

PAYSON CITY  
PLANNING COMMISSION MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, September 11, 2019 7:00 p.m.

CONDUCTING Kirk Beecher

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

EXCUSED John Cowan, Robert Mills

STAFF Daniel Jensen, Planner II  
Kevin Stinson, Admin Assistant

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:06p.m.

2. Roll Call

Five commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Billings

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of August 28, 2019

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

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Proposed amendments to Title 19, Zoning Ordinance, including Appendix A

Staff Presentation:

Daniel Jensen reviewed the key points for the overlay from last meeting. The changes being presented are to limit the overlay to PO-1 and remove the GC-1 zone. Parking ratio will be 1.4 stalls per unit. The building height is approved in the overlay requested. It will allow complete legislative

authority and discretion. Building height will be determined case by case. RV storage maybe requested by the discretion of the legislative. This particular project has been presented as a four story tall building. This project will be fine for the four story buildings as long as it conforms to code and zoning. The applicant will be required to demonstrate how the facility will fit in the area and approval for each case and approval will be determined by council. A code number was corrected and the wall height was changes to 6 feet instead of 7 and 8 feet. Staff recommends we work with UTA on this particular project for any future transportation needs.

#### Commission Discussion:

Commissioner Beecher felt the changes met the requirements that were anticipated. He reminded the commission that this is only an approval for the overlay and not an approval for the buildings or project.

**MOTION: Commissioner Moore - To recommend approval to city council with the changes as presented by staff.** Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Adam Billings, Ryan Frisby, Kathy Marzan, Tyler Moore. The motion carried.

#### 7. Commission and Staff Reports and Training

Daniel talked about biking in The Netherlands verses in the United States. The Netherlands spent their efforts making streets more safe and pedestrian friendly. The United States worked on seat belt laws. In the United States about 2% of trips are by bike, in Europe about 60% of trips are by bike. They have large, separate lanes for bikes. Belgium, right next to The Netherlands, has the worst traffic problems. They are heavy car oriented. This is something to think about when looking at proposals. People will use what is built for them to use.

Commissioner Beecher stated that in the United Stated you will not see the European style bikes. The culture in the United States is, you drive no matter how short the distance you are going. Discussion on lanes on 600 East in Payson. The center turn lane could be eliminated except near turn lanes. The property owners were being selfish only wanting what they wanted and not allowing anyone else to have anything. Payson has an ordinance that does not allow on street parking from November to January. Lane widths could be narrower. Lane width is the reason for traffic speed. Removing on street parking increases speed because it opens your field of vision. The design of the road determines speed. People drive what speed they feel is safe.

#### 8. Adjournment

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

This meeting adjourned at 7:43p.m.

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Kevin Stinson, Administrative Assistant