

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
May 7, 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, James Scheidt, Joel Mona, Clark Jones, Lori Meyers, Jeff Loyd, and Mark Waldrop.

ABSENT: None

STAFF PRESENT: Sheila DeSchaaf, Zoning Administrator, 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 3-19-12 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. P12-003 Unified Development Code Amendment
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To amend Sections 15-05 and other affected Unified Development Code provisions pertaining to signs.

Sheila DeSchaaf, Zoning Administrator, summarized the staff report.

Doni Wilbanks, Planning Technician, presented a PowerPoint presentation regarding electronic signs. Things to consider are:

1. Message hold times

2. Transition methods and duration
3. Brightness

The Commission asked questions which were answered by staff.

There was discussion regarding accidents related to the use of electronic signs, timing of reader portion of sign, feather signs, clarity on temporary signs, enforcement of codes, and placement of signs.

Chairman Loyd opened the public hearing.

Chairman Loyd closed the public hearing.

Tim Wright, Town Attorney, asked the Commission to consider what they would like then staff could prepare a draft for Commission review.

There was further discussion regarding visual quality of town, review signs on an individual basis, temporary signs, primary concerns being the six (6) days/week restriction on portable signs, banner requirements, and the electronic signs.

It was the consensus of the Commission to eliminate the six (6) day rule for temporary signs and have a trial period of eighteen (18) months.

Chairman Loyd asked the Commissioners to review the Council meeting at which this direction to consider sign code revisions was discussed.

Commissioner Scheidt asked for a feasibility study regarding uniform setbacks for signs.

Commissioner Swenson suggested simplifying banners, flags, etc. into a single category.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. General Plan amendment to allow changes to R3 development standards

Sheila DeSchaaf, Zoning Administrator, stated that in order to facilitate the changes to the R3 development standards, the General Plan has to be amended. She noted that Council has directed staff to begin the process which will come to the Commission probably either in September or October of this year.

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

Chairman Loyd asked that staff consider looking at a testing period as a whole for certain changes. He stated that he also liked the idea of commonality for aesthetics for signage.

F. INFORMATION TO COMMISSION (Not for Discussion)

1. Recommended fees for Conditional Use Permits

Sheila DeSchaaf, Zoning Administrator, stated that a recommendation has been forwarded regarding the conditional use permit fees. She commented that the residential fee would revert back to \$250 and the commercial fee would be reduced to \$500.

Adjournment - 4:39 p.m.

Jeff Loyd, Chairman

Approved

Chris Floyd, Executive Assistant