

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
May 2, 2016**

Chairman Jones 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: Barbara Underwood, Clark Jones, Dan Jaeger, Jennifer Smith, John Swenson, and Joe Klein.

ABSENT: None

STAFF PRESENT: Sheila DeSchaaf, Planning & Development Director, Doni Wilbanks, Planning Specialist, Trever Fleetham, Planning Technician, Hector Figueroa, Town Attorney, and Chris Floyd, Executive Assistant.

A. APPROVAL OF MINUTES

1. Public Meeting 3-7-16 Pages 1-2

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. P16-001 Zone Change Request
Filed by: Mary Suzanne Malinski, property owner
Location: 208 East Bonita Street
Purpose: To rezone from C-1, Commercial to R-3, Multifamily Residential property.

Sheila DeSchaaf, Planning and Development Director, summarized the staff report. Staff recommends approval subject to the following three (3) conditions:

1. The front portion of this property encumbered by the 25 foot roadway easement shall be dedicated to the Town of Payson for East Bonita Street Phase II improvements.
2. A Slope and Drainage Easement shall be granted over the front 14' feet of the site after necessary right of way has been dedicated.
3. The applicant shall grant a temporary construction easement to the Town of Payson in conjunction with East Bonita Street Phase II improvements as shown in the proposed improvement plans for that project.

Sue Malinski, applicant, stated that she was obtaining mortgage financing on the property.

Chairman Jones opened and closed the public hearing.

Motion: To recommend to the Town Council approval of P16-001, a request to rezone a 1.27 acre property located at 208 East Bonita Street from C-1 to R-3 subject to the three conditions listed above with the change on #2 to 14'. Moved by Barbara Underwood, seconded by Jennifer Smith.

Vote: Motion carried 6 - 0

Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Jennifer Smith, John Swenson, and Joe Klein.

2. P16-002 Unified Development Code Amendment
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To amend Unified Development Code Section 154-11-002 concerning the definition of a mobile storage unit.

Sheila DeSchaaf, Planning and Development Director, stated this request is to amend the definition of a mobile storage unit to include refrigerated units. It would allow the units to be connected to utilities in conjunction with grocery and/or restaurant type operations.

Chairman Jones opened and closed the public hearing.

Commissioner Underwood felt that this was a good amendment to the code.

Motion: To recommend to the Town Council approval of P16-002, an amendment to the Unified Development Code definition of mobile storage unit as outlined in this staff report.

Moved by Barbara Underwood, seconded by Jennifer Smith.

Vote: Motion carried 6 - 0

Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Jennifer Smith, John Swenson, and Joe Klein.

3. P16-003 Unified Development Code Amendment
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To amend Unified Development Code Section 154-02-004 concerning keeping horses or livestock in front yards.

Doni Wilbanks, Planning Specialist, summarized the staff report.

The Commission asked questions which were answered by staff.

Chairman Jones opened the public hearing.

Joanne Bergman stated that she lives in an area where livestock is allowed. She felt it was more about how you keep your property.

Chairman Jones closed the public hearing.

Motion: To recommend to the Town Council approval of P16-003, an amendment to the Unified Development Code Section 154-02-004(B)(3)(c) to allow livestock in the front yard as outlined in this staff report.

Moved by Barbara Underwood, seconded by Dan Jaeger.

Vote: Motion carried 5 - 1

Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Jennifer Smith, and Joe Klein.

No: John Swenson.

4. P16-004 Unified Development Code Amendment
Filed by: Town of Payson
Location: Could affect all of Payson
Purpose: To amend Unified Development Code Section 154-02-003 concerning exempt accessory structures.

Trever Fleetham, Planning Technician, summarized the staff report.

The Commission asked questions which were answered by staff.

Chairman Jones opened and closed the public hearing.

Motion: To recommend to the Town Council approval of P16-004, an amendment to the Unified Development Code Section 154-02-003(A)(6) - structures exempt from the current Building Code, as outlined in this memo.

Moved by Jennifer Smith, seconded by John Swenson.

Vote: Motion carried 6 - 0

Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Jennifer Smith, John Swenson, and Joe Klein.

5. P16-005 Unified Development Code Amendment

Filed by: Town of Payson

Location: Could affect all of Payson

Purpose: To amend Unified Development Code Section 154-04-002 to allow commercial parking lots in R3, Multifamily Residential zoning districts.

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

Commissioner Swenson asked about the depth of the parking space which was explained by staff.

Chairman Jones opened and closed the public hearing.

The Commission asked questions which were answered by staff.

Motion: To recommend to the Town Council approval of P16-005, an amendment to the Unified Development Code parking general requirements as illustrated in Exhibit A.

Moved by Jennifer Smith, seconded by Dan Jaeger.

Vote: Motion carried 6 - 0

Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Jennifer Smith, John Swenson, and Joe Klein.

6. P16-006 Unified Development Code Amendment

Filed by: Town of Payson

Location: Could affect all of Payson

Purpose: To amend Unified Development Code Section 154-02-004 concerning Residential Lot Development Standards.

Trever Fleetham, Planning Technician, summarized the staff report.

Sheila DeSchaaf, Planning and Development Director, shared some examples from the City of Phoenix.

Commissioner Underwood stated that she felt that this was a change that would provide the best use of land and it was long over due.

Chairman Jones opened the public hearing.

Evelyn Mayer explained her situation which was used as the example in the staff report. She asked that the Commission consider this amendment.

Chairman Jones closed the public hearing.

Commissioner Swenson asked for clarification regarding a platted development and if a larger lot existed could it still be split later. Ms. DeSchaaf stated that it could be restricted by the plat. Mr. Swenson stated that in some areas the trend is now for micro housing.

Motion: To recommend to the Town Council approval of P16-006, an amendment to Residential Lot Development Standards.
Moved by Barbara Underwood, seconded by Jennifer Smith.

Vote: Motion carried 6 - 0
Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Jennifer Smith, John Swenson, and Joe Klein.

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)

Sheila DeSchaaf, Planning and Development Director, stated that there would be a meeting next month.

Adjournment - 4:04 p.m.

Clark Jones, Chairman

Approved

Chris Floyd, Executive Assistant