TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
June 13, 2011

Chairman Goddard called the duly posted 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, Russell Goddard, Lori Meyers, Jeff Loyd, Clark Jones, and Mark Waldrop.
ABSENT: Joel Mona
STAFF PRESENT: Ray Erlandsen, Community Development Director, Doni Wilbanks, Planning Technician, Tim Wright, Deputy Town Attorney, and Gaye Stidham, Deputy Town Clerk.

A. APPROVAL OF MINUTES

1. Public Meeting 5-16-11 Pages 1-3

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. CUP11-003 Conditional Use Permit
   Filed by: Payson Plaza Shopping Center LLC, property owner; Susie & Shannon Long, applicants
   Location: 105 East Highway 260
   Purpose: To allow a pet shop in a C-2 zoning district.

   Doni Wilbanks, Planning Technician, summarized the staff report.

   Chairman Goddard opened the public hearing.

   Shannon Long, applicant, gave a brief overview of his proposed pet shop which will include cats and dogs.

SEP 2 2 2011 E.2*

The Commission asked questions, which were answered by the applicant.

Chairman Goddard closed the public hearing.

Motion: Approve CUP11-003, a request to allow a pet shop in a C-2 zoning district at 105 East Highway 260 with the conditions listed in the staff report, which are:
1. Business shall comply with all Town of Payson regulations, including the keeping of exotic animals requirements.
2. No noise or odors are to be discernable outside the business suite.
3. An approved business occupancy permit (BOP) is required prior to this CUP becoming effective.
4. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as the pet shop use at 105 East Highway 260 conforms to the above conditions, this CUP is valid. Change in uses or additional uses shall require approval through the CUP process.
Moved by Lori Meyers, seconded by James Scheidt.

Vote: Motion carried 6 - 0
Yes: Jeff Loyd, Lori Meyers, James Scheidt, Mark Waldrop, Russell Goddard, and Clark Jones.

Absent: Joel Mona.

2. CUP11-004 Conditional Use Permit
Filed by: Dobson Tool & Die Co. Inc. and McLange, Inc., property owners; McMahon's RV, applicant
Location: 600-604 South Beeline Highway
Purpose: To allow recreational vehicle display and sales in a C-2 zoning district.

Ray Erlandsen, Community Development Director, summarized the staff report.

Staff recommends approval with the following conditions:

1. Display area shall substantially conform to the site plan submitted stamped May 2, 2011.

2. Fencing along the street frontage or other proposed improvements for this property shall comply with Design Review provisions of the Town of Payson.

3. Signage associated with the display and sales of RV vehicles shall be restricted to the approved use area, unless a temporary sign permit has been issued.

4. Any vehicle washing/water usage shall be approved by Town of Payson Water Department.

5. The length of this Conditional Use Permit shall be for 6 months as a Recreational Vehicle and trailer sales use at 600-604 South Beeline Highway, with an option to extend with the approval of the Planning and Zoning Commission. An office and associated facilities, i.e. restrooms, parking, etc. are to be located on an adjacent

parcel. Expansion of the approved use, change in uses, or additional uses shall be subject to review and approval by the Planning and Zoning Commission if not expressly permitted in the C-2 zoning district.

6. Failure to comply with the above conditions shall be grounds for zoning citations and possible revocation of the Conditional Use Permit, if alleged violations of the conditions of this CUP are brought to the attention of the Community Development Department. A request for review may be brought before the P & Z Commission at the discretion of the Zoning Administrator.

Chairman Goddard asked if this permit would come back in six months to the Commission to which the reply was yes if the applicant requested an extension.

Chairman Goddard opened the public hearing.

Bill Furano, applicant, gave a brief overview of the proposed project. He stated that this was a search mission and if they do well then they would be looking for a permanent location that would include a service center.

The Commission asked questions, which were answered by the applicant.

Chairman Goddard closed the public hearing.

Motion: Approve CUP11-004, a request to allow Recreational vehicle and trailer sales in a C-2 zoning district at 600-604 South Beeline Highway subject to the conditions read in the staff report, 1-6.
Moved by James Scheidt, seconded by Clark Jones.

Vote: Motion carried 6 - 0
Yes: Jeff Loyd, Lori Meyers, James Scheidt, Mark Waldrop, Russell Goddard, and Clark Jones.

Absent: Joel Mona.

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

Chairman Goddard noted that at a previous meeting Commissioner Mona asked about a schedule for revising the General Plan and asked if that was available. Ray Erlandsen, Community Development Director, noted that was in item F.

F. INFORMATION TO COMMISSION (Not for Discussion)

1. General Plan Update scheduled to begin FY 12-13

Ray Erlandsen, Community Development Director, gave a recap of the proposed schedule for the General Plan update. He commented that the State has extended the completion date to 2015. He stated that the update process should start in July 2012. It is the goal to have it completed by the November 2014 election. Mr. Erlandsen noted that they would be looking for input and it would come before the Commission for review and recommendation to Council then ultimately to the voters.

Questions were asked about Commissioners being on the review committee. It was noted that there shouldn't be more than three (3) on the committee. Tim Wright, Town Attorney, stated that the Commission should wait until we see what form the process is going to take. He commented that usually an outside consultant is brought in.

Commissioner Scheidt commented that before there were numerous committees within the community so different commissioners went to each of those committees. Chairman Goddard stated that he felt several members of the present Commission would be interested in the process.

Ray Erlandsen, Community Development Director, stated that this was his last official meeting with the commission, he was retiring on June 30, 2011. He commented that he really appreciated their hard work, insight, and dedication. Chairman Goddard stated the commission appreciated him and the quality reports he provided. He said he would be missed.

Adjournment - 3:23 p.m.

9-13-11

Russell Goddard, Chairman

Approved

Chris Floyd

Chris Floyd, Executive Assistant