

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, Sept 8, 2021 6:30 p.m.

Conducting: Kirk Beecher

Commissioners: Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Kit Morgan and Blair Warner (remote)

Excused: Tyler Moore

Staff: Jill Spencer, City Planner
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 Morgan.

4. Consent agenda

4.1 Approval of the minutes for the regular meeting on August 25, 2021

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

5. Public Forum

No public comment.

6. Review Items

6.1 PUBLIC HEARING – Request by Noelle Sorensen for use of the NC Neighborhood Commercial Overlay on Utah County Parcel 65:187:0001 located at 21 East 1176 South in the R-1-9 Residential Zone.

Staff Presentation: Jill stated this project is called Riley’s Taste of Sunshine.

Training on Legislative vs. Administrative

We are looking at a legislative decision tonight. This will run with the property, not the applicant or project. The base zone will remain R-1-9. This will create a specific use as a legal conforming use

within the overlay. It must be implemented within one year. This is the area across from the south east corner of the high school. The applicant would like a commercial overlay allowing the sale of fruits, snacks, drinks, seasonal farm products, Christmas trees, gifts, etc. There will not be any onsite food preparation. Parking will be provided on site. Hours of operation will be 9-9 in the summer and 9-6 in the winter. Outdoor storage will not be allowed. It is proposed to have 13 parking stalls. The DRC staff has reviewed the plan. They would like the following included in the business plan: number of employees, building modifications will need a permit, building and fire inspections, parking installation timeline, site cleanup, landscape timeline and signage.

Noelle Sorensen stated that she is planning on additional employees, high school age kids. Signage has not been considered yet. She is thinking something on the barn for the sign.

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

Public Hearing: Tara Makin likes what is going on. She has questions about parties that might be held there, past the specified hours. The applicant will be classified as fruits, vegetables, flowers and sales. They would not be allowed to do any kind of event center.

Commissioners are in support, they have visited with neighbors and they are also in favor.

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

Commission Discussion: All like the proposal, they need to address some of the deficiencies. They suggest a limit of 4 employees. This fits the area and is a good use of what is there.

MOTION: Commissioner Marzan- To recommend approval of the Neighborhood Commercial Overlay, based on meeting all conditions. The business plan should be updated to include the number of employees and that should be no more than four. All of the permits and inspections and improvements and signage all be included in the business plan. We find this is good use of the building and location. Motion seconded by Commissioner Frisby. A roll call vote was taken with those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Kit Morgan and Blair Warner. The motion carried.

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

Staff Presentation: Jill talked about the changes.

Page 19.7 we propose a change on the timeline for a land use application. Currently it is 18 months and we would like to change that to 12 months. There is a lot that can happen and change in one year. We want applicants to get the approved projects implemented quickly. Site plans were at two year. Phase site plans have not been used in years we propose to take it out.

Page 19.13 we are adding parking requirements for the assisting living facilities. We propose one stall for each employee and 1 more stall with every 3 beds.

Page 15 we are addressing heavy duty commercial vehicles and storage.

The RMF zone parking, excluding carports, off street parking structure require architecture features. We require coved parking. The base is 2 stalls per unit, with one covered. The requirement will no longer be a required pitch roof. Pedestrian walks and bike rack will now be required instead of maybe required.

Section 17 will be changed so that the 2 different exterior material will be required on sides instead of just the public street side regardless of being on the public street or on a private way.

Windows and architecture treatments will be required.

Commissioner Warner suggested a minimum percentage be required instead of a number of windows. He would like to clarify specification of how much of the wall face should be windows instead of a number of windows. There is a concerned about having many windows on a wall facing another building that is a few feet away. This should be looked at more to find a balance between functionality and looks.

We want what is good for Payson. We should not bend to the developer because of their cost of developing and allow them to provide a poor product.

Chapter 19.8 Requires that a business have a building on site. The primary building must be no smaller than 500 square feet with public restrooms and connected to municipal services.

Discussion on what size would be needed between 500, 750, 1000 square feet.

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

Public Hearing: No public comment

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

Commission Discussion:

Discussion on reasonable window sizes and if basement windows will be a part of the count.

Discussion on what size would be needed for the commercial building size. Between 500, 750, 1000 square feet. Maybe base the size on the number of employees, type of business and what they are storing. Maybe if you have more employees then you need a two restrooms.

This ordinance needs to be strong so that we can get the best multi-family products.

MOTION: Commissioner Frisby- To recommend approval of the amendments to Title 19, Zoning Ordinance, Title 20, Subdivision Ordinance, with extra consideration on multi-family windows and building size required for development. Motion seconded by Commissioner Cowan.

A roll call vote was taken with those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Kit Morgan and Blair Warner. The motion carried.

7. Commission and Staff Reports and Training

Next week we have training

Commissioner Frisby asked about 930 West and the project by Jerry Robinson. It has been sold. The plat is recorded so they are vested. Any new builders will need to provide similar products to what was approved.

The traffic light on 930 West is moving forward. UDOT has purchased the land, but the installers are on a backlog.

The old church on Main St is rumored to be taken down and turned into a farmers market.

8. Adjournment

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

This meeting adjourned at 7:46 p.m.

Kevin Stinson, Administrative Assistant