

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

Public Hearing: No public comment

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

MOTION: Commissioner Morgan- To recommend approval to amend Title 19, Zoning Ordinance to allow concrete batch plants in the industrial zones to be changes to I2 on the condition of meeting all staff redlines and codes. Motion seconded by Commissioner Frisby. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Tyler Moore, Kit Morgan, Blair Warner. Commissioner Marzan Voted No
The motion carried.

6.3 **PUBLIC HEARING (continued) – Request by Staheli Properties LLC to amend the East Side Comprehensive Plan to allow annexations under 300 acres in size**

Staff Presentation: Jill stated the East Side Comprehensive Plan had a heavy emphasize for agriculture with those that want to annex into the city to do so at various lot sizes. It also allows commercial, parks, schools and churches. The area we are talking about is south of Salem Canal road. Most of this area is open land with orchards and some residential.

This area is called the uplands neighborhood and is planned to be larger lots and a transition between residential and agriculture lots

The applicant would like to annex and develop 3 one acre lots on their property. Tonight we are talking about the 300 acre rule, not the annexation. We need to make sure that it is consistent with any master plan and comprehensive plan. The applicant is looking for an amendment or removal of the 300 acre rule.

In December 2019 this rule was brought to the commission. It was remanded back to staff to conduct a neighborhood meeting to come to a solution to allow the Stahelis to move forward.

We have looked at the many options to keep the goals of all involved and the property rights of all.

The applicant is looking to annexing the whole Staheli property to make 3 one acre lots and the remaining land would remain agriculture.

We are looking for a recommendation to amend or remove the 300 rule in the plan or deny the request. If this approved the applicant will need to go through the process and meet the requirements to annex the property.

The applicants have talked to other property owns to include them in the annexation to make the city land lines more clear. Staff has also received other requests for annexation in this area. It appears that several people are want to make changes to the original annexation plan.

Commissioner Warner asked if we removed the 300 acre rule would the requirements revert back to the state code.

Jill said that State code does not require an amount of land to be annexed, but uses a formula on acreage and value of the land to determine annexation. This helps property owners to work together on annexation.

Darren Staheli stated that it seemed that everyone was in favor of keeping the 300 acre rule, but working with people move forward. They don't want to make it more difficult for the others. They would like an exception for this lot.

Kyle Spencer said that Jill's presentation expressed their desires to be annexed into Payson City.

Nathan Staheli agreed with Darren. They want the country feel and the one acre lots can help keep that. They do not want the high density homes like what is being put in other areas. They are only looking for an exception, not the removal of the 300 acre rule.

When the 300 acre rule was written, the intention was not to tie the hands of the property owners. The neighbors want the city to follow the comprehensive plan. Adjustments can be made. We have a general plan for the area. This area does not have a specific plan yet. Jill suggests that we need to move forward on this project. Any future land would need to be brought in as agriculture land. We need to hold off on any further annexations in this area until we have other tools in place, like a cluster development tools, to make sure we are consistent with the property owner's desires.

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

Public Hearing:

Debbie Cloward with Allred orchards. They support the proposed annexation. They want the East Side Comprehensive plan to be followed going forward.

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

Commission Discussion: Chairman Beecher would like to see something other than "we will do this later on". The 300 acres rule seems odd. There will be times that it does not work.

Commissioner Marzan would like to see that anything south of Salem canal road and east of 1260 E continue with the 300 acre rule. The rest of the area, like the uplands have the rule removed.

Jill suggest that if the annexation moves forward that nothing else is annexed in this area until a plan was in place to protect the land owners and development. She would like input from the residents on this new plan.

Commissioner Frisby stated the east side plan is a good plan, but believes that because of the 300 acre rule nothing will ever develop. He would like to remove it, and look at the land use to keep the desired development.

MOTION: Commissioner Warner- To recommend approval to amend the east side comprehensive plan to allow annexation under 300 acres. With the considered approval of the Stahelis for more immediate action. With further proposal that additional planning be done that is consistent with the goals and designs of the east side plan, with the appropriate changes to ordinances take place to assure the plan was followed before additional annexations take place. Motion seconded by Commissioner Morgan. A roll call vote was taken with those voting yes

– Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

6.4 PUBLIC HEARING (continued) – Proposed amendments to land use ordinances, Title 19, Appendix A, Title 20 and Payson City Guidelines

Staff Presentation:

Chris stated that on Title 19 the off street parking has be changed to meet the requests from the last meeting with the exception on the RV parking. We are holding off to make additional revisions. BPD storage is the same and removed the fence storage.

Title 20 we are working on RV parking.

Applicants cannot switch between traditional and at risk bonding mid-project.

The other changes are proposed as talked about last meeting.

Staff is looking to putting together guidelines on specific plans.

Jill commented on the request to modify the street guidelines. The new proposal is to change the width on residential roads to be consistent to what was just approved in the general plan.

Kevin summarized the changes talked about in last meeting for home occupations.

MOTION: Commissioner Morgan- To open the public hearing for item 6.4. Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Public Hearing: No public comments.

MOTION: Commissioner Morgan- To close the public hearing for item 6.4. Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

MOTION: Commissioner Morgan- To recommend approval to proposed amendments to land use ordinances, Title 19, Title 20 and Payson City Guidelines as proposed. Motion seconded by Commissioner Warner. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

7. Commission and Staff Reports and Training

8. Adjournment

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

This meeting adjourned at 9:02p.m.

Kevin Stinson, Administrative Assistant