearing.

Motion: To approve CUP14-001, a request to allow the parking of a commercial vehicle larger than light duty on a residential property located at 208B South Colcord Road Assessor Parcel Number 302-03-117D subject to the conditions recommended by staff. Moved by Lori Meyers, seconded by Clark Jones.

Vote: Motion carried 5 - 0
Yes: John Swenson, James Scheidt, Clark Jones, Lori Meyers, and Jeff Loyd.

Absent: Dan Jaeger.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. Discussion regarding the P & Z Commission handbook and procedural rules

Tim Wright, Town Attorney, stated that after the last meeting there were some questions regarding procedural issues and if the discussion should be before or after a motion is made. He commented that the Commission should be comfortable with the discussion prior to calling for a motion. The rules could be changed but they have to be confirmed by the Council.

Chairman Loyd stated he just wants to make sure that there is a level of professionalism.

Tim Wright, Town Attorney, stated that if someone says I call for the question technically needs to be in motion form with a second then vote on that motion.

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

F. INFORMATION TO COMMISSION (Not for Discussion)

Adjourned 3:25 pm

Jeff Loyd, Chairman

Approved

Chris Floyd, Executive Assistant