

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE PUBLIC MEETING  
September 8, 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:** Scott Helmer

**STAFF PRESENT:** Sheila DeSchaaf, Planning and Development Director, LaRon Garrett, Assistant Town Manager, Doni Wilbanks, Planning Specialist, Tim Wright, Town Attorney, and Chris Floyd, Executive Assistant.

**A. APPROVAL OF MINUTES**

1. Public Meeting 6-9-14 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. A14-001 Abandonment Request  
Filed by: Town of Payson  
Location: 507 East Park Drive and 308 North Park Trail Circle  
Purpose: For the abandonment of an ingress/egress easement running along the west property boundary of Lot 1 and a portion of the Non-Vehicular Access Easement running along the east property boundary of Lot 2 within the Park Trail Subdivision.

LaRon Garrett, Assistant Town Manager, summarized the staff report.

The Commission asked questions which were answered by staff.

Chairman Loyd opened the public hearing.

Shawn Price, from the audience, asked where the residence would be located in regards to his residence. It was noted that the setback for that area is 5'.

Robert DeBella, developer/owner of lots, stated that he requested the abandonment due to drainage constraints to the east and west. He is also trying to save as many trees as possible to allow for some privacy.

Chairman Loyd closed the public hearing.

Motion: To recommend to the Town Council approval of the abandonment of the Ingress/Egress easement on Lot 1 of the Park Trail Subdivision and the abandonment of the south 12.87 feet of the NVAE on Lot 2 of the Park Trail Subdivision.

Moved by Lori Meyers, seconded by Clark Jones.

Vote: Motion carried 6 - 0

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

Absent: Scott Helmer.

2. CUP14-002 Conditional Use Permit  
Filed by: Stanley-Potts LLC, property owner: Susan Koerschner (dba Susies's Q BBQ), applicant  
Location: 1103 South Beeline Highway  
Purpose: For a Conditional Use Permit to allow outside display or storage of merchandise or equipment in a C-2 Commercial Zoning District.

Sheila DeSchaaf, Planning and Development Director, summarized the staff report.

Staff recommends approval with the following conditions:

1. Site shall maintain compliance with all Town of Payson development regulations for commercially zoned property.
2. Exterior sales and display shall be limited to the areas depicted on the site plan only, and shall be limited to the covered walkway area for displays of merchandise and the designated space within the parking on this property for the storage of the smoker equipment.
3. Display/storage areas shall not impede accessible routes from the parking area to the store entry.
4. An approved business license and occupancy permit is required.
5. The length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as the outside display and storage of

merchandise and equipment in conjunction with a carry-out restaurant at 1103 South Beeline Highway conforms to the above conditions, this CUP is valid. Change in uses or additional uses shall require approval through the CUP process.

Commissioner Scheidt asked if the fire department had reviewed the smoker and location. Ms. DeSchaaf replied that the fire department had no comments and this smoker has been in use already with business off site.

Susie Koerschner, owner, stated that the fire department did do an inspection and approved it. Also the smoker is fueled by wood. She also commented that there would be a steam table and a sandwich prep area inside the building.

Chairman Loyd opened the public hearing.

A member of the audience spoke in favor of the conditional use permit.

Chairman Loyd closed the public hearing.

Motion: To approve CUP14-002, a request to allow outside display of merchandise and equipment in conjunction with a carry-out restaurant in a C-2 zoning district at 1103 South Beeline Highway with the conditions listed in the staff report.

Moved by James Scheidt, seconded by Lori Meyers.

Vote: Motion carried 6 - 0

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

Absent: Scott Helmer.

**D. SCHEDULED DISCUSSION/POSSIBLE ACTION**

1. There are no items scheduled 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, Planning and Development Director, noted that Doni Wilbanks has been promoted to Planning Specialist which will involve commercial development review, use permits, design review, zoning plan review and inspections in addition to what she is doing with the housing rehab program.

Trever Fleetham is our new Planning Technician and explained that he would have the responsibility for all the front counter work; intake for the zoning applications and will also be doing the residential zoning plan review.

Jason Larson is our new Code Compliance Specialist and he is hugely committed to making neighborhood clean-up a community wide effort. He's already been working with churches and various organizations to create programs to assist needy homeowners and abating the nuisances.

Commissioner Swenson noted that the General Plan update did get approved in the primary election.

Adjourned at 3:30 p.m.

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Jeff Loyd, Chairman

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Approved

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Chris Floyd, Executive Assistant