# Payson City

# Planning Commission Meeting

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

# Wednesday, December 11, 2024, 6:00 p.m.

# Conducting: Ryan Frisby, Planning Commission Chair

# Commissioners: Perry Adams, Rachel Becker (arrived at 6:05pm), Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli, Blair Warner

# Absent:

# Staff: Jill Spencer, Senior Planner (arrived at 6:15 pm)

Michael Bryant, Planner II

# Marty Dargel, Planning Technician

# Jonathan Knight, City Engineer

# Others

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# 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 Beecher

# Consent Agenda

# Approval of minutes for the regular meeting of October 9, 2024.

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

* 1. Resolution – Planning Commission Annual Meeting Dates and Times

# **MOTION: Commissioner Heimuli - To approve the Resolution for Planning Commission Meeting Dates and Times for 2025.** Motion seconded by Commissioner Adams. Those voting yes – Perry Adams, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. The motion carried.

# Public Forum

# No public comment.

# Review Items

* 1. PUBLIC HEARING - Ordinance Text Amendment: Development Guidelines Revisions

Staff Presentation:

Engineering staff gave a brief overview of some of the revisions for the Development Guidelines.

Commissioner Beecher requested to add a comment regarding plan and profiles being required whenever private utilities cross public.

Staff clarified reason in the Culinary Water Section 3, paragraph 7, the change from “public” to “municipal” utility easement was made for cases when it is necessary to have a water easement without other utilities in it. The term “public” gives the impression that other public utilities can be included.

Staff also clarified several other questions raised by commissioners.

# **MOTION: Commissioner Beecher – 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:

No commission discussion.

# **MOTION: Commissioner Warner – To accept the revisions to the Development Guidelines with changes requested.** 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.

5.2 RECOMMENDATION - Lunaria Springs Annexation: Request by Rob McNeel to extend the Payson City municipal boundaries to include the following three Utah County parcels totaling approximately 16.229 acres: 30:033:0047, 30:030:0010, and 30:030:0059. The parcels are located at approximately 1500 East 100 South and are currently zoned RA-5, Residential Agriculture Zone (Utah County designation). The applicant is requesting a zoning designation of R-1-7.5, Residential Zone.

Staff Presentation:

Staff displayed a map indicating the three parcels included in the annexation request. It was clarified that the actual acreage is 15.229 not 16.229. Staff are recommending an annexation agreement that would include a recommended lot layout, specific building materials, and housing products. The staff’s recommended lot layout was displayed, and applicant is amenable to that.

Commission Discussion:

Various questions from commissioners were answered regarding placement of drainage area and open space.

Commissioner Warner indicated that he likes that this is single family residential.

# **MOTION: Commissioner Heimuli – To recommend item 5.2 be sent forward to City Council after staff has confirmed the building materials and annexation agreement**. Motion seconded by Commissioner Warner. 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

Commissioner Heimuli requested a quarterly update from staff regarding new and pending commercial businesses. Staff agreed to include that report quarterly.

1. Adjournment

**MOTION: Commissioner Beecher – To adjourn.** 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.

# The meeting adjourned at 6:20 p.m.

# /s/ *Marty Dargel*

# Marty Dargel, Planning Technician

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