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3 PAYSON CITY  
4 PLANNING COMMISSION MEETING  
5 Payson City Center, 439 W Utah Avenue, Payson UT 84651  
6 Wednesday, May 8, 2019 7:00 p.m.

7  
8 CONDUCTING Kirk Beecher

9  
10 COMMISSIONERS Kirk Beecher, Ryan Frisby, Kathy Marzan, Robert Mills (7:05 p.m.), Tyler  
11 Moore

12  
13 EXCUSED John Cowan

14  
15 ABSENT Adam Billings

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17 STAFF Jill Spencer, City Planner  
18 Daniel Jensen, Planner II  
19 Kim E. Holindrake, Deputy Recorder/Admin Asst

20  
21 1. Call to Order

22 This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was  
23 called to order at 7:00 p.m.

24  
25 2. Roll Call

26 Four commissioners present.

27  
28 3. Invocation/Inspirational Thought

29  
30 Invocation given by Commissioner Moore.

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32 4. Consent Agenda

33 4.1 Approval of minutes for the regular meeting of April 24, 2019

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35 **MOTION: Commissioner Marzan - To approve the minutes of the regular meeting of April 24,**  
36 **2019.** Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Ryan Frisby,  
37 Robert Mills, Kathy Marzan, Tyler Moore. The motion carried.

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39 5. Public Forum

40  
41 No public comments.

42  
43 6. Review Items

44 6.1 PUBLIC HEARING – Amendments to Title 19, Zoning Ordinance including Appendix A,  
45 Title 20, Subdivision Ordinance, and the Payson City Development Guidelines. (7:03 p.m.)

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47 Staff Presentation:

48 Jill Spencer stated a public hearing was noticed tonight with the intention of having proposed  
49 amendments. Tonight will only be a discussion; staff will prepare proposed amendments for the next  
50 meeting. She reviewed proposed sections to consider for amendments.

51  
52 Title 19, Zoning Ordinance

- 53 • Floodplain Ordinance – Repeal Section 19.6.23, FP-O Floodplain Overlay Zone, and replace  
54 with new Flood Damage Prevention Ordinance.
- 55 • Average Density Ordinance – Limited to master planned communities. Determine project  
56 size. 5 acres? Detached and attached units? Allows development to include a total number of  
57 units that matches the base density of the underlying zone. Overall density instead of  
58 minimum lot size, lot width, etc. Minimum requirements to use this planning tool may include  
59 minimum house size, distinct architecture and housing designs, exterior materials, parking  
60 regulations, landscaping standards.
- 61 • Modified Setback Requirements – Proposed 20-foot front setback for dwellings along a 66-  
62 foot right-of-way.
- 63 • Designate “land use authority” and “appeal authority”. Example 1, Legislative – Application  
64 Type = Zoning Map Amendment, Land Use Authority = City Council following  
65 recommendation from Planning Commission, Appeal Authority = Not required because  
66 appeal goes directly to district court. Example 2, Administrative – Application Type = Site  
67 Plan, Land Use Authority = Staff, Appeal Authority = City Council.
- 68 • BPD Business Park Development Ordinance – Changes to permitted, conditional, and  
69 prohibited uses. Setbacks - currently 30-foot front, side and rear; proposed 30-foot front, 10-  
70 foot side, 10-foot rear; land use transition requirements; and building and fire code  
71 requirements including access around buildings. Increase total area of lot coverage - currently  
72 60 percent, proposed 80 percent. Building design - defining acceptable “architectural  
73 features”, providing design requirements for multi-tenant buildings, clarifying use of wainscot  
74 for metal wall panels vs. design requirements for architectural metal panels, and storage area  
75 and fencing (limit fencing to storage areas, amount of storage area, location of storage).

76  
77 Title 20, Subdivision Ordinance

- 78 • Corridor preservation includes requirements to dedicated additional right-of-way for future  
79 roads and increased setbacks to minimize impacts for future road projects.
- 80 • Remove duplicate and inconsistent provisions between the Subdivision Ordinance and the  
81 Development Guidelines.
- 82 • Appeal for terminated projects to include number of days or specify there is no appeal  
83 process.
- 84 • Amend public facilities report requirements to require applicant to submit payment for  
85 modeling services.
- 86 • General clean-up including concept plan procedures and review of Equivalent Residential  
87 Units (ERU’s), Equivalent Residential Connection (ERC), definitions, and use.

88  
89 Payson City Development Guidelines – No changes at this time.

90  
91 Daniel Jensen reviewed additional proposed amendments.

92  
93 Title 19, Zoning Ordinance

- 94 • Sign Ordinance cleanup.

- 95 • Setbacks – Double frontage lots to allow accessory structures with regular setbacks of five  
96 feet. Address accessory structure size and height.
- 97 • Front Setbacks and Encouraging Appealing Front Elevations. The purpose and requirements  
98 enhance community and enhance walkability. Proposed language - *The Development Services*  
99 *Director, or designee, may reduce a front and/or corner lot side-yard setback to up to fifteen*  
100 *(15) feet for a single-family dwelling or twin home/duplex based on the following criteria. 1.*  
101 *The unit has substantial architectural features facing the respective side of the street with the*  
102 *setback reduction that includes multiple of the following: A. Wall articulation, multiple roof*  
103 *itches and planes, gables, dormers, and decorative chimneys. B. Roof skirting, cornices,*  
104 *decorative stick work. C. Porches, porticos, proportionate and significant porch or portico*  
105 *columns, balconies. D. Masonry, stone, or other similar materials, decorative glass and*  
106 *panels, and material wrapping. E. Bay windows, window treatments, shutters, window boxes,*  
107 *arched windows or other custom windows designs, and proportionate window sizing and*  
108 *window grouping. 2. Any attached or detached garage or carport is setback at least twenty-*  
109 *five (25) feet from the front or front property line and sidewalk. Any corner lot, side entry*  
110 *garage or carport shall also be setback at least twenty-five (25) feet from the corner lot, side*  
111 *property line and sidewalk. 3. Any new unit on an infill lot or remodel or addition in an*  
112 *existing neighborhood shall maintain a twenty (20) foot setback or the average setback of the*  
113 *adjacent properties, whichever is closer to the front property line. 4. Greater the setback*  
114 *reduction, greater the number or quality of architectural features. 5. The area protruding into*  
115 *the required setback shall have significant architectural features on all three sides. 6. Floor*  
116 *plan includes gathering spaces at front of house facing street. 7. Door faces street.*  
117

