PAYSON CITY

PLANNING COMMISSION MEETING

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

Wednesday, June 24, 2020 7:00 p.m.

Electronic meeting

CONDUCTING Kirk Beecher

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

EXCUSED John Cowan, Blair Warner

STAFF Jill Spencer, Planner

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 7:00p.m.

1. Roll Call

5 commissioners present.

1. Invocation/inspirational thought - Invocation given by Commissioner Moore
2. Consent agenda
   1. Approval of the minutes for the regular meeting on June 10, 2020

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

1. Public Forum

No public Forum

1. Review Items
   1. PUBLIC HEARING – Request by Geneva Rock to amend Title 19, Zoning Ordinance to allow concrete batch plants in the industrial zones.

Staff Presentation:

Daniel stated that in appendix A title 19 we list what can be done in the different zones. Concrete batch plants are not permitted in the city. The applicant has an existing business in the city and would like to grow the business. Part of that growth would be adding a concrete batch plant. Some of the reasons the batch plants have been prevented is because of impact on neighboring properties, noise, dust, road traffic etc. The applicant is requested to allow the batch plant in the I-2 zone.

The questions are, do we want a batch plant in the city, and if so, which zone do we want them in and if allowed will it be a permitted use or conditional use?

If this is allowed in the I-2 zone it will open it up for any other applicant to add additional batch plant. This is located on a truck route, so the roads are built to accommodate their request. If this is changed to be allowed in I-2 then any future areas that are later zoned I-2 would be allowed to also add batch plants. As a conditional use, it would be allowed in the code, but the city can look at each new applicant and set limitations. We can add a section in our code that would specific to batch plants and what is required.

Jonathan Biesinger stated that traffic should not be a problem because they are right next to the freeway ramp. They do not feel that traffic is an issue. The site is not dusty and the noise level has not been measured, but they do not need ear plugs. There should some studies done to determine if there is a problem. He believes this is a great addition to the community. This is a second batch plant next to the existing one. This meets the standards of the city and adds a significant tax revenue to Payson.

Scott Folsom asked the city to recognize the value of cement in growth. They try extremely hard to be good neighbors. They have several batch plants throughout the state within other city boundaries. They would only run one of these two plants at a time. The existing plant would only be a backup plant in case of the first one going down. They do measure dust. It is a government requirement. They are compliant with the requirements. They make upgrades if there are problems of concern.

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

Public Hearing: No public comment

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

Commission Discussion: This could be a conditional use. Any new applicants would be looked at each new request to see what the impacts are. An overlay could be used to add additional limitations.

Commissioner Morgan in the past worked with Geneva Rock. They are a very responsible company, he has never seen dust. They run a very clean operation. If they are building a new plant and put the other plant on hold as a backup, it would not change much from what is already being done. They are a responsible company.

Discussion on allowing this plant, but not allowing it to be open to anyone else to build another plant. Conditional use is what is wanted by most commissioners. Conditional uses with parameters by commissioners and staff. I-2 looks to be the best zone for this. These conditions need to be developed in the next few days, not tonight. The applicant is looking to start as soon as possible.

**MOTION: Commissioner Frisby- To remand back to staff to come up with appropriate conditions to put on the concrete batch plant.**

Motion seconded by Commissioner Marzan.

**AMENDED MOTION: Commissioner Morgan- To only allow the batch plants to be in the I-2 Zone.** Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan. The motion carried.

Daniel clarified that Title 19.13 is the code that governs conditional use permits. It is the intention for the commission to have staff amend the 19.13 code to allow batch plants in I-2 zone. The commission agreed.

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

Staff Presentation:

Daniel stated he was able to get with the fire chief on this proposal. This is Title 20 on ingress and egress.

When topography, hillsides, wetlands, waterways make it literally impossible to provide a secondary assess it would be limited to 15 units.

