Payson City

Planning Commission Meeting

Payson City Center, 439 W Utah Avenue, Payson UT 84651

Wednesday, September 22, 2021 6:30 p.m.

Conducting: Kirk Beecher

Commissioners: Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan and Blair Warner

Staff: Chris Van Aken, 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 6:29 p.m.

1. Roll Call

Seven commissioners present.

1. Invocation/Inspirational Thought – given by Commissioner Moore.
2. Consent agenda
   1. Approval of the minutes for the regular meeting on September 8, 2021

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

1. Public Forum

No public comment.

1. Review Items
   1. PUBLIC HEARING – Request by Sheila Michaelis for the Red Bridge Station Phase 1A and 1C zone change. The request is to amend the Payson City Zoning Map for portions of Utah County Parcels 30:060:0030, 30:060:0079, and 30:060:0080 located at approximately 1100 South 1700 West. The properties are currently zoned S-1, Special Highway Service Zone and it is proposed the zoning be changed on portions of these parcels to RMF-15, Residential Multifamily.

Staff Presentation: Chris stated this is only for the Zone Change. This was originally to be a TS-O. Since the original approval things have changes and we are now looking for an RMF-15. The General plan shows a TOD, but we still don’t know if the transit station will be coming. The RMF-15 most closely fits what the general plan calls for. This will remain 15 units per acres or less. This will not apply to the whole parcel only a portion of it. A TOD is more of a walking community with less driving. This zone change is only for a part of the three parcels in the request.

Jerry Robinson stated that MTEC has selected this site for their college. The zone change makes the land donation possible

**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, Tyler Moore, Kit Morgan and Blair Warner. The motion carried.

Public Comment: Larry Brown asked about the drilling rig. Thane Baily answered that they are drilling for water for the development. They suspect the well will provide about 4000 to 6000 homes with water.

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

Commission Discussion: Commissioner Warner commented that this is taking the S-1 zone away from the city. S-1 is an income revenue to the city. He is concerned with this and does not understand how MTECH is tied with the zone change.

Staff is comfortable with this being change from an S-1 zone because the TOD will be a similar use. The commercial element will still be covered in the development.

Thane comment that MTECH will come to Payson if the land is given to them. Thane and his group need the roof top density to be able to donate the land. They are currently working with the commercial development and have several big-name companies that are interested. They are looking at donating the land around the end of this year. They are trying to bring something that will be good for Payson City and will help the city. This parcel by its self will not be enough to donate the land. It is the whole project. This is funded by the number of units.

Commissioner Morgan is concerned about the lack of roads for the traffic that is coming. Commissioner Frisby is concerned about the parking issues. The city agreed to 1.9 spaces and they will honor it.

Larry Brown wants to know what will happen to the sewer. Will there be a pump station?

Ken Berg stated that when the area specific plan was changed this zone change was over looked and they are now doing some house cleaning to allow this to work best.

They have a road dedication plat that dedicated all of 800 South, all of the new 1950 and the complete widening of the master plan for 1130. The first thing they gave to the city was expanded right of ways to meet the traffic demands now and in the future.

The sewer will be addressed. They have broken ground on building the sewer outfall line which starts at Utah Avenue and runs all the way to this site.

Commissioner Cowan is concerned with the taking away of the S-1 zone and the tax for the city. He understands that there needs to be some manner of payback for the donation of the land.

Commissioner Moore thinks that there are somethings to work on as this develops, but in regards to the zone change this is what is needs and anticipated for this area.

This does match the Area Specific plan with the mixed use and multi-family in this area.

**MOTION: Commissioner Marzan- To recommend approval of the Red Bridge Station A1 and 1C Zone Change finding this is in line with the area specific plan and matched what we have discuss in this area.** Motion seconded by Commissioner Moore. A roll call vote was taken with those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, and Blair Warner. Those Voting no – Kit Morgan.

The motion carried.

1. Commission and Staff Reports and Training

The council has determined that they want a director for the planning and zoning department. They are hoping for a director in the next month.

Commissioner Cowan said that the RMF zone parking is inadequate. We need to make this more expansive. It needs to allow for boats, RVs and additional vehicle parking. We need to get this off the roads and next to the homes.

Staff is encouraged to continue to get the ordinances where we want them. We need to look at tiny homes as well. This will be coming to Payson and we need to be ready for it.

1. Adjournment

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

This meeting adjourned at 7:04p.m.

Kevin Stinson, Administrative Assistant