

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, July 10, 2019 7:00 p.m.

CONDUCTING Kirk Beecher

COMMISSIONERS Kirk Beecher, Adam Billings, Ryan Frisby, Kathy Marzan, Robert Mills,
Tyler Moore

ABSENT John Cowan

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

OTHERS Alex Robison

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:01 p.m.

2. Roll Call

Six commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Mills.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of June 26, 2019

MOTION: Commissioner Marzan - To approve the consent agenda. Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Adam Billings, Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore. The motion carried.

5. Public Forum

No public comments.

6. Review Item

6.1.1 PUBLIC HEARING – Request for preliminary and final approval of the South Haven Farms Subdivision. The proposed subdivision includes four lots on property included in the Holdaway-Pleasant Flats Annexation. (Cancelled)

Commissioner Beecher reported this item has been cancelled until the annexation is completed.

Commissioner Beecher presented Alex Robison a scout certificate for his attendance at the meeting.

7. Planning Commission Training

Daniel Jensen conducted training regarding public clamor. For something to be statistically significant there needs to be a sample size (minimum of 30 people) and a random sample. At a public hearing, both of these are not met. These people were not randomly selected and may have the most passion on the matter. A good example that may receive a lot of public input is speed limit signs and stop signs. With traffic signs, traffic studies can be done. Even if a poll is taken, it may or may not be in the best interest of the community. This is where the role of the Planning Commission comes into play. The handbook for Planning Commissions and Land Use Authorities states, *the planning commissioner's role is to be experts in planning and the local ordinances. They are to make reasoned recommendations and apply the ordinances as written.* When the public gives comments, we should ask, "What do we know?" There can be good comments from the public. He reviewed an example of a Bed and Breakfast proposed in Moab. Comments were made such as "it will increase traffic" and "it will ruin the quiet neighborhood." The judge found that the council failed to show that the B&B would have an undue increase on traffic or other negative impacts on the quiet neighborhood, and instead responded to 'public clamor' against the proposal. A street visual was reviewed with discussion on how people might view things differently. Some may want the trees cut down because they want more sunlight or see the trees as messy. Others may see a beautiful tree-lined street. A police officer may see issues such as where do people park because there is a no parking sign. A fire chief may want the curb painted red. As planners, we look at the average speed, which is connected to the lane or street width and posted speed limit. Hazards such as driveways, parked cars, and pedestrians may reduce the speed of traffic. The trees, architecture, and setbacks may increase walkability giving eyes on the street to increase safety. Street data can be gathered such as a traffic study, fiscal analysis on maintenance and revenue, crash data, parking study, and model traffic impact and options from proposed neighboring development. How does the commission make decisions? If a person stated there is speeding on a street, the commission could request a traffic study. The commission reviewed statements the public could make on a project and discussed whether it falls under public clamor or fact. Discussion regarding legislative versus administrative actions. Discussion regarding different scenarios and what actions the commission could include. If the public or a developer approaches a commissioner, they should direct them to staff. During a meeting, if people are speaking from the floor or if the discussion is off the subject, any commissioner can call a point of order for the chair to bring the discussion back on track.

8. Commission and Staff Reports (8:35 p.m.)

Commissioner Beecher stated a property owner adjacent to the Holdaway-Pleasant Flats Annexation area asked him about the possibility of a mixed-use facility with commercial on the ground and housing above.

Commissioner Billings stated he likes the idea if designed correctly. It can make the area more walkable.

Commissioner Mills stated there needs to be a balance between the commercial and the residential.

Commissioner Frisby stated he sees a larger anchor store with mixed uses around.

Daniel Jensen stated this is a nodal development area with vertical mixed uses.

Jill Spencer stated the amount of commercial needs to be addressed because this property owner is interested in residential uses.

9. Adjournment

MOTION: Commissioner Mills – To adjourn. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Adam Billings, Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore. The motion carried.

This meeting adjourned at 8:48 p.m.

/s/ Kim E. Holindrake
Kim E. Holindrake, City Recorder