

PAYSON CITY  
PLANNING COMMISSION MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, January 27, 2021 6:30 p.m.

CONDUCTING            Kirk Beecher

COMMISSIONERS      Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan (joined at 6:50 pm), 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 6:30p.m.

2. Roll Call

Four commissioners present.

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

4. Consent agenda

4.1 Approval of the minutes for the regular meeting on January 13, 2021

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

5. Public Forum

No public comments.

6. Review Items

6.1 DISCUSSION ITEM – BYU Student Project.

Staff Presentation: Chris introduced a project they are working on with Sam Otterson and Tanner Fuller with BYU. There is a team of 18 students that will be working on a gateway from the Freeway to 100 North. They will be focusing on code review, looking at the GC-1 and CC-1 and seeing what might needs to be change for this Main Street corridor.

They will also look at street scape design to make it a better experience for anyone that is not in car. The last area of focus is building design. They will look at design standards along this corridor. This would apply to new or remodeled structures in the areas.

They would like to present the information in a March Planning Commission meeting. This is a state road. There might be some right away issues to be sorted out and will be addressed by staff. Commissioner Marzan would like to see a blend of the architecture of the historic homes and bring it Main Street.

We have had a lot of success with the BYU teams in the past and are looking forward to this opportunity.

6.2 PUBLIC HEARING - Request by Andy Hubbard for approval of a commercial condominium plat for the existing building located at 15 S 1000 East in the PO-1, Professional Office Zone.

Staff Presentation: Chris is a condo plat and an administrative approval. This is for the building next to the hospital. Each suite will get its own parcel number and ownership.

This is located next to the hospital. This was not originally platted for individual ownership. Staff has reviewed this and it meets code.

Applicant's Comments: This is the owner splitting this so that the tenants can have individual ownership. The tenants seem to be in favor of this.

This request is at the urging of the doctors in the building.

**MOTION: Commissioner Frisby- To open the public hearing for item 6.2.** Motion seconded by Commissioner Marzan. Those voting yes Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan and Blair Warner. The motion carried.  
Commissioner Morgan Joined meeting 6:50 pm

Public Hearing:  
No Public Comment

**MOTION: Commissioner Marzan- 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 and Blair Warner. The motion carried.

Commission Discussion: This seems very straight forward. No questions.

**MOTION: Commissioner Marzan- To recommend approval of the commercial condominium plat; based on meeting all staff redlines and conditions.** Motion seconded by Commissioner Moore. A roll call vote was taken with the following votes:

- Yes – Kirk Beecher
- Yes – Ryan Frisby
- Yes – Kathy Marzan
- Yes – Tyler Moore
- Yes – Kit Morgan
- Yes – Blair Warner.

The motion carried.

### 6.3 DISCUSSION ITEM – Review of Title 19 Appendix A, Standard Land Uses.

Staff Presentation: Chris stated that appendix A has some areas that need to change to make it more clear and easier use. We are going to alphabetize the list and sort it by category. The last time this was looked at was many years ago. There have been a lot of changes in Payson since this was written. Staff is asking the commission for suggestions of what to add or remove to bring it up to date with current situations in Payson. Commissioner Beecher would like to see if this can be searchable, like other cities have done. The Staff is working on making all of our code searchable online. Commissioner Frisby suggest that we add new items like mix use, transit oriented development and density. He suggest that each commissioner make notes and comments. They suggest that we make it an active document so that everyone can make changes and comments. Chris would like to compare it to other cities and make it similar, check phrasing, etc. Jill suggested adding locations for food pantries. A resident is looking to open one in the CC-1 in historic downtown. Some concerns are the activities typically around food pantries. She would like to see some control on where these are allowed. We need to consider what types of business can be where like agriculture activities, new things that have come like, cannabis, medical marijuana. What uses do we want to consider long term and what do we want to phase out. The commission will work on this over the next two week and be them back to staff.

### 7. Commission and Staff Reports and Training

### 8. Adjournment

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

This meeting adjourned at 7:11p.m.

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Kevin Stinson, Administrative Assistant