118 Discussion that this is an extra tool for developers who enhance the neighborhood. Add a requirement  
119 to meet a number of items from a list for approval. When addressing sidewalks, use back of sidewalk.  
120 Add direct pedestrian connection. Parking of RV's and the length of driveways.

121  
122 **MOTION: Commissioner Frisby - To open the public hearing on item 6.1.** Motion seconded by  
123 Commissioner Marzan. Those voting yes – Kirk Beecher, Ryan Frisby, Robert Mills, Kathy Marzan,  
124 Tyler Moore. The motion carried.

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126 Public Hearing:  
127 No public comments.

128  
129 **MOTION: Commissioner Mills - To continue the public hearing to a later date.** Motion  
130 seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Ryan Frisby, Robert Mills,  
131 Kathy Marzan, Tyler Moore. The motion carried.

132  
133 7. General Plan Update (7:58 p.m.)  
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135 Daniel Jensen reviewed the General Plan updates that include vision, land use, transportation, public  
136 service, economic development, financial, housing, and environment/open space/trails. Master plans  
137 include culinary/pressurized irrigation, sewer, storm drain, transportation, parks and recreation, and a  
138 strategic plan. The proposed completion date is November 2019 with open houses in August 2019.  
139 The city's current population from 2016 is 19,480. The projected population for 2050 is 58,500. He  
140 reviewed a heat map of Lafayette, Louisiana representing areas of revenue generation and revenue  
141 loss. *There are some remarkable things to note right off the top. When we added up the replacement*

142 *cost of all of the city's infrastructure—an expense we would anticipate them cumulatively*  
143 *experiencing roughly once a generation—it came to \$32 billion. When we added up the entire tax*  
144 *base of the city, all of the private wealth sustained by that infrastructure, it came to just \$16 billion.*  
145 *This is fatal. To maintain just the roads and drainage systems that have already been built, the family*  
146 *in that median house would need to have their taxes increase by \$3,300 per year. That assumes no*  
147 *new roads are built and existing roadways are not widened or substantively improved. That is \$3,300*  
148 *in additional local taxes just to tread water. This does not include underground utilities—sewer and*  
149 *water—or major facilities such as treatment plants, water towers and public buildings. Using ratios*  
150 *we've experienced from other communities, it is likely that the total infrastructure revenue gap for*  
151 *that median home is closer to \$8,000 per year. A study of Fate, Texas, in 2015 showed modest to*  
152 *little revenue generation and areas with substantial loss. Through place-based development*  
153 *projections, net gains were predicted to 2050. He reviewed sprawl cost examples comparing a big*  
154 *box and a downtown mixed use. If all annual property tax revenue were paid by adjacent property*  
155 *owners to repair and resurface a road at a cost of \$354,000, it would take 79 years for the city to*  
156 *recoup the costs. It's great for cities when developers install infrastructure and the population*  
157 *increases. At some point, the population plateaus, and the infrastructure gets older and older. Then*  
158 *there is no new growth to maintain infrastructure, which is a challenge for cities.*

159  
160 Robert Mills excused (8:13 p.m.)

161  
162 The question is how to maintain a rural character while still bringing in new residents. The General  
163 Plan update addressed different scenarios. Residents were not in favor of sprawl and wanted to keep  
164 the agricultural feel. He reviewed nodal development for Payson and how to transition going forward  
165 to the kind of development requested by residents Nodal development can't be done overnight.  
166 Discussions need to include what nodes to do first and the resources needed to complete them.  
167 Currently, Payson has development going in all directions and needs to determine the priority areas.

168  
169 Jill Spencer stated some of these nodal areas need significant infrastructure upgrades or even new  
170 systems. The city needs to determine the most logical area to focus on from development and land  
171 use as well as considering the limited resources and finances. The General Plan consultants are  
172 focusing on a 10-year period infrastructure need. Two difficult questions are when do you breach the  
173 railroad tracks to go west and when do you cross over into Spring Lake. Leapfrog development  
174 presents challenges with utility extension, serviceability, and costs. The consultants suggested  
175 developing this priority map. The General Plan may include an annexation/development element. The  
176 node to the south is in the overlap area of Payson and Santaquin so another community may take the  
177 opportunity to annex and develop. There needs to be established criteria to address requests for  
178 development to determine priority, etc.

179  
180 8. Commission and Staff Reports

181  
182 No reports.

183  
184 9. Adjournment

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186 **MOTION: Commissioner Frisby – To adjourn.** Motion seconded by Commissioner Marzan.  
187 Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore. The motion carried.

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189 This meeting adjourned at 8:47 p.m.

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Kim E. Holindrake, Deputy City Recorder

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