

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

Chairman Loyd called the duly posted public meeting of the Planning and Zoning to order at 3:02 p.m. in the Town Council Chambers.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: John Swenson, Dan Jaeger, Clark Jones, Lori Meyers, Jeff Loyd, and Scott Helmer.

ABSENT: James Scheidt

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

- A. 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.

Item 2 (P14-003) and Item 3 (P14-004) were taken out of order and discussed together.

B. SCHEDULED HEARING(S)

2. P14-003 Major Amendment to the Town of Payson General Plan
Filed by: Town of Payson
Location: 760 acres recently annexed from Star Valley and the Fox Farm/Rim Ranch property at the end of Granite Dells Road being considered for annexation
Purpose: This amendment would apply land use designations to land annexed or considered for annexation into the Town of Payson in 2014.

Tim Wright, Town Attorney, gave an update on the progress of the annexation process and noted that the current owners have entered into a

purchase agreement with the ultimate owners of the property. Mr. Wright stated on these two (2) items town staff was recommending the public hearing be held today and then recommends that the Commission direct staff 1) to keep both applications active; 2) defer taking any action on them today; and 3) request that staff bring these back to the Commission when it is requested by the property owner.

Chairman Loyd opened the public hearing.

There was a lengthy discussion and public input regarding the possible zone change, the major amendment to the General Plan, the roadway, and infrastructure.

The Commission recessed at 4:44 p.m.

The Commission reconvened at 4:53 p.m. with all Commissioners still present.

Chairman Loyd closed the public hearing.

Several Commissioners had further comments regarding needing more details, infrastructure requirements, and opportunity for public comment at a later date.

Commissioner Meyers moved, seconded by Commissioner Swenson, to keep both of these applications active; defer action on each; and request that staff place both of these items back on the Commission's agenda, as public hearings, when requested by the property owner and after proper noticing as required by State Statutes and the Payson Town Code.

Motion carried 6-0.

3. P14-004 Zone Change Request
Filed by: Town of Payson
Location: In and around East Granite Dells Road (The Rim Ranch property, commonly known as Fox Farm)
Purpose: Request to rezone property annexed or considered for annexation into the Town of Payson in 2014
1. P14-002 Amendment to Town of Payson Unified Development Code
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To revise the sewer requirements within Industrial Zoning Districts.

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

The Commission asked questions which were answered by staff.

Chairman Loyd opened the public hearing.

There was discussion and public input regarding the possibility of changing the sewer requirements for industrial zoned properties.

Chairman Loyd closed the public hearing.

Several Commissioners had further comments regarding sewer requirements and the need for monitoring the systems.

Chairman Loyd read a letter that had been submitted to the Commission pertaining to the sewer requirements.

Commissioner Meyers moved, seconded by Commissioner Jaeger, to recommend to the Payson Town Council that we do not change the requirements to hook on to the sewer system for P14-002 and do not revise those requirements at this time.

Motion carried 4-2 with Commissioner Jones and Swenson casting the dissenting votes.

C. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. There are no items for this section.

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

Chairman Loyd questioned if the citizen participation needed to be on a future meeting agenda for discussion.

Tim Wright, Town Attorney, suggested that the Chairman talk to Ms. DeSchaaf to determine if it needs to be addressed.

E. INFORMATION TO COMMISSION (Not for Discussion)

Sheila DeSchaaf, Planning and Development Director, stated that the UDC has now been incorporated into the Town Code. The numbering and where you find it has changed. Staff can make hard copies if one is requested.

Adjournment - 5:46 p.m.

Jeff Loyd, Chairman

Approved

Chris Floyd, Executive Assistant