

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 9, 2024, 6:00 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

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

Absent: Rachel Becker

Staff: Robert Mills, Development Services Director (attended via Zoom)
Jill Spencer, Senior Planner
Michael Bryant, Planner II
Marty Dargel, Planning Technician

Others

1. 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.

2. Invocation/Inspirational Thought – Commissioner Heimuli

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of September 25, 2024.

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

Staff would like the record for the minutes of the meeting on September 25, 2024, to reflect that Jackie Larsen, who had a public comment, lives in and owns property in Salem. Most of the content of her concern is surrounded in Salem City, not Payson City.

AMENDED MOTION: Commissioner Beecher- To amend the minutes to reflect that addition. Motion seconded by Commissioner Heimuli. Those voting yes – Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

4. Public Forum

No public comment.

5. Review Items

- 5.1 PUBLIC HEARING - Little Creek Subdivision: Request by Austin Larson to apply the I-O, Infill Overlay to Utah County Parcel #08:047:0009. This parcel is located at 398 North 400 East in the R-1-7.5 Residential Zone. The I-O, In-fill Overlay would allow for a two-lot subdivision to be located on the parcel with reduced setbacks for the lots.

Staff Presentation:

Staff gave an overview of the request for the I-O, Infill Overlay request by Austin Larsen. This request is for reduced setbacks to allow for a two-lot subdivision located at 398 North 400 East on Utah County Parcel #08:047:0009. Staff showed an image indicating the location of the property and the placement of the proposed subdivision and home to be built. Additionally, the applicant will install curb, gutter, and sidewalk along the entire property. Staff made note that the new lots would be larger than the requirement for the zone. Significant improvements to the infrastructure will be made.

Commissioner Beecher inquired about the placement of the retaining wall on the property. Staff responded that this is just a preliminary drawing.

Commissioner Heimuli asked staff what they recommend. Staff responded they are comfortable recommending approval.

Applicant Comments:

Austin Larsen clarified that the curb, gutter, and sidewalk will be put along the entire property.

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

Commission Discussion:

Commissioner Beecher feels this is a good, innovative use of the property. Commissioners collectively agreed.

MOTION: Commissioner Heimuli – To forward a positive recommendation to City Council with the reduced setbacks that were discussed. Motion seconded by Commissioner Adams. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

- 5.2 ACTION ITEM – Payson Business Park Subdivision: Request by Keith Smith on behalf of Tanden SPV I, LLC, for the vacation of lot 5 of the Payson Business Park Subdivision Plat G. The property is located at 292 S. American Way on Utah County Parcel #49:876:0005. With the approval of this vacation, the applicant is seeking to allow for separate ownership of the units.

Staff Presentation:

Staff reviewed the request for vacation of lot 5 of the Payson Business Park Plat G and explained that the Planning Commission is the land use authority in this case as per Payson City Code section 12.10.010. A further explanation was given that the Utah County Recorder's office has requested that before a building is condominiumized it be removed from any existing subdivision. Staff stated that ultimately this comes down to ownership versus renters. By condominiumizing, each unit will have separate owners. Staff discussed the process of condominiumization in buildings that were not originally built for that purpose, particularly focusing on the challenges and solutions related to sewer connections and individual ownership of units. There will be a requirement that the condominium CC & R document will need to include a statement that any incoming entity requiring a treatment system or grease trap would need to install that at their expense.

Staff recommends approval of lot 5 being vacated from the Payson Business Park Subdivision, Plat G.

Applicant Comments:

Keith Smith was asked by commissioners about the water hook ups. He responded that there will be one water main in the building which would service all the units. He stated they are comfortable with amending the CC & R document to meet the requirements of the city.

Commission Discussion:

Various questions from commissioners were discussed. Commissioner Frisby stated that he sees no issues with this.

MOTION: Commissioner Beecher – To recommend approval of the vacation of lot 5 from the Payson Business Park Plat G, authorizing staff to prepare the correct documents. Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kevi Heimuli, Blair Warner. The motion carried.

6. Commission and Staff Reports and Training

Staff discussed the Payson Gateway Plan which involves a new freeway interchange and will provide additional traffic distribution, also the potential impact on existing businesses and maintaining the "small town feel" while accommodating growth. The aim is to support existing uses and adapt to anticipated growth along the corridor between the interchange and downtown, connecting these nodes to encourage exploration beyond the interchange.

Commissioner Beecher stated that he would love to see a new city center and feels the Gateway Area to be a good location.

Reminders were given for the upcoming APA Conference, Main Street block party and ribbon cutting event, South County training in Springville, and cyber security training.

7. Adjournment

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

The meeting was adjourned at 6:53 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician