

1 PAYSON CITY
2 PLANNING COMMISSION MEETING
3 Payson City Center, 439 W Utah Avenue, Payson UT 84651
4 Wednesday, August 28, 2019 7:00 p.m.
5

6 CONDUCTING John Cowan
7

8 COMMISSIONERS Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore
9

10 EXCUSED Robert Mills
11

12 ABSENT Adam Billings
13

14 STAFF Jill Spencer, City Planner
15 Daniel Jensen, Planner II
16 Kim E. Holindrake, City Recorder
17 Kevin Stinson, Admin Assistant
18

19 OTHERS Randy Jasperson, Jeff Southard
20

21 1. Call to Order
22

23 This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was
24 called to order at 7:16 p.m.
25

26 2. Roll Call
27

28 Five commissioners present.
29

30 3. Invocation/Inspirational Thought
31

32 Invocation given by Commissioner Frisby
33

34 4. Consent Agenda

35 4.1 Approval of minutes for the regular meeting of July 31, 2019
36

37 **MOTION: Commissioner Frisby - To approve the consent agenda.** Motion seconded by
38 Commissioner Marzan Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan,
39 Tyler Moore. The motion carried.
40

41 5. Public Forum
42

43 No public comments.
44

45 6. Review Items
46

47 6.1 PUBLIC HEARING – Request for preliminary and final approval of the proposed Nielsen
48 Acres Subdivision, a two lot subdivision arranged on Utah County Parcel 08:063:0003
49 located at 377 South 400 West in the R-2-7.5, Residential Zone.
50

51 Staff Presentation:

52 Daniel Jensen reviewed April Nielson’s request for a flag lot. This is a lot with 0.57 acres. The
53 proposal is for two lots. Staff is confident change can be made with minimal impact to the neighbors.
54 All easements are clear and staff recommends approval contingent upon meeting all the requirements.
55

56 **MOTION: Commissioner Marzan - To open the public hearing.** Motion seconded by
57 Commissioner Moore. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan,
58 Tyler Moore. The motion carried.

59
60 Public Hearing:

61 Daniel Jensen stated he spoke with a neighbor who requested that a 6 foot fence be installed.
62

63 Randy Jaspersen stated the sewer line connection might be a problem. He does not want the line
64 going across his property to connect. Elevation of the home to allow the sewer to function properly
65 might be a problem. Staff is aware of the concern and will do further research although it looks like
66 everything will be fine without the needed elevation.
67

68 **MOTION: Commissioner Marzan - To close the public hearing.** Motion seconded by
69 Commissioner Moore. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan,
70 Tyler Moore. The motion carried.

71
72 **MOTION: Commissioner Marzan - To recommend approval of the preliminary and final plat**
73 **of the Nielson Acres Subdivision with staff comments.** Motion seconded by Commissioner
74 Beecher. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore.
75 The motion carried.
76

77 6.2 PUBLIC HEARING - Request by Jeff Southard to amend Title 19, Zoning Ordinance of
78 Payson City Code to create a Senior Housing Facility overlay to permit senior housing in
79 the PO-1, Professional Office and GC-1, General Commercial zones.
80

81 Staff Presentation:

82 Daniel Jensen reviewed the proposed code amendments to create a senior facility in the South Haven
83 Farms area. This is an overlay that will allow for 55+ community, 2.5-5 acres, 30 units per acre, cap
84 of 3 adults per unit, allowed in PO-1 and GC-1, parking ratio is 1.4 stalls per unit, RV may be
85 allowed, maximum height is consistent with what is allowed in base zone, unified ownership.
86 Staff recommends that it be applied to PO-1 zone only not GC-1. This code is very similar to a code
87 written in Lindon. The applicant is increasing the parking stall from the Lindon project. Staff
88 recommends a height cap. Staff does not feel it is necessary to be a unified ownership.
89

90 Applicant Presentation:

91 Jeff Southard stated this will be slightly different architecture than Lindon because it is South Haven
92 Farms and they want a more Farm feel to it, but keep a similar quality and look. We would be fine if

93 this is only applied to the PO1 Zone. They are looking to develop three super pads now and wait for
94 the forth until the parkway comes through. The goal is to keep these long term for him and his
95 investors. Overlays are ideal for them because it is options that can be applied but can be denied by
96 the council. This meets affordable house – rents range from \$600 - \$1250 in Lindon and will be
97 similar in Payson. Parking can be shared with the other buildings in the location. Some buildings
98 need parking at different hours of the day. They are looking at how to share the parking spaces.
99 They overlay will only be applied to their section of the project.
100 Parking Traffic studies in SLC shows they need less than 1 per unit. 1 stalls per unit was done in
101 Lindon and it was not enough. Lindon used 1.25 stalls per unit. They are requesting 1.4 stalls per
102 unit. There will be zero RV parking need in senior section in Lindon, multi-family section can be
103 needed. They will also add dog parks and barbeque parks.
104 They will be fine with deed restricted – this is legal discrimination. HOPA says 20% of the tenants
105 do not need to meet the 55+ requirements. HOPA was not included because they like the idea that
106 all tenants meet the 55+ requirements. It is a community built for this age group.
107 Building Height is 54 feet from ground level to the peak of the roof with four stories.
108 They are looking for brick farm house look.
109 These are smaller 600-1100 square foot apartment at a lower economic level. They will not have
110 RVs and therefore they are not planning on RV Parking. They will provide storage units that can be
111 rented 8 foot by 8 foot.

