TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
May 4, 2015

Sheila DeSchaaf, Planning and Development Director, called the duly posted public meeting of the Planning and Zoning Commission to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL
PRESENT: Barbara Underwood, Clark Jones, Dan Jaeger, Eric Martindale, James Scheidt, Jennifer Smith, and Lori Meyers.
ABSENT: None
STAFF PRESENT: Sheila DeSchaaf, Planning & Development Director, LaRon Garrett, Assistant Town Manager, Doni Wilbanks, Planning Specialist, Trever Fleetham, Planning Technician, Bobby Davis, Economic Development Specialist, Hector Figueroa, Town Attorney, and Chris Floyd, Executive Assistant.

A. ELECTION OF OFFICERS

Commissioner Underwood nominated Clark Jones for Chairman and Jim Scheidt for Vice-Chairman.

Commissioner Meyers nominated Dan Jaeger for Chairman.

Commissioner Jaeger nominated Lori Meyers for Vice-Chairman.

The nominations were closed.

The vote was taken for Clark Jones as Chairman and Jim Scheidt as Vice-Chairman.

Motion carried 5-2 with Commissioner Meyers and Commissioner Jaeger casting the dissenting votes.

B. APPROVAL OF MINUTES

1. Public Meeting 4-6-15 Pages 1-6

The minutes were approved as submitted.

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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.

Mayor Evans commented that as of this morning the sales agreement for the Forest Service property was approved for signature.

There were no further comments.

D. SCHEDULED HEARING(S)

1. CUP15-003 Conditional Use Permit
Filed by: Walter and Barbara Knoll, property owners; Holistic Veterinary Services, LLC, applicant; Timothy A. Patterson DVM, agent
Location: 900 North Beeline Highway, Suite A
Purpose: To allow a veterinary clinic use in a C-2 Zoning District.

Timothy A. Patterson, applicant, gave a brief overview of the proposed project for a holistic outpatient veterinary facility.

Doni Wilbanks, Planning Specialist, stated that staff recommends approval with the following conditions:
1. Site shall comply with all Town of Payson development regulations, including design review requirements for commercially zoned property.
2. No dogs or other animals, which may create noise discernible by the human ear at the property lines shall be kept, maintained, bred or offered for sale on the premises.
3. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as the animal clinic use at 900 A North Beeline Highway conforms to the above conditions, this CUP is valid. Change in uses or additional uses shall require approval through the CUP process.

Chairman Jones opened the public hearing.

Chairman Jones closed the public hearing.

Motion: To approve CUP15-003, a request to allow an animal clinic use in a fully enclosed building in a C-2 zoning district at 900 A North Beeline Highway with the conditions listed in the staff report.
Moved by James Scheidt, seconded by Lori Meyers.

Vote: Motion carried 7 - 0

Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Eric Martindale, James Scheidt, Jennifer Smith, and Lori Meyers.

2. CUP15-004 Conditional Use Permit
Filed by: Buffalo Chip Enterprises, LLC, property owner, Rough Cut Motorsports, applicant, Ron Saunders, agent
Location: 610 1/2 South Beeline Highway
Purpose: To allow major vehicle repair use in a C-2 Zoning District.

Ron Saunders gave a brief overview of the proposed project to allow vehicle repair.

Doni Wilbanks, Planning Specialist, stated that they would be occupying the back two (2) buildings.

The Commission asked questions which were answered by the applicant.

Chairman Jones opened the public hearing.

Chairman Jones closed the public hearing.

Doni Wilbanks, Planning Specialist, stated that staff recommends approval with the following conditions:
1. All vehicles in need of repair or associated with the automotive use on this site shall be stored inside the building if the vehicle appears to be in a stated of disrepair, is partially or wholly dismantled, wrecked, stripped, or scrapped.
2. All repair/maintenance shall be done within the garage bay and not on the exterior of the building.
3. The length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as the vehicle repair and service use at 610 1/2 South Beeline Highway conforms to the above conditions, this CUP is valid. Change in uses or additional uses shall require approval through the CUP process.

Motion: To approve CUP15-004, a request to allow vehicular repair use in a C-2 zoning district at 610 1/2 South Beeline Highway subject to the conditions recommended by staff.
Moved by Lori Meyers, seconded by James Scheidt.

Vote: Motion carried 7 - 0
Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Eric Martindale, James Scheidt, Jennifer Smith, and Lori Meyers.

3. P15-004 Zone Change Request
Filed by: Town of Payson
Location: 1009 East Highway 260

Purpose: To rezone from R1-175 Residential and Open Space to EF Educational Facilities District.

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

Staff recommends approval with the following conditions:
1. Each of the individual uses upon this property shall be subject to the zoning district standards most-closely representative of each individual use.
2. Roadway improvements within, serving or adjacent to this site, that are constructed or improved to service development upon this parcel shall be designed to include bike lanes and pedestrian trails in conformance with adopted Town of Payson planning documents.

Chairman Jones opened the public hearing.

Several members of the audience voiced their concerns regarding noise, traffic, the conceptual plan being inclusive and lighting.

Chairman Jones closed the public hearing.

Several Commissioners made final comments regarding the rezoning to educational facilities district which would be in conformance with the Town's General Plan.

Motion: To recommend to the Town Council approval of P15-004, an amendment to the R1-175 - Single Family Residential and O.S. - Open Space zoning designations for the US Forest Service administration site to EF - Educational Facilities District, if/when the property transfers out of Forest Service ownership, subject to the conditions listed in the staff report.
Moved by James Scheidt, seconded by Jennifer Smith.

Vote: Motion carried 6 - 1
Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Eric Martindale, James Scheidt, and Jennifer Smith.
No: Lori Meyers.

E. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. Discussion regarding Open Meeting Law and Robert's Rules.

The Commission discuss only the Robert's Rules at this time.

Hector Figueroa, Town Attorney, gave a presentation on Robert's Rules of Order.

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

G. INFORMATION TO COMMISSION (Not for Discussion)

Sheila DeSchaaf, Planning and Development Director, stated that Council approved the Mogollon Village abandonment of a public utility easement and ingress/egress easement, the Heather Circle abandonment for the roadway that was not constructed, and the revisions to the Unified Development Code concerning Home Occupations.

Adjournment - 6:44 p.m.

Clark Jones, Chairman

6/1/15
Approved

Chris Floyd, Executive Assistant