TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
December 8, 2014

Chairman Loyd called the duly posted public meeting of the Planning and Zoning Commission to order at 3:02 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL
PRESENT: John Swenson, James Scheidt, Dan Jaeger, Lori Meyers, Jeff Loyd, and Scott Helmer.
ABSENT: Clark Jones
STAFF PRESENT: Sheila DeSchaaf, Planning and Development Director, 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 10-13-14 Pages 1-5

2. Public Meeting 11-10-14 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.

Chairman Loyd commented that this was the last meeting for 2014 and it has been a good year. The Commission has welcomed two (2) new members during the year.

Item D.1 was taken out of order.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. Meeting calendar for 2015 and January 2016

Chairman Loyd stated that he has heard comments regarding the time being inopportune for people to attend the Commission meetings. He proposed changing the date or time.

Commissioner Meyers stated that she agreed that the time needed to be changed to a time where more people could participate.

Sheila DeSchaaf, Planning and Development Director, stated that there was another meeting in the chambers on the second Monday so may need to change to the third (3rd) Monday to avoid conflict with the meeting location.

Commissioner Swenson moved, seconded by Commissioner Scheidt, to change the meetings to the first Monday at 5 p.m.

Sheila DeSchaaf, Planning and Development Director, noted staff would propose a 5 p.m. meeting calendar for the first Monday of the month which would begin with February's meeting.

Motion carried 6-0.

C. SCHEDULED HEARING(S)

1. CUP14-004 Conditional Use Permit
Filed by: Horne 500, LLC, property owner; Payson AZ Development Group, LLC, applicant
Location: 510 East Highway 260
Purpose: Conditional Use Permit to allow outside sales and display uses in a C-2 Zoning District.

Nick Brown, representative for Tractor Supply, gave a brief overview for the need for outside displays of merchandise for the proposed Tractor Supply store at 510 East Highway 260. The display area to the east will be fenced.

Chairman Loyd opened the public hearing.

Chairman Loyd closed the public hearing.

Motion: To approve CUP14-004, a request to allow outside display of merchandise in a C-2 zoning district at 510 East Highway 260 subject to the conditions recommended by staff.
Moved by James Scheidt, seconded by Lori Meyers.

Vote: Motion carried 6 - 0

Yes: John Swenson, James Scheidt, Dan Jaeger, Lori Meyers, Jeff Loyd, and Scott Helmer.

2. P14-005 Amendment to the Unified Development Code
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To amend the Unified Development code provisions of Section 154-07-002.D.3, Subdivision Block Design, in accordance with the International Fire Code.

Sheila DeSchaaf, Planning and Development Director, summarized the staff report.

Commissioner Scheidt asked if the Fire Code could be amended to conform to the UDC to which the reply was yes there was the ability to make local exceptions to the model code.

Tim Wright, Town Attorney, commented a local amendment to the fire code could be done or not change the UDC then the more restrictive would be used.

Chairman Loyd clarified that this request would be a Town wide change but a lot of the correspondence received was for one particular area so what could be discussed during this meeting. Mr. Wright stated that they could discuss what the overall affect would be on a particular project.

Sheila DeSchaaf, Planning and Development Director, gave a brief overview regarding the possible development of a project in the area of Heather Circle.

Chairman Loyd opened the public hearing.

Several members of the audience voiced their concerns regarding the proposed amendment for the subdivision block design due to a proposed development in their area.

There was a lengthy discussion on length of cul-de-sac, fire safety for evacuation in the event something happened, a map was shown to the Commission regarding the potential new development in an area, and lack of water.

Several Commissioners made closing comments regarding the proposed UDC amendment.

Chairman Loyd closed the public hearing.

Motion: To recommend to the Town Council to not approve P14-005, an amendment to the Unified Development Code subdivision Block Design standards as outlined in attached Exhibit A.

Moved by Lori Meyers, seconded by James Scheidt.

Vote: Motion failed 2 - 4
Yes: James Scheidt, and Lori Meyers.
No: John Swenson, Dan Jaeger, Jeff Loyd, and Scott Helmer.
Motion: To recommend to the Town Council approval of P14-005, an amendment to the Unified Development Code Subdivision Block Design standards as outlined in attachment A.
Moved by John Swenson, seconded by Scott Helmer.

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

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

F. INFORMATION TO COMMISSION (Not for Discussion)

Adjourned - 5:05 p.m.

Jeff Loyd, Chairman

3/2/2015
Approved

Chris Floyd

Chris Floyd, Executive Assistant