

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
AGENDA FOR THE PUBLIC MEETING**

MEETING DATE: February 8, 2010

CALL TO ORDER: 3:00 p.m.

LOCATION: Town Hall Council Chambers
303 North Beeline Highway

PLEDGE OF ALLEGIANCE

ROLL CALL: Russell Goddard ___ Jere Jarrell ___ James Scheidt ___ Joel Mona ___ Clark Jones ___ Lori Meyers ___ Jeff Loyd___

The Planning & Zoning Commission reserves the right to consider any matter out of sequence.

A. APPROVAL OF MINUTES

1. Public Meeting 1-11-10 Pages 1-7

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.

C. SCHEDULED HEARING(S)

1. CUP10-001 Conditional Use Permit

Filed by: Fire Properties LLC, property owner; Lori Vario, applicant

Location: 202 West Wade Lane

Purpose: To allow a professional office use under 10,000 s.f. in a R-3 zoning district.

2. P10-001 Minor Amendment to Land Use Element

Filed by: FSL Holding Properties LLC, property owner; The Foundation for Senior Living, applicant

Location: 208-214 South Clark Road and 209 South Goodnow Road

Purpose: For a minor amendment to the Land Use Element of the 2003 Town of Payson General Plan from medium density residential to high density residential for a 1.28 acre property.

3. P10-002 Zone Change Request

Filed by: FSL Holding Properties LLC, property owner; The Foundation for Senior Living, applicant

Location: 208-214 South Clark Road and 209 South Goodnow Road

Purpose: A request for a zone change from R1-8-MH to R3 for a 1.28 acre property to allow for construction of apartment

homes.

4. P-361-09 Amend the Unified Development Code

Filed by: Town of Payson

Location: Could affect all of Payson

Purpose: To amend the Unified Development Code related to home-based businesses and neighborhood retail/office uses within multi-family districts.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. New case number tracking format

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

F. INFORMATION TO COMMISSION (Not for Discussion)

1. Future Town Council agenda items

ADJOURNMENT

THE COMMISSION MAY DISCUSS, DELIBERATE OR TAKE ACTION ON ANY ITEMS LISTED ON THIS AGENDA. NOTE: THERE IS A POSSIBILITY THAT A QUORUM OF THE PAYSON COMMON COUNCIL WILL BE PRESENT DURING THIS MEETING. NO COUNCIL ACTION WILL BE TAKEN, NO COUNCIL DELIBERATIONS WILL BE HELD, AND NO COUNCIL BUSINESS WILL BE CONDUCTED.

The Town of Payson endeavors to make all Public Meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 474-5242 (voice) or 472-6449 (TDD) to request an accommodation to participate at this meeting.