PAYSON CITY

PLANNING COMMISSION MEETING

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

Wednesday, June 10, 2020 7:00 p.m.

Electronic meeting

CONDUCTING Kirk Beecher

COMMISSIONERS Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Blair Warner, Kit Morgan

EXCUSED John Cowan

STAFF

Daniel Jensen, Planner II

Kevin Stinson, Administrative Assistant

1. Call to order

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

1. Roll Call

6 commissioners present.

1. Invocation/inspirational thought - Invocation given by Commissioner Frisby
2. Consent agenda
   1. Approval of the minutes for the regular meeting on May 27, 2020

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

1. Public Forum

Craig Jenson – just checking in and seeing how the meeting is going. He will be in a meeting in the future.

Kit Morgan – All lives matter and he supports local and state law enforcement

1. Review Items
   1. PUBLIC HEARING – Request by Jeff Southard for Preliminary Development Plan approval of the South Haven Farms Senior Housing project, a 90 unit apartment complex located at approximately 1400 E and SR-198.

Staff Presentation:

Daniel stated this is the 55+ housing project near the hospital. This is the project that the overlay from a few weeks ago was for. It is 3 acres with 90 units. Review of designs and parking for the buildings. The parking is not enclosed to prevent “storage sheds”. They will have a gym, game room, theater and common space. Elevations meet the requirements and have a farmhouse style.

Jeff stated that they can develop all tree accesses as requested and do so in asphalt.

**MOTION: Commissioner Frisby- To open the public hearing.** Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Public Hearing: Craig Jensen – Jeff does a great job and he supports him.

**MOTION: Commissioner Marzan- To close the public hearing, item 6.1.** Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Commission Discussion: This has been reviewed many times. It meets the requirements. The new elevation look nice. There will not be fences on the inside, which is a good thing.

**MOTION: Commissioner Warner- To recommend approve the Preliminary Development Plan of the South Haven Farms Senior Housing project condition of meeting all staff redlines and codes.** Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

* 1. PUBLIC HEARING (continued) – Proposed amendments to the Payson City Code, specifically Title 19 (Zoning), Title 20 (Subdivision), and the Payson City Development Guidelines.

Staff Presentation:

Daniel stated footprint lots allow individual ownership of multiple buildings within the same lot. The owners share parking. This is currently being used in the PO-1 and the change is to allow it in the S-1 zone too. The building language needs to be clarified so that the building stays on the foot print. The wording needs to say that it meets current city and fire code.

Daniel review the sewer design engineering requirements, flow rates, peak times.

Changes to annexation code. We no longer require one public hearing instead of two.

**MOTION: Commissioner Morgan- To continue the public hearing.** Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Public Hearing: Mike Martinez owns the property in font of Walmart. He is developing it into restaurant lots. The footprint lots change would be required for this to happen.

**MOTION: Commissioner Marzan- To close the public hearing, item 6.2.** Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Commission Discussion: It looks good

**MOTION: Commissioner Morgan- To recommend approval to amend Payson City Code Title 19 (Zoning), Title 20 (Subdivision), and the Payson City Development Guidelines as discussed with the three changes to the footprint lots as discussed.**  Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

* 1. TERMINATION OF INACTIVE PROJECTS – In accordance with Title 19 and 20 of the City Code, request to terminate the following projects: Outback Fire Dealership (file #SP2018-006) due to inactivity.

Staff Presentation:

Kevin stated that staff has followed the code that were relevant when these projects started. A termination letter was sent, giving the applicant 30 days to respond.

Outback Fire Dealership did not respond. Staff has received questions from other parties interested in the property seeing that it is for sale.

**MOTION: Commissioner Marzan- To terminate the Outback Fire Dealership project (file #SP2018-006).** Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Commissioner Morgan stated several people have reached out to him and said it looks like we are only bringing high density multi-unit buildings to Payson. This is not what Payson needs or wants.

1. Adjournment

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

This meeting adjourned at 7:45p.m.

Kevin Stinson, Administrative Assistant