# Payson City

# Planning Commission Meeting

# Payson City Center, 439 W Utah Avenue, Payson UT 84651

# Wednesday, July 10, 2024 6:00 p.m.

# Conducting: Ryan Frisby, Planning Commission Chair

# Commissioners: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli, Blair Warner

# Absent:

# Staff: Robert Mills, Development Services Director

Michael Bryant, Planner II

# Marty Dargel, Planning Technician

# Brandon Dalley, City Prosecutor

Jonathan Knight, City Engineer

# Others:

# 

# Call to Order

# This meeting of the Planning Commission of Payson, Utah, having been properly noticed, was called to order at 6:00 p.m.

# Invocation/Inspirational Thought – Commissioner Warner

# Consent Agenda

# Approval of minutes for the regular meeting of June 26, 2024.

# **MOTION: Commissioner Heimuli - To approve the Consent Agenda.** Motion seconded by Commissioner Brinkerhoff. Those voting yes – Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

# Public Forum

# No public comment.

# Review Items

# **MOTION: Commissioner Beecher – To take agenda out of order.** Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

Item 5.2 will be taken first.

5.2 PUBLIC HEARING - Request by Manuel Munoz to apply the I-O, Infill Overlay to Utah County Parcel #46:969:0002. This parcel is located at 844 East 200 North in the R-1-7.5 Residential Zone. The I-O, In-fill Overlay would allow for reduced frontage for a two-lot subdivision.

Staff Presentation:

Staff explained that the applicant is requesting the I-O, Infill Overlay for a flag lot with reduced frontage to 31.43 feet. Approval would allow for a two-lot subdivision to proceed through the administrative staff process. A diagram of the layout was displayed. An alternative suggested by staff would be for the I-O, Infill Overlay approval for reduced frontage for two lots with 65 feet of frontage on 200 North, instead of one regular lot and one flag lot. Staff explained that the property owner immediately adjacent to lot two would like to maintain access to their property which has been land locked. He has been accessing the property through the adjacent parcel. Alternatives for all parties might include a cul-de-sac that could provide access to all parcels, or an access agreement along the private drive of the flag lot (if approved), or an access agreement in another location. Access agreements would be civil matters between property owners. Mr. Monk who owns the adjacent property was asked to explain to the commissioners the situation with his property. Discussion was held and questions answered.

Applicant Comment:

No comment from applicant.

# **MOTION: Commissioner Warner – To open the public hearing.** Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

# Public Comment:

No public comment.

# **MOTION: Commissioner Beecher – To close the public hearing.** Motion seconded by Commissioner Heimuli. Those voting yes Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

# Commission Discussion:

Commissioner Warner asked the applicant for their reaction to the new information. The applicant, Jonathan Castillo, stated that he would be willing to give access to Mr. Monk if they were approved for the flag lot. Discussion was held regarding the different options available. Commissioners allowed Max Carter, who was in attendance to ask some questions regarding access road and house placement. Commissioner Beecher feels the I-O is a good use of the property.

**MOTION: Commissioner Beecher – To recommend approval for the I-O, Infill Overlay to allow for reduced lot size, frontage, and setbacks.** Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

5.1 PUBLIC HEARING - Request by Joe Ann Gibb on behalf of Maverick to apply the S-1, Special Highway Service zoning designation to Utah County Parcel #69:003:0002. This parcel is located at 67 West 1130 North in the I-1, Light Industrial Zone. The S-1, Special Highway Service zoning designation will allow the applicant to develop a fuel station and convenience store.

Staff Presentation:

Staff began the presentation by displaying a map of the area. This zone change request is for a portion of lot one of the WICP Payson Tech Subdivision. A boundary line adjustment will be processed to reflect the change. Potential findings may include the following:

* The property at this location borders commercial property on the south.
* The realignment of Main Street will cause this property to be an ideal area of commercial property that transitions to light industrial property.
* The property is near I-15 and the freeway interchange along Main Street.
* The applicant will be required to meet all UDOT standards for development.

Staff has made the applicant aware of the future realignment of Main Street, and the applicant still wishes to proceed. With the applicant understanding the future for this area, staff is comfortable with a recommendation of approval for the S-1, Special Highway Service zone to be applied to the 3.93 acres of the WICP Payson Tech Subdivision. Note was made that this was the prior zoning of this parcel.

Commissioners had questions regarding the boundary line adjustment and road placement. Staff gave further explanations of the future placement of Main Street.

Applicant Joe Gibb answered questions regarding the boundary line adjustment.

# **MOTION: Commissioner Heimuli – To open the public hearing.** Motion seconded by Commissioner Brinkerhoff. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

# Public Comment:

No public comment.

# **MOTION: Commissioner Heimuli – To close the public hearing.** Motion seconded by Commissioner Becker. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

# Commission Discussion:

Commissioner Beecher feels that this is a good location for a Maverick service station.

Commissioner Frisby asked if there would be diesel pumps. Staff displayed a site map indicating the location of the diesel pumps and access points.

Commissioner Warner feels it is good for the city to have commercial development on this side of the city.

# **MOTION: Commissioner Beecher – To recommend approval of this request to apply the S-1, Special Service Highway zoning designation to this parcel after plat revision.** Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

# Commission and Staff Reports and Training

Staff shared information regarding the upcoming APA Utah Fall Conference in October with commissioners.

1. Adjournment

**MOTION: Commissioner Heimuli – To adjourn.** Motion seconded by Commissioner Beecher. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

# The meeting adjourned at 6:49 p.m.

# /s/ *Marty Dargel*

# Marty Dargel, Planning Technician

# 