112
113 **MOTION: Commissioner Frisby - To open the public hearing.** Motion seconded by
114 Commissioner Moore. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan,
115 Tyler Moore. The motion carried.

116
117 Public Hearing:
118 No public comment

119
120 **MOTION: Commissioner Beecher - To close the public hearing.** Motion seconded by
121 Commissioner Marzan. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan,
122 Tyler Moore. The motion carried.

123
124 Commission Discussion:
125 Chairman Cowan stated he was concerned how it is written. He recommends that GC-1 is removed
126 for the proposal. If this is allowed in GC1 there will be less commercial development. Payson needs
127 more taxes from commercial business. This needs to be limited in how many of these developments
128 are allowed. He believes that for this overlay RV storage is not needed.

129
130 Commissioner Beecher stated we need to limit how many developers can build this. We do not want
131 several of these side by side. We need more commercial. He recognized that parking is a problem to
132 visitors. Unified ownership is the better option.

133
134 Commissioner Moore stated area medium income will be nice to keep the cost low. Commissioner
135 Beecher does not want that in the ordinance because market value is fair.

136
137 Daniel Jensen stated the ordinance can be revised with GC-1 removed, add a buffer area and have it
138 ready for review on the 11th along with the additional discussed changes.

139
140 **MOTION: Commissioner Beecher - To remind it back to staff for some changes and correction**
141 **and look at it at the next meeting.** Motion seconded by Commissioner Frisby. Those voting yes –
142 Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore.
143 The motion carried.

144
145 6.3 **PUBLIC HEARING – Proposed amendments to Title 19, Zoning Ordinance, including**
146 **Appendix A; Title 20, Subdivision Ordinance and Payson City Development Guidelines.**

147
148 Staff Presentation:

149 Jill Spencer stated this is not designated to one parcel of land, but we are looking at a parcel to
150 understand the project. We are looking at a transition areas to support business owner and protect
151 residential uses. It is a request to modify setbacks allowed in BDP zones.
152 This ordinance will modify the buffer zones between land uses to help mitigate concerns. Setback
153 line of 30 feet to property line or 100 feet to the existing structure. We want to protect the residents
154 and maximize the business land. This will apply to only the current residential structures. If the
155 resident wants to add on or build more sheds, that will be allowed.
156 This will be looked at case by case. There was some discussion about making this set back 25 feet to
157 conform to other ordinances. Ordinances changes to the front setback will remain a 30 feet, side
158 setback will be reduced to 10 feet for industrial next to industrial. Corner lots will have 20 foot
159 setback. The setback transition between zones will can be reduced to 10 feet if the nearest residential
160 building 100 feet from the proposed building. This is only for properties that are adjacent to
161 residential zones.

162 All setbacks are subject to the regulations to the adopted building and fire codes.

163
164 **MOTION: Commissioner Beecher - To open the public hearing.** Motion seconded by
165 Commissioner Marzan. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan,
166 Tyler Moore. The motion carried.

167
168 Public Hearing:
169 No public comment

170
171 **MOTION: Commissioner Beecher - To close the public hearing.** Motion seconded by
172 Commissioner Frisby. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan,
173 Tyler Moore. The motion carried.

174
175 **MOTION: Commissioner Frisby - To recommend approval change to the ordinance as outlined**
176 **with the adjustment to move the setback to 25 feet.** Motion seconded by Commissioner Moore.
177 Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore. The
178 motion carried.

179
180 7. **Commission and Staff Reports**

181
182 Chairman Cowan commented that the townhomes on 1700 have a problem with the residents backing
183 out to the street. It was a mistake. We need to look at this better in the future.

184 Jill Spencer clarified that when the roads are done 1700 will not be the main road. 800 S will be the
185 main through road and will take most of the traffic and semi-truck traffic.

186

187 8. Adjournment

188

189 **MOTION: Commissioner Beecher – To adjourn.** Motion seconded by Commissioner Marzan.

190 Those voting yes Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore. The motion
191 carried.

192

193 This meeting adjourned at 8:39 p.m.

194

195

196

197 _____
Kevin Stinson, Administrative Assistant

DRAFT