

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
March 10, 2014**

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: John Swenson, James Scheidt, Dan Jaeger, Clark Jones, Lori Meyers, and Jeff Loyd.

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 2-10-14 Pages 1-4

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. CUP13-006 Conditional Use Permit
Filed by: Sawmill Crossing LLC, property owner and applicant; Gordon Whiting, agent
Location: 201 West Main Street
Purpose: To request a waiver from the permit duration and square footage limitations for Mobile Storage Units within a C-3 zoning district.

Sheila DeSchaaf, Zoning Administrator, summarized the staff report. Staff is recommending approval of this request.

Gordon Whiting, representative of Sawmill Crossing, gave a brief overview of his proposed use of the storage units. Once the Sawmill Crossing is completely developed or sold then the units would be removed.

Chairman Loyd asked questions which were answered by the applicant and staff.

The time frame that staff recommends is June 1, 2016 or if the provisions are extended then it could go until June 1, 2026.

Chairman Loyd opened the public hearing.

Gordon Whiting stated that there were four (4) separate parcels that are contiguous and they had just consolidated the storage units to services those parcels. He also commented that they had spent funds on the American Gulch project so there should be no drainage issues.

There was further discussion regarding the size of the units which were supposed to be allowed for construction only, business being operated from there which is not occurring, and what is being stored inside.

Chairman Loyd commented that he felt it was important to be consistent with what the Town wants. He noted that the last request for a waiver was approved. He does appreciate the fencing that was done. He stated that in this case he felt it would be a viable option due to the land available but he was still opposed in general to allowing mobile storage units to exceed the ordinance.

Chairman Loyd closed the public hearing.

Chairman Loyd asked for any additional comments from the Commission.

Commissioner Meyers stated that she didn't have any comments but would like to make the motion.

Commissioner Scheidt had further comments regarding the usage and was not in favor of the request.

Commissioner Jones then called for a Point of Order.

Motion: To approve CUP13-006, a request for relief from the maximum square footage and permit duration governing the Mobile Storage Units at 201 West Main Street, subject to the conditions recommended by staff.
Moved by Lori Meyers, seconded by Clark Jones.

Vote: Motion carried 4 - 2

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

No: James Scheidt, and Dan Jaeger.

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)

Adjourn 3:36 P.M.

Jeff Loyd, Chairman

Approved

Chris Floyd, Executive Assistant