

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE PUBLIC MEETING  
August 13, 2012**

**Chairman Loyd called the duly posted public 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, Joel Mona, Clark Jones, Lori Meyers, and Jeff Loyd.

**ABSENT:** John Swenson, and Mark Waldrop

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

**A. APPROVAL OF MINUTES**

**1. Public Meeting 7-9-12 Pages 1-3**

Commissioner Scheidt moved, seconded by Commissioner Jones, to approve the minutes of the July 9, 2012 meeting.

Motion carried 4-0. (Commissioner Meyers was not present during this vote)

**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 with the proposed revisions to the electronic message center sign proposal.

Commissioner Mona stated that he felt the .3 foot candles above ambient light works. He commented that the .3 foot candles seems to be an established and accepted intensity above ambient.

Sheila DeSchaaf, Zoning Administrator, commented that electronic message centers (EMC'S) would be considered part of the copy area unless specifically exempted it and gave its own special provision.

It was suggested that one (1) color be used for the message center area.

There was discussion regarding the size of sign and allowable message area, possible limitation on EMC'S, and message hold time.

Commissioner Mona proposed a definition for view sheds: "EMC'S may be prohibited or subject to additional requirements (i.e. reduced height) if any portion of the EMC structure or display detracts from the existing views of the Mogollon Rim, Mazatzal Mountains, Stewart (Gibson) Ridge, or other significant views. The Town staff and/or Design Review Board shall make the determination if a view is impacted and these provisions are applied."

The discussion continued on the view shed, how to enforce, and how to possibly apply the view shed to all signs.

Chairman Loyd noted the proposed changes discussed; keep eight (8) second hold time; keep 50% allowable sign area; no change to text height; combine a & b in proposed #6 and add the 300'; and add section 7 as it relates to view shed.

**D. SCHEDULED DISCUSSION/POSSIBLE ACTION**

**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)**

Sheila DeSchaaf, Zoning Administrator, stated that for the next meeting there would be the general plan amendment and a possible conditional use permit request so there wasn't a need for a joint meeting. Signage will be postponed to a future agenda.

Adjourned 4:57 p.m.

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Jeff Loyd, Chairman

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Approved

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Chris Floyd, Executive Assistant