

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, February 24, 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 Marzan.

4. Consent agenda

4.1 Approval of the minutes for the regular meeting on February 10, 2021

MOTION: Commissioner Morgan- 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 PUBLIC HEARING – Proposed amendments to Title 19, Zoning Ordinance, including Appendix A.

Staff Presentation:

Chris summarized the new changes.

19.2.7 will remove the time limits for sending courtesy notices for land use applications.

19.5 is an update to be constant with the new master plan.
19.6.5.2 and 3 removes the option for rancher employee housing in the R-1-A Zone,
19.15.7 adds the PC Zone for Billboards and changes sign heights
Appendix A is proposed to add Food Pantries/Non-profit food distributions center in the CC-1 and GC-1 zone.

Commissioner Frisby asked why we removed the deadline for notices. This is because the state laws changes from time to time and to help keep us from having to continually change our code. This is a courtesy notice and we did not want this to be in code to hold up an application if we missed a date. Staff typically does this 10 days before and so we are doing better than the code required.

19.5.2 would like to see that the engineer need to be accepted by the Council. The applicant can get an engineer to write any study if you pay them enough money. We would like this to be a non-biased study.

6.2 PUBLIC HEARING – Proposed amendments to Title 20, Subdivision Ordinance

Staff Presentation:

This is removing the density bonus language from the PRD's. Removing private roads, alleys, and changes performance guarantees to match state code.

6.3 PUBLIC HEARING – Proposed amendments to the Payson City Development Guidelines

Staff Presentation:

Updated the details to the power and light standards and adding back flow water detail.

MOTION: Commissioner Morgan- To open the public hearing for item 6.1, 6.2 and 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.

The new code will not allow a lot smaller than 6500 square feet. The Staff has had a lot of single family lots that at 4000 square foot lots and had concerns with driveways, clear view, parking, RV parking etc. The code will not allow these smaller lots.

Scott Phillips would like to propose changing the PRD to allow smaller building pads with common areas in the case of 55+ communities.

Discussion on options for possibilities of allowing the change in 55+ communities. The city is trying to only allow 6500 square foot lots or larger

MOTION: Commissioner Morgan- To close the public hearing for item 6.1, 6.2 and 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:

Commissioner Warner believes the city is wise to use the 6500 square foot minimum. He is concerned that people would circumnavigate the system and put in a few 55+ houses to get around the 6500 square foot lot requirement. Discussion on 55+ communities with the smaller lots needing a certain number

of lots or required amenity package. Possible requiring the total unit and common area be equal to 6500 square feet per lot.

MOTION: Commissioner Frisby- To recommend approval of the proposed amendments to Title 19 with the request to add wording in 19.5.2 to allow approval from the city council or city engineer on accepting the applicant engineering study to change a roadway. Also approving the changes to Appendix A. Motion seconded by Commissioner Marzan. 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 Frisby- To recommend approval of the proposed amendments to Title 20 with the exclusion of the PRD and the 6500 square foot lots. This one section should be remanded back to staff for further clarification on allowing 55+ communities to have smaller than 6500 square foot lots. Motion seconded by Commissioner Marzan. 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 Warner- To recommend approval of the proposed amendments to the Payson City Development Guidelines. 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.

6.4 DISCUSSION – regarding Title 19 Appendix A, Standard Land Uses.

Staff Presentation: We have received feedback from the commission. We worked on clarifying items and categorizing uses. Chris will work on the best way to do that. We would remove some uses in the S-1, CC-1 and GC-1 zone and move them to the industrialized zone.

The direction staff is headed is liked. Using NAIC codes were suggested to help organize.

Commission Discussion:

1. Commission and Staff Reports and Training

Jill talked about some items on Title 19. Staff would like to review with the planning commission about setbacks for lots. One option to help with RV parking is to require 12 feet setbacks on the garage side. She encouraged the commission to think on these things as we look at them in the future.

We have regulations that will only allow one portable container temporarily while building or remodeling in residential zones. Commercial zones allow them only for shipments of products, but cannot be used to operate the business out of nor permanent storage. We currently have many violations in the city, if it is in the ordinance, it is law. Staff would like to know if they start to enforce this will they have the support. If we need to make some adjustments to the code, then lets to that. Jill has reached out to several other cities to see what they are doing. She can share the information in a later meeting. She would like the commission to think on this so that we can get the ordinance where we needed it to be.

Discussion on storage sheds and thoughts on possible conditions to allow them.

The City is looking at putting together a beautification committee to help clean up the city.

Commissioner Beecher asked about safe walking routs. Parkview Elementary would like to know why they cannot have a crosswalk at 300 S and Main, Canyon Rd and 800 S.

The information will be passed to Chief Bishop.

Every school need to talk about their safe walking paths.

Discussion on new business coming to Payson and projects.

2. 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 7:38p.m.

Kevin Stinson, Administrative Assistant