

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
March 19, 2012**

Chairman Loyd 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: John Swenson, Clark Jones, Lori Meyers, and Jeff Loyd.

ABSENT: James Scheidt, Joel Mona, and Mark Waldrop

STAFF PRESENT: Sheila DeSchaaf, Zoning Administrator, LaRon Garrett, Assistant Town Manager, Tim Wright, Town Attorney, and Chris Floyd, Executive Assistant.

A. APPROVAL OF MINUTES

1. Public Meeting 2-13-12 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. P12-001 Unified Development Code Amendment (UDC)

Filed by: Town of Payson

Location: Could affect all of Payson

Purpose: To amend the Unified Development Code (UDC) provisions concerning the parking of vehicles over 1-ton capacity on residential property.

Sheila DeSchaaf, Zoning Administrator, stated that this was the amended version of the changes to the commercial vehicle provisions in residential uses. She noted that prior to this time commercial vehicles over one-ton capacity weren't allowed in residential districts. The proposed amendment would allow them under two (2) conditions, either be stored inside a structure or with a conditional use permit (CUP).

The Commission asked questions, which were answered by staff.

Chairman Loyd opened the public hearing.

Chairman Loyd closed the public hearing.

Motion: Recommend to the Town Council approval of P12-001 an amendment to the Unified Development Code provisions concerning parking of commercial vehicles exceeding one-ton capacity on residential property as outlined in the March 19, 2012 staff report.

Moved by Lori Meyers, seconded by Clark Jones.

Vote: Motion carried 4 - 0

Yes: John Swenson, Clark Jones, Lori Meyers, and Jeff Loyd.

Absent: James Scheidt, Joel Mona, and Mark Waldrop.

2. P12-002 Unified Development Code Amendment (UDC)

Filed by: Town of Payson

Location: Could affect all of Payson

Purpose: To amend the Unified Development Code (UDC) provisions concerning Multiple Family Residential District Standards.

Sheila DeSchaaf, Zoning Administrator, summarized the staff report. She also noted that if the Commission looked at this request favorably then it would also require an amendment to the land use element of the General Plan so staff would ask Council for further direction.

The Commission asked questions, which were answered by staff.

Chairman Loyd opened the public hearing.

Ralph Bossert, Verde Engineering, stated that he felt this was an appropriate modification to the code. He asked who would determine whether the density applied for was appropriate. Sheila DeSchaaf, Zoning Administrator, replied that most of it would be done at a staff level. Tim Wright, Town Attorney, clarified that there wouldn't be a determination if the density was appropriate but a matter of all other requirements being met.

Chairman Loyd closed the public hearing.

There was discussion regarding lot coverage, access, and each possible site being reviewed on its on merit.

Motion: Recommend to the Town Council approval of P12-002, an amendment to the Unified Development Code provisions concerning R3 multifamily residential property as outlined in the staff report.

Moved by Clark Jones, seconded by John Swenson.

Vote: Motion carried 4 - 0

Yes: John Swenson, Clark Jones, Lori Meyers, and Jeff Loyd.

Absent: James Scheidt, Joel Mona, and Mark Waldrop.

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

F. INFORMATION TO COMMISSION (Not for Discussion)

ADJOURNMENT - 3:30 P.M.

Jeff Loyd, Chairman

Approved

Chris Floyd, Executive Assistant