

PAYSON CITY  
PLANNING COMMISSION MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, April 28, 2021 6:30 p.m.

CONDUCTING Kirk Beecher

COMMISSIONERS Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore (arrived 6:32), Kit Morgan and Blair Warner

EXCUSED John Cowan

ABSENT

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

Five commissioners present.

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

4. Consent agenda

4.1 Approval of the minutes for the regular meeting on April 14, 2021

**MOTION: Commissioner Warner- To approve the consent agenda with a change of fixing the typo on line 50.** Motion seconded by Commissioner Frisby. Those voting yes Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan and Blair Warner. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Payson Farms Plat K, a request by Sargent Barnett for preliminary and final approval of a two-lot subdivision on Utah County Parcel 49:612:0001 located at 278 W 1240 S in the R-1-9, Residential Zone.

Staff Presentation: Chris stated that this was two parcels before 2005. The new change meets the general plan, lot requirements and frontage requirements. There are some redlines that will need to be addressed by the applicant.

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

Public Hearing: No public comments.

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

Commission Discussion: No questions. This looks straight forward.

**MOTION: Commissioner Marzan- To approve the preliminary plan and final plat the Payson Farms Plat K, based on meeting all staff redlines and conditions.** 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 and Blair Warner. The motion carried.

6.2 PUBLIC HEARING – Split Rail Plat A, a request by Jeff Hiatt for a recommendation of preliminary approval of a two-lot subdivision on Utah County Parcel 29:023:0043 located at approximately 1200 S 2450 W in the A-5-H, Annexation Holding Zone.

Staff Presentation: Chris stated this is a two lot subdivision on the west of the freeway. This will go to the city council for approval, because of deferral agreements and right-of-way dedication. This is zoned A-5-H and therefore is only allowed a single division of land without changing the zoning.

Applicant's Comments: Mike Hiatt stated that he understands that the deferral agreement and side and curb and gutter need to happen and he is needed and is fine with it.

**MOTION: Commissioner Morgan- 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.

Public Hearing: No public comments.

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

Commission Discussion: No comments.

**MOTION: Commissioner Moore- To recommend preliminary approval of the Split Rail Plat A subdivision, based on meeting all staff redlines and conditions.** 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 and Blair Warner. The motion carried.

6.3 PUBLIC HEARING -Hiatt 7.5 Plat A, a request Mike Hiatt for a recommendation of preliminary approval to subdivide property involving Utah County Parcels 29:023:0045, 29:023:0046, and 67:055:0002 located at approximately 1300 S between 1950 W and 2450 W in the A-5-H, Annexation Holding Zone. The applicant is seeking to correct an improper division of land previously filed with Utah County by going through the proper process with Payson City.

Staff Presentation: Chris stated that the applicant is requesting the correction to the illegal lot subdivision. It will make two lots out of the incorrect one and will also include the Hiatt lot to the North. The city council will be the approving board because of a private road, ROW dedication on 2450 West and a deferral agreement. The Ash family will not be able to divide again until they meet other conditions.

Applicant's Comments: Mike Hiatt mentioned that he will have 25 feet of access with a private road.

Jill commented that the Ash property on the east side will not to be able to be divided again unless the zone is changed and other conditions are met.

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

Public Hearing: No public comments.

**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 and Blair Warner. The motion carried.

Commission Discussion: It was confirmed that Mr. Ash knows that he cannot divide again without going through the proper steps.

**MOTION: Commissioner Frisby- To recommend preliminary approval of the Hiatt 7.5 Plat A subdivision, based on meeting all staff redlines and conditions.** Motion seconded by Commissioner Moore. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan and Blair Warner. The motion carried.

6.4 PUBLIC HEARING - Request by Sheila Michaelis for amendments to the South Meadows Area Specific Plan, an appendix of the Payson City General Plan.

Staff Presentation: Jill stated Red Bridge Village is a large scale mixed use development and will include the MTECH campus. There are several approvals needed to develop the property, one them being the General Plan amendment that we are talking about tonight. The land use and densities are inconsistent the area specific plan. There are other sections or figures in the area specific plan that will need to be modified to accommodate this large scale development.

There is a memorandum of understanding with Payson City and Payson South Meadows LLC. It provides a path to move forward. They need to amend the Specific plan to make sure mix used would be good for this area. We are required to follow both State and City code. This is only for the Payson South Meadow properties.

Instruction on how the planning documents fit together.

The General Plan is the big picture and is very broad. It shows land use, housing, economic development, public infrastructure and services, etc. This is a look into the future 20 or more years. The Specific Plan will implement the goals of the general plan and shows how the smaller areas fit into the bigger area. It is a progression of the planning documents. It provides detailed land use, design, and infrastructure and development standards for an area. This plan shows a balance of land uses, densities, services and amenities. This is a shorter look into the future, about 5-10 years. The land use ordinances and implementations is where the rubber meets the road. This is the land use applications, development entitlements and follows federal, state and local codes.

