

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, February 26, 2025, 6:00 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff (arrived at 6:01 pm), Kepi Heimuli, Blair Warner (Attended via Zoom)

Absent:

Staff: Jill Spencer, Development Services Director
Michael Bryant, Planner II
Marty Dargel, Planning Technician
Brandon Dalley, City Prosecutor

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 Adams

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of January 22, 2025.

MOTION: Commissioner Beecher - To approve the Consent Agenda. Motion seconded by Commissioner Heimuli. A roll call vote was taken. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. Those voting no: none. The motion carried.

4. Public Forum

No public comment.

5. Action Items

5.1 REVIEW AND DECISION - Subdivision Plat Amendment - Blackhawk Business Park Condominiums Phase One Plat: Request by Wesley Zufelt for the vacation of eight condominium units located at 1025 West 800 South on the following Utah County parcels: unit 3A, parcel #35:354:0005, unit 3B, parcel #35:354:0006, unit 4A, parcel #35:354:0007, unit 4B, parcel #35:354:0008, unit 5A, parcel #35:354:0009, unit 5B, parcel #35:354:0010, unit 6A, parcel #35:354:0011, and unit 6B, parcel #35:354:0012. These parcels will be absorbed into Utah County parcel #30:063:0050.

Staff Presentation:

Staff began the presentation with a review of the applicant's request for a subdivision plat amendment. A map was displayed indicating the parcels involved. Staff pointed out the condominium units that are already in place and the eight undeveloped parcels. The applicant would like to consolidate the eight undeveloped condominium parcels with adjoining Utah County parcel #30:063:0050 to utilize as a mixed use commercial and residential development. Staff explained that the planning commission is the land use authority in this case since there are no easements or roads or anything of that nature being vacated.

Commission Discussion:

Staff answered questions from commissioners regarding access to the development, explaining that the number of access points is limited intentionally by UDOT because 800 South is a UDOT road. Discussion was had regarding the number of units to be built which have already been approved by the city council. Staff were asked what their recommendation is and stated that they recommend approval based on the fact that the applicant owns all of the undeveloped condominium units, they have all other approvals for development and are very near site plan approval. They have also had a traffic study conducted at the request of the city council that identified the capacity and impact.

Applicant Comments:

Wesley Zufelt, representing the property owners, gave clarification on the access to the property, number of units to be built, and ownership of the property.

MOTION: Commissioner Beecher – To approve the request for plat amendment to consolidate lots 3A and B, 4A and B, 5A and B, 6A and B of the Blackhawk Business Park Condominium Phase 1 plat, finding it meets all requirements of Payson City Code and has no detrimental impacts to the plat if consolidated. Motion seconded by Commissioner Heimuli. A roll call vote was taken. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. Those voting no: none. The motion carried.

- 5.2 REVIEW AND DECISION - West Mountain Field House: Request by applicant, Ariel Martinez, for a conditional use permit to place a field house on the property located at 594 South 2400 West on Utah County parcel #29:010:0029 in the A-5-H Annexation Holding Zone. Field Houses are conditionally permitted use within the A-5, Agricultural Zone. This request should be conditioned upon the property being moved from the A-5-H designation to the A-5, Agricultural Zone.

Staff Presentation:

Staff explained that a field house is a conditional use in the A-5 zone. The A-5-H zone and the A-5 zone are essentially the same. This property was annexed into the city as an annexation holding zone with the intent that the zone would change at some point in the future when a specific plan for development dictates a change. Staff displayed a map indicating the location of the property and the area where the field house would be located. The development would include a field house with paved parking. Staff have the following recommended conditions of approval:

- 1) Must obtain Development Proposal adoption from the city council as per Payson City Code 13.14.040.14(F) Annexation Holding Zone (A-5-H).
- 2) Must complete a parking study by a licensed transportation engineer as per Payson City Code 13.10.040, Parking Spaces Required.
- 3) Must complete site plan and building permit processes.

- 4) Any reasonable conditions that the planning commission chooses to place on the conditional use permit.

Commission Discussion:

Discussion was held regarding questions concerning zoning, future development, possible traffic impact to the existing road, and parking issues. Staff and commissioners discussed the general review criteria for all conditional uses. Any condition to be imposed on a use needs to be reasonable and relate to the issue they are attempting to be mitigated. Commissioner Adams questioned the placement of existing on the property.

Applicant Comments:

Ariel Martinez explained that the existing stakes on the property are temporary to get an idea of the size. He gave some examples of the uses and potential number of people there during the games.

Commissioners opened the floor for public comment.

Public Comment:

Kristy Mets is opposed citing the following concerns: parking, traffic, a septic tank that could handle all the waste, sufficient water, and fire suppression since there are no fire hydrants. She does not feel the road can handle the traffic and it would be a hazard. She feels that although it is a good thing, that this is not the right time. The area is not ready for it.

Ariel Martinez understands the concerns. He has been working on this for over a year and has previously met with all the city departments. He is taking everything into consideration and trying to make the community better.

Fred Barber is a neighbor and likes the idea, although he has concerns about the traffic and infrastructure. He feels it needs to be done slowly and developed with the neighbors in mind.

MOTION: Commissioner Heimuli – To approve based on the conditions set when they meet the criteria for the general review of conditions. Motion withdrawn by Commissioner Heimuli.

Further Commission Discussion:

Further discussion was held regarding traffic flow and different conditions to be imposed, such as hours of operation, lighting that does not impact the neighbors.

MOTION: Commissioner Beecher – To remand back to staff to make to have additional discussions and decisions on conditions of approval. Motion seconded by Commissioner Heimuli. A roll call vote was taken. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. Those voting no: none. The motion carried.

5.3 **WORK SESSION - Zoning Ordinance Review: Discussion of possible amendments to several sections of Payson City Code Title 13, Zoning.**

Staff and commissioners looked at and discussed at length possible changes to each of the following sections of Payson City Code, Title 13 Zoning:

- 13.02 Title, Authority, and Purpose
- 13.04 Definitions

- 13.06 Administration and Procedures
- 13.08 General Provisions
- 13.10 Off-Street Parking
- 13.12 Transportation Master Plan

6. Commission and Staff Reports and Training

None

7. Adjournment

MOTION: Commissioner Heimuli – To adjourn. Motion seconded by Commissioner Brinkerhoff. A roll call vote was taken. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Blair Warner. Those voting no: none. The motion carried.

The meeting adjourned at 8:14 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician