PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, November 11, 2020 7:00 p.m.

CONDUCTING	Kirk Beecher
COMMISSIONERS	Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner
EXCUSED	John Cowan
STAFF	Jill Spencer, City Planner Chris Van Aken, City 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 7:04p.m.

2. Roll Call

Six commissioners present.

3. Invocation/Inspirational Thought – Invocation given by Commissioner Warner.

4. Consent agenda

4.1 Approval of the minutes for the regular meeting on October 28, 2020

MOTION: Commissioner Warner- To approve the consent agenda with the change to remove Commissioner Morgan from attendance and votes. Motion seconded by Commissioner Marzan. Those voting yes Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING - Request by Mike Martinez for preliminary plan approval for the Payson Suites Subdivision

Staff Presentation: Jill stated this project is west of Walmart. The applicant has submitted two applications. The first is a Plat A and is for 3 commercial lots and 2 footprint lots for commercial use. There is a legislative action needed on this. The applicant is looking to extend a private road. The second application is the hotel site plan. The details of the site plan are an administrative action and completed at a staff level.

The applicant is looking to extend Turf Farm Way. It will be extended the length of the east side of the property. The applicant meets the size requirements for the lot. The extension of Turf Farm Road needs the commission's approval. They are looking for preliminary and final approval requests.

Commissioner Warner has questions on the canal to the west of Walmart.
The open ditch is no longer used and the water is now piped behind Walmart. The applicant is working on removing the right of way for this with the bureau of reclamation and the highline canal.
Commissioner Beecher asked about requirements on a private drive. The city would like two points of ingress and egress. The applicant is working on these details with the site plan review.

The private street is 31 feet wide. The applicant is working with the fire chief to meet code requirements. It is requested that the street cross section be included on civil drawings.

Applicant, Mike Martinez said they are putting in an 87 room La Quinta hotel with a gym, meeting room and breakfast area. They are working on an event center that will be between 8400 and 10000 square feet. Dickies BBQ will be coming in. They are working with two other restaurants as well. This will be a great project for the city. He has done other projects like this and they have been successful.

MOTION: Commissioner Morgan- To open the public hearing for item 6.1. 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:
Mark DeHart owns the property south of this project. He want to know the plans for the construction traffic. They are planning on moving through Walmart. They have an easement with Walmart and will be going through there. Mark has talked with staff and is willing to talk about and emergency second entrance with a knock down gate, but would rather not have the construction traffic on the his property.
Jill stated the DeHarts have an active sod farm and do not want to mix the construction with his operation.

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

Commission Discussion: Commissioner Warner said this looks like a good project and will be helpful to the community and a good use of the property. Commissioner Marzan, Morgan and Moore like

the project, but are concerned with the traffic coming in and out of the restaurants. They would like staff to address the concerns.

MOTION: Commissioner Marzan- To recommend approval of the Payson Suites Subdivision with the conditions that the ingress and egress are address and redlines. Civil drawings needs to include a cross section of the road. They find that this is a good use of the land. 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.

6.2 PUBLIC HEARING – Amendment to the Payson City Zoning Map that will affect Utah County Parcels 30:013:0037, 30:014:0076, and 40:379:0001 immediately to the west and south of the existing Geneva Rock facility at 1325 North Main Street. The property is currently zoned I-1, Light Industrial and it is proposed the zoning be changed to I-2, Heavy Industrial to accommodate a new concrete batch plant.

Staff Presentation: Chris stated the applicant is seeking a zone change from light industrial, I-1 to heavy industrial, I-2 and allow a second batch plants. This is near a future transit area and should be considered when the recommendation is made.

Johnathan Biesinger from Geneva Rock is looking to double the current batch plant. Cement is proportional to the distance traveled. This location is within hundreds of feet to I-15. This will be good for Payson city with good tax revenue. It is consistent with what is being used in the area. The demand is there.

Commissioner Beecher asked about fence plans. They have not made a commitment on what will be done yet, but expects it will be a part of the conditional use permit. The commission would like to see either concrete/panel fence. That is what is there now and it would make since to continue with the same type of fence around the new perimeter. Johnathan did not take any objection to that.

Commissioner Marzan has concerns with the new UVU campus being so close. The trucks will be sharing the road with all of the university students and staff she counted about 15-20 trucks now. Johnathan agrees that the truck would double and double on the traffic on the road. Commissioner Marzan does not think this is the right place for the batch plant. This is the North entrance to Payson and not the look we want for people coming to Payson.
The plant will be tightly clustered, it is within 100 feet of the current plant. The look will not change much, but the traffic will. They are only a few hundred feet to the freeway so the traffic will only be short stretch of road. Trucks can be running as early as 2 am on big jobs. Most truck traffic is morning traffic. The frequency of how often trucks move off the lot might be about every 15 minutes, although he does not have that information. They currently have 18 trucks.
Discussion of what will come first, the batch plant, UDOT or the new road. UDOT is at least 5 years out. The batch plant will be most likely constructed first. More than likely then the UDOT project and then UVU. UVU is planning for the option of a larger campus in Payson. They have purchased 38 acres already with the option to purchase additional land if needed.
As each project is built, traffic should be address.
Chris commented that changing the use to I-2 opens up any potential use in the I-2 zone.

Johnathan stated that nothing is built without concrete. It is a wonderful opportunity to grow the economy.

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 cannel 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