The applicant is asking for a general plan amendment. Two public hearings are required. The planning commission makes the recommendation and the city council makes the decision. This is the road map, it does not provide entitlements. This is not an approval of a number of units on the property which will come with the land use applications. The applicant is proposing modifications in the land use density, transportation network, roadway cross sections and utility systems.

In our current general plan we show two areas for TOD's. We were under the impression that UVU would building on the south end of the city and the general plan reflected that. TOD's are dependent on having a regional transit network, there needs to have safe walkways, trails, bike facilities that all connect residents with other uses. There needs to be a pedestrian environment with access to commercial and residential services. This is why the applicant is requesting a mix use center.

There is currently a transit study underway. We will know more about transit nodes when this study is done. The applicant would like to move forward now. We are looking at options with and without the college. The option without the school shows what you would expect around a freeway interchange. The plan with the school shows the TOD area and the acreage for the school.

With UVU going to the North the applicant is now working with MTECH to see if they will come to the area. With the smaller school coming, they are looking at a smaller section for the school. They are changing the TOD to a mixed use, the boundaries for the mixed use are changing and they are increasing the acreage. They are proposing 15 units to the acre. They are showing an up to number of 664 unit on the option without the college. With the College they are looking at an up to number of 1125 units.

With the increase in density there is a need to change the utilities and infrastructure. The applicant has been working to get the engineering in. There are onsite and offsite sewer requirements. The trail plan will change to allow good access to all parts of the area. 800 South will also need to change. The alignment with the roads in the area are under review and studies are in the works.

There will still be additional approvals needed. This does not modify or wave requirements of the city. It does not entitle land use and densities

Applicant's Comments: Ken Burg from Berg civil engineering. Jill has done a wonderful job and covered the changes.

Question on what 32 units to the acre will look like. This will be commercial on the first level with three stories on the top with a mix of 1, 2 and 3 bedroom units. They are in the process of finding the right mix. They think it will be more 3 and 2 bedroom units than 1. They have a study underway.

Question on the congestion on 8<sup>th</sup> south with traffic and concerns with adding more traffic.

They will start in the southeast corner and widen 1130 and 1700. They will widen the roadways and fix the traffic problems. This will fix the existing roads while they wait for the 800 South study. They will widen the roads with to end estimated width from the beginning and not widen it several times throughout the project.

Commissioner Warner commented that mix use is new to the state, how will this look 20 years from now.

The market is pushing more to the mix use. This keep the areas populated throughout the day and not just during work hours. This more utilizes the land for it's best use. Each building and mix built will determines the mix and density of the next building before it is built.

Questions of even if this sells, is this the direction we want Payson to go?

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

Public Hearing: No public comments.

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

Commission Discussion: Commissioner Marzan feel this is good for this area and we are not committing to the number of units. Commissioner Morgan feels MTECH will be live at home and come to school. It will make traffic more of a problem. For the general plan, this is a good use.

**MOTION: Commissioner Marzan- To recommend approval to amend the South Meadows Area Specific Plan finding that it is in-line with our General Plan and is a good area for this kind of use.** Motion seconded by Commissioner Moore. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan and Blair Warner. The motion carried.

#### 6.5 PUBLIC HEARING – Proposed amendments to Title 19, Zoning Ordinance, Title 20, Subdivision Ordinance, and the Payson City Development Guidelines.

Staff Presentation: Chris review the changes to Title 19.

19.2 The added training for the planning commission.

19.4 Stacking in drive through restaurants from 6 to 8

19.9 Moved ATM's and Tobacco from title 4 to 19.

19.15 Sign requirements changes on parcels next to I-15. The parcel must be greater than 25 acres and be approved by city council. This would allow a larger sign up to 70 feet in height and 750 total square feet.

**MOTION: Commissioner Morgan- To open the public hearing for item 6.5.** Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan and Blair Warner. The motion carried.

Public Hearing: No public comments.

**MOTION: Commissioner Morgan- To close the public hearing for item 6.5.** 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: Looks good

**MOTION: Commissioner Morgan- To recommend approval of the proposed amendments to Title 19, Zoning Ordinance, Title 20, Subdivision Ordinance, and the Payson City Development Guidelines.** 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 and Blair Warner. The motion carried.

6.6 DISCUSSION ITEM – Committee discussion and appointment.

Staff Presentation: Appointment of one or two commissioners to the Spring Creek Area Specific Plan committee. This is a large part of West Mountain. We have consultants onboard, the lead is Hansen Allen Loose, planning is Land Mark Design. This will have about five meeting throughout the year and we would like to have this completed by the end of the year. The committee member will need to update the commission of the progress during planning commission meetings.

We would like to have a joint meeting with the city council and talk about the vision of West Mountain.

Appointment of Commissioner Moore and Commissioner Warner to the committee.

7. Commission and Staff Reports and Training

8. Adjournment

**MOTION: Commissioner Beecher – 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 7:56p.m.

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Kevin Stinson, Administrative Assistant