

**PAYSON CITY PLANNING COMMISSION  
MEETING MINUTES  
May 28, 2014**

**REGULAR SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER:** 7:00 p.m.

**ROLL CALL:** Vice Chair Blair Warner; Commissioners George Van Nosedol, Amanda Peterson, and Kirk Beecher; City Councilmembers Kim Hancock and Mike Hardy; City Planner Jill Spencer; City Treasurer Elaine Openshaw; Chairman John Cowan, and Commissioners Todd Cannon and Harold Nichols excused.

**INVOCATION:** Commissioner Van Nosedol

**PUBLIC FORUM**

No one present for Public Forum

**CONSENT AGENDA**

*Motion by Commissioner Beecher to approve the minutes for the regular meeting of May 14, 2014.  
Seconded by Commissioner Van Nosedol. Motion carried.*

**REVIEW OF THE PURPOSE AND ZONE CHARACTERISTICS OF THE NON-RESIDENTIAL ZONING DISTRICTS.**

Planner Spencer led a discussion about reviewing the purpose and zone characteristics of the non-residential zoning districts.

The City Council has requested the Planning Commission and staff complete a comprehensive review of Appendix A, Non-Residential Land Use Categories of the Payson City Zoning Ordinance for consideration of amendment. On May 14, 2014, the Planning Commission discussed the best way to approach this task to ensure the review is completed in an efficient and timely manner. The Planning Commission determined that a review of the *Purpose and Zone Characteristics* of each non-residential zoning district would be beneficial before a review of the land uses to understand the objectives and goals of each zoning district to ensure the land uses are consistent and complementary. In simplified form, the Planning Commission will take the following steps to complete a comprehensive review of the standard land uses in the commercial and industrial zones throughout the city.

Step 1: Review of *Purpose and Zone Characteristics* of each non-residential zoning district to determine if changes are necessary to create distinctive, vibrant, and strong business districts throughout the community.

Step 2: Complete a review of all land uses allowed in the non-residential zones, regardless of geographic location, to determine if potential business activities are consistent with the land use and economic development goals of Payson City.

Step 3: Identify suitable land uses and classifications (permitted, conditional, accessory) in the appropriate zoning district(s).

Step 4: Process proposed amendments, if any, in a manner consistent with the requirements of Utah Code and City ordinance, including public hearings.

Appendix A includes the following zoning districts: I-1, Light Industrial Zone; I-2, Heavy Industrial Zone; R&D, Research and Development; PO-1, Professional Office; CC-1, Central Commercial; GC-1, General Commercial; S-1, Special Highway Service; CAP, Commercial, Arts, and Preservation; and A-5, Agricultural Zone. Staff has provided a copy of the latest version of the adopted Zoning Map and the relevant sections of the Payson City Zoning Ordinance for reference.

Discussion was held concerning the color of the pharmacy coming in. The Commissioners would like to see them stay within the brown color that is continuous in that area. Planner Spencer put in her letter that the architect needs to integrate the brown colors in their design.

Members of the Commission commented that there has been too many professional businesses allowed in the S-1 Zone and we need to have more businesses that will provide us with a tax base.

Planner Spencer stated that this is one of the items for potential discussion and consideration when reviewing the purpose and intent of the non-residential zoning districts.

Commissioner Beecher asked if there is an agreement with neighboring cities defining the expansion boundaries of the City.

Planner Spencer stated that there are agreements with Salem and Spanish Fork. Discussions were held with Santaquin and the residents in the affected areas and no agreements were made at the time.

Discussion was held regarding the purpose and intent of the industrial zones and the definition of light industrial and heavy industrial

Planner Spencer explained that the majority of the I-1 Light Industrial Zone is west of the freeway. The Payson Business Park is zoned as a Light Industrial Area on the Zoning Map, but the land uses and other related development regulations are limited by the CC&R's of the Park. Planner Spencer suggested the area be rezoned to the BPD, Business Park Development Zone.

Planner Spencer said they needed to talk specifically about BPD, Business Park Development Zone.

Commissioner Warner said we need to look for a way to simplify and lower the expectancy in that area.

Discussion was held regarding the I-2 Heavy Industrial Zone. Planner Spencer explained that there is one area zoned I-2 at this time. The I-2 Zone was first applied when the City annexed the property where the fleet maintenance and street departments are located. The I-2 Zone is the only zone that allows for sexually oriented businesses, a use that must be allowed in the city as required by state law.

Discussion was held about changing the R&D Research and Development Zone to an overlay zone. Councilmember Hancock stated that for that to occur the overlay zone would need to be more restrictive than the underlying zone.

Planner Spencer said one of the challenges will be the existing businesses located in that zone.

Discussion was held regarding the PO-1 Professional Office Zone. This zone is for professional services with emphasis on the medical services with minimal retail and restaurant use. The hospital has asked for some retail and food establishments in that area of town. When their employees and employees of the doctor's offices have a break for lunch, there aren't many places they can go.

Discussion was held regarding the CC-1 Central Commercial Zone. There was discussion regarding possible elements of emphasis to anchor the growth and the existing development issues in Historical Downtown Payson. Issues included parking, traffic, utilities, existing buildings, and allowed uses.

Councilman Hancock said he received so many emails and complaints when the movie production was taking place. It shut down the whole downtown and people couldn't get where they wanted to go.

Planner Spencer said downtown businesses need to make better use of their display windows to promote their business. The library does a great job with their display windows.

*Commissioner Van Nosedol motioned to adjourn.*

Meeting adjourned at 8:40 p.m.