

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, February 10, 2021 6:30 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 6:30p.m.

2. Roll Call

Six commissioners present.

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

4. Consent agenda

4.1 Approval of the minutes for the regular meeting on January 27, 2021

MOTION: Commissioner Frisby- To approve the consent agenda. Motion seconded by Commissioner Marzan. 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 PUBLIC HEARING – Proposed amendments to Title 19, Zoning Ordinance, including Appendix A.
- 6.2 PUBLIC HEARING – Proposed amendments to Title 20, Subdivision Ordinance
- 6.3 PUBLIC HEARING – Proposed amendments to the Payson City Development Guidelines

Staff Presentation: Chris talked about 19.3 changes performance guarantees to match state code at 110%. Title 19.5.5 is changing the street cross sections to match the transportation master plan.

19.6.7.5 Addresses street frontage and lot sized in the RMF. This will address standards.

19.6.8.12 this is for the RMO overlay. The density is a maximum number allowed. This does not entitle applicants to this number, but is an up to number.

In title 19 we are removing references to alley and RV parking.

There are no changes to Appendix A.

In tile 20.10 we are removing the density bonus language from the PRD and establishing lot sizes and ordinances. The density bonus has not been used in over a decade. This allows flexibility with how the lots are arranged, but is not granting more density throughout the project.

20.30 is changing performance guarantees to match state code and removed references to alleys and RV parking

The lighting needs to be remanded for more changes.

We are looking at changing setbacks to 12 feet from 8 feet on the garage side and we are looking at clarifying portable storage containers in the ordinances.

MOTION: Commissioner Warner- To open the public hearing for item 6.1, 6.2 and 6.3. 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 Marzan- To close the public hearing for item 6.1, 6.2 and 6.3. Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Commission Discussion: Commissioner Frisby would like to see changes to the lighting restrictions on gas station canopies. They can be lit correctly in certain situations. Light lettering on dark signs is too restrictive. He would like to see some changes on business lighting being allowed outside business hours if it is not disruptive to residential areas.

MOTION: Commissioner Marzan- To remand the proposed amendments for Title 19 and appendix A back to staff. Motion seconded by Commissioner Frisby. 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.

MOTION: Commissioner Marzan- To remand the proposed amendments for Title 20 back to staff. 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.

MOTION: Commissioner Marzan- To remand the proposed amendments for to the Payson City Development Guidelines, specifically relating the outdoor lighting. 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.

7. Commission and Staff Reports and Training

Commissioner Beecher talked about appendix A and making it searchable and easier to use.

The staff is working on this and hoping to have it ready in June with the new website.

Commissioner Moore is willing to help codify the database.

Commissioner Morgan asked about the Red Bridge project and clarifying units per acres. He would also like to see how many multifamily dwellings vs. single family. Every developer is throwing multifamily housing in the project. Commissioner Morgan is getting feedback from residents. No one wants to live next to these high density project. Do we have these in the right areas and do we have too much. He is seeing too many high density going up as opposed to single family. He looks at the amount of congestion and traffic we are now having to deal with. He would like to see how much developable acres we have in Payson and look at developing that before we annex in more acres. This comes with cost to the city. The city needs to provide utilities to these new annexations.

Jill asked for direction from the commission on what areas we can train the commission on and what information they would like to see. What changes would they like to see to the code to address these issues?

Commissioner Warner wants us to take a look at incentives we have in place for infill development.

Commissioner Frisby wants an update on the Jerry Robinson project near Barnett Elementary. It has been a year or more since that project was approved. Maybe we need to see if we are approving projects for the neighborhood and what the market supports.

Commissioner Marzan would like to see how we can verify developer's claims that their product is what the market wants. She would like to see if there can be an independent study on what the market can support. They developer is looking at is from a business stand point and they don't want to see the project fail, but do we have the right balance for what he city needs and the developer needs.

Discussion on resources for these studies, U of U, Mountain Land, Kem C. Gardner
Commissioner Morgan commented on these developers that push the development with the most profit for them. He would like us to fine tune our zoning ordinances and hold the developers to what we want the city to grow to and not so much what the developers want. They are looking at things with dollar signs in their eyes and we are looking at living here and raising families here.

Commissioner Warner commented on how developers is coming with his financial interest in mind. We hear from the public that they want better restaurants, more services. This takes house tops for these investments to come in. If you look at a high density development coming in and what will it become in 20 years. Will it still be a good development or will there be some issues. Was it built in a way that it will deteriorate?

Do we have the codes in place to insure the quality at construction and the management rules in place to make sure the upkeep over the years? What will it be today and what will it be 10, 20, 50 years in the future?

Right now we have all this multi-family happening now. Sometimes we can use annexation and zoning to make sure the timing is right for the community. Sometimes the development comes before the infrastructure, but the infrastructure has to be part of the discussion too.

A lot of the developments are coming in as rentals. We might get better products if we get owner occupied. We need a good balance of all types of housing, all types of lot sizes and a balance between rental and ownership. We understand that even a single family home can be rented, but we need to provide the opportunity for them to be owned instead of developing it so that the only option is rental.

8. Adjournment

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

This meeting adjourned at 7:10p.m.

Kevin Stinson, Administrative Assistant