# Payson City

# Planning Commission Meeting

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

# Wednesday, April 9, 2025, 6:00 p.m.

# Conducting: Ryan Frisby, Planning Commission Chair

# Commissioners: Perry Adams, Rachel Becker (arrived at 6:04), Kirk Beecher, Bob Gedeborg (attended via Zoom until arrival at 6:39), Kepi Heimuli

# Absent: Camarie Brinkerhoff

# Staff: Jill Spencer, Development Services Director

Michael Bryant, Planner II

# Marty Dargel, Planning Technician

# Brandon Dalley, City Prosecutor

# 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 March 26, 2025.

# **MOTION: Commissioner Heimuli - To approve the Consent Agenda.** Motion seconded by Commissioner Adams. A roll call vote was taken. Those voting yes: Perry Adams, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kepi Heimuli. Those voting no: none. The motion carried.

# Public Forum

# Michael and Brandy Ross have lived on Jay Lane since 2019. They have an issue with the spillway and large easement that is located on their property. They would like to shrink the easement or possibly put a culvert in to make it look better and be able to have more use of their property. Staff will give them feedback.

# Action Items

* 1. REVIEW AND DECISION - Subdivision Plat Amendment - WICP Payson Tech 3 LLC: Request by Mark Weldon for approval to amend the subdivision plat for WICP Payson Tech 3 LLC to consolidate the two pieces of Utah County Parcel #69:003:0009 into one parcel. There is currently a division of the parcel with the same parcel number. This parcel is located at 171 West 1130 North.

Staff Presentation:

Staff displayed a map showing the property. The requested amendment will clean up the parcel to remove the unnecessary line that was left after the previous boundary line adjustment.

# Commission Discussion:

# Commissioners and staff discussed a few questions regarding the upcoming development of the property and the location.

# **MOTION: Commissioner Heimuli - To approve the request to amend the subdivision plat.** Motion seconded by Commissioner Beecher. A roll call vote was taken. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kepi Heimuli. Those voting no: none. The motion carried.

* 1. PUBLIC HEARING - General Plan Amendment – Request by Payson City Staff for various amendments to elements of the Moderate Income Housing Plan.

Staff Presentation:

Staff explained that the Moderate Income Housing Plan is a plan that staff are required to provide to the state annually. Staff discussed with commissioners the various changes that are being requested, some of which are just clerical items and updates for this year. Staff are including six additional strategies to possibly implement even though the state only requires three and deleting a redundant paragraph within strategy #8. Staff feel this plan is more than adequate for compliance with the state’s requirements.

# **MOTION: Commissioner Beecher – To open the public hearing.** Motion seconded by Commissioner Heimuli. A roll call vote was taken. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kepi Heimuli. Those voting no: none. The motion carried.

# Public Comment:

No public comment.

# **MOTION: Commissioner Heimuli – To close the public hearing.** Motion seconded by Commissioner Becker. A roll call vote was taken. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kepi Heimuli. Those voting no: none. The motion carried.

# Commission Discussion:

# No commission discussion.

# **MOTION: Commissioner Beecher – To recommend the General Plan Amendment for the Moderate Income Housing Plan to City Council for approval, and if acceptable, to be passed along to the state.** Motion seconded by Commissioner Heimuli.

# **MOTION to AMEND: Commissioner Beecher – To recommend the General Plan Amendment for the Moderate Income Housing Plan to City Council for approval, and if acceptable, to be passed along to the state, with additional modifications made by staff, and to delete the paragraph as discussed.** Motion seconded by Commissioner Heimuli. Those voting yes: Perry Adams, Rachel Becker, Kirk Beecher, Ryan Frisby, Bob Gedeborg, Kepi Heimuli. The motion carried.

1. Work Session
   1. ZONING ORDINANCE REVIEW – Discussion of possible amendments to several sections of Payson City Code Title 13 Zoning.

Discussion:

# Staff and commissioners discussed each code section and made comments regarding possible revisions to various sections of the following Payson City Code, Title 13 Zoning:

* 13.14.170 R And D Research and Development Zone
* 13.14.180 NC-1 Neighborhood Commercial Zone
* 13.14.190 CT Commercial Transition Zone
* 13.14.260 MH-1 Mountain and Hillside Zone
* 13.14.270 MH-2 Mountain and Hillside Zone
* 13.14.280 GCD Golf Course Development Zone
* 13.14.290 P-C Planned Community Zone
* 13.14.300 PRZ, Planned Reclamation Zone
* 13.14.080 RMO-1 Two-Family Residential Overlay
* 13.14.200 HD-O Historic District Overlay
* 13.14.210 HR-O Historic Residential Overlay
* 13.14.220 AGP-O Agriculture Protection Overlay
* 13.14.230 I-O Infill Overlay
* 13.14.240 AD-O Accessory Dwelling Overlay
* 13.14.250 TS-O Transit Station Overlay
* 13.14.310 Senior Housing Facility Overlay
* 13.14.320 NC Neighborhood Commercial Overlay
* 13.14.330 MU-1 Mixed Use Overlay

# Commission and Staff Reports and Training

Commissioners requested and discussed with staff having quarterly report about development and ongoing projects.

1. Adjournment

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

# The meeting adjourned at 7:46 p.m.

# /s/ *Marty Dargel*

# Marty Dargel, Planning Technician

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