When timing or current development patterns make it difficult to add the second access, they can have one access with conditions of meeting fire code, future grid, contemporary layouts and roads are reviewed and approved by the city.

Infill projects allow mid-block projects as long as it meets fire code.

Blocks are no longer than 500 feet, with a depth of about 200 feet. In general we would like to measure the blocks from mid-point of the road to mid-point of the road.

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

Public Hearing: No public hearing

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

Commission Discussion: The previous concerns appear to have been addressed.

**MOTION: Commissioner Marzan- To recommend approval to amend Payson City Code Title 20.**  Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan. The motion carried.

* 1. PUBLIC HEARING – Proposed update to the city’s general plan, proposed strategic plan, and master plans (culinary water, pressurized irrigation, wastewater, storm drain, and transportation).

Staff Presentation:

Jill stated that this has been a two year process for the general plan and utility plans. This plan comes from many sources of information. The general plan is a broad plan for the city. The strategic and master plans are further guides for development and utilities. Small area plans are area specific plans. This document or plan is an ongoing plan and will be changed as the cities develops.

We have forecasted where our city is going in population growth and community needs. We need to be providing the services and needs for the correct population of our community. Hundreds of people have been involved with preparing this plan. A lot of information was gathered and different scenarios were developed to give us options to what directions we want to move forward.

The community was questioned and surveyed. Most of the population want to stay in Payson because of the small town feel, it is where they grew up and the affordability. These factors were what directed the scenarios.

Growth management was looked at to keep open space, residential locations, and employment activity centers. Instead of just expanding we need to look at developing the space in the city and maintaining some to the older neighborhoods. Neighborhoods need to be created with complete infrastructure.

Transportation needs to include all modes of transportation with corridors for all modes of transportation, not just cars.

Economic development need to attract people so they want to be there.

Parks and recreation will continue to be developed. We want to have parks and recreation in all neighborhoods.

We want to take advantage of the transportation corridors for economic development.

We need a balance of all types of homes and affordability.

Planned neighborhood where jobs, shopping and recreation is easily accessible. We also need to enhance the older neighborhoods and make a transition between old and new. This was put into a prioritization plan. Density areas were discussed to allow infill development and growth and maintain open space.

Goals were to reduce the impact on open spaces, maintain the rural and encourage infill.

Information on density goals. Infrastructure is vital to developing a community. This needs to be maintained and upgraded to continue these services for the community. We need to reduce water consumption.

As the development grows we need to also grow the cities employees. Each new home is a new family to the pool, a new family using the utilities, another garbage can that needs to be picked up. We need to provide the services to the community with the development.

Transportation is for all uses. We want to incorporate all uses into theses streets. Staff would like some more time on these chapters. With this document the local streets will be reduced from 40 feet to 34 feet.

We need to provide the right housing mix for all demographics, housing options and qualities.

We will have periodic updates as growth comes. The community want to preserve the open space, rural feel. We need to provide mixed use neighborhoods to allow this. Mix use neighborhoods provide a balance to reach the goals for Payson.

Options to implement this plan include updating the code, zones and being proactive.

This general plan is a plan for the whole city, for each department work together.

Scott Fregonese stated that this was a challenge, but by doing this whole project made it much better and rewarding.

Violet Fregonese stated the neighborhood oriented development with cycling and walkable streets is not just trying to encourage this behavior but it is what people want and employers want.

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

Public Hearing: No public comment

**MOTION: Commissioner Morgan- To close the public hearing, item 6.3.** Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan. The motion carried.

Commission Discussion: Discussion on the changes that need to be made to the document, some minor and some major.

**MOTION: Commissioner Marzan- To remand back to staff for updates, copyedits and continuity.** Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan. The motion carried.

1. Commission and Staff Reports and Training

Goal set for the July 8th meeting to bring the General Plan back to the commission.

1. Adjournment

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

This meeting adjourned at 9:18 p.m.

Kevin Stinson, Administrative Assistant