

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
May 16, 2011**

Chairman Goddard called the duly posted 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: James Scheidt, Russell Goddard, Joel Mona, Lori Meyers, Jeff Loyd, and Mark Waldrop.

ABSENT: Clark Jones

STAFF PRESENT: Ray Erlandsen, Community Development Director, Sheila DeSchaaf, AICP Planner II, Doni Wilbanks, Planning Technician, Tim Wright, Town Attorney, and Chris Floyd, Executive Assistant.

A. APPROVAL OF MINUTES

1. Public Meeting 4-11-11 Pages 1-8

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. P11-002 Amendment to the Unified Development Code (UDC)

Filed by: The Town of Payson

Location: Could affect all of Payson

Purpose: To create a new zoning district classification-Education Facilities

District, to allow for educational institutions and their ancillary facilities.

Sheila DeSchaaf, AICP Planner II, summarized the staff report.

The Commission asked questions, which were answered by staff.

Chairman Goddard opened the public hearing.

Shirley Dye voiced some concerns regarding communication towers, power transmission and the consideration of a profitable private business for possible solar tube construction.

Tom Loeffler had a concern with the intent of this zoning. He felt an educational zoning was needed but didn't think this proposal addressed it. Mr. Loeffler also felt that the definition of student housing needed to be better defined.

Chairman Goddard explained the reason for this proposed zoning amendment.

Commissioner Mona felt this proposal would afford some protection for commercial/residential uses.

Commissioner Loyd stated that there were a lot of checks and balances that have to be considered before a change in zoning could take place.

Chairman Goddard closed the public hearing.

Motion: Recommend to the Town Council approval of P11-002, a request to prepare the appropriate Unified Development Code amendments that would create a new zoning district classification for educational uses and ancillary facilities.

Moved by Joel Mona, seconded by Jeff Loyd.

Vote: Motion carried 5 - 1

Yes: Russell Goddard, Joel Mona, Lori Meyers, Jeff Loyd, and Mark Waldrop.

No: James Scheidt.

Absent: Clark Jones.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. There are no items for this section.

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

Commissioner Mona asked if there was a schedule for revising the general plan.

F. INFORMATION TO COMMISSION (Not for Discussion)

Sheila DeSchaaf, AICP Planner II, stated that staff was anticipating two (2) conditional use permits for the June meeting.

ADJOURNMENT - 4:10 P.M.

Russell Goddard, Chairman

Approved

Chris Floyd, Executive Assistant