

Payson City  
Planning Commission Meeting  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, October 13, 2021 6:30 p.m.

Conducting: Kirk Beecher

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

Absent: John Cowan

Staff: Jill Spencer, Planner  
Chris Van Aken, Planner II  
Kim E. Holindrake, City Recorder  
Marty Dargel, 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 6:42 p.m.

2. Roll Call

Six commissioners present.

3. Invocation/Inspirational Thought – given by Kirk Beecher

4. Consent Agenda

No items to address.

5. Public Forum

No public comments.

6. Discussion Items

- 6.1 PUBLIC HEARING (continued) – Quail Mountain Subdivision Plat A – Request by Clint Garner for a recommendation of preliminary approval for a 26-lot subdivision on Utah County Parcels 30:050:0074 and 30:050:0109 located at approximately 370 South 1300 East in the R-1-10 Residential Zone.

Staff Presentation:

Chris Van Aken stated the property was recently annexed into the City and consists of two parcels. The proposed project consists of 26 lots with an existing home on lot 1, which will remain. A building envelope is shown on lot 2 for a future home. The proposal meets the General Plan and underlying zone requirements. The annexation assigned the property the R-1-10 Zone. Lots meet the

quarter acre requirement of the Ease Side Comprehensive Plan. The applicant is looking for a recommendation of approval to the City Council. Staff will work with the applicant on pending redlines as well as revising the road layout in accordance with city standards.

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

Public Comment:  
No public comments.

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

Commission Discussion:  
Commissioner Frisby noted the project seems straight forward and meets the code.

**MOTION: Commissioner Frisby – To recommend to the City Council approval of the Quail Mountain Subdivision preliminary plat as long as all staff redlines are met and seeing that it does meet the East Side Comprehensive Plan as well as the General Plan of Payson City.**

Motion seconded by Commissioner Marzan. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore and Kit Morgan. The motion carried.

6.2 **PUBLIC HEARING - Request by Tyler Horan for recommendation of approval of amendments to the South Meadows Area Specific Plan and the Transportation Master Plan.**  
(6:50 p.m.)

Staff Presentation:

Chris Van Aken stated this is one parcel and is in the A-5-H Zone. A water line runs on the east side of the property. The original South Meadows Area Specific Plan showed three dwelling units per acre on the west side and ten dwelling units per acre on the east side with a strip of greenbelt in between. The new proposal is to change the western half of the property to six dwelling units per acre in the South Meadows Area Specific Plan. The applicant is also requesting a change in the Transportation Master Plan to allow a 32-foot private road cross section, which would only be in the RMF Zone and only for alley-loaded units. These proposals are all in anticipation of future development plans in this area. Considerations include how the proposed change affects nearby properties and utility infrastructure in this area. This is a legislative decision for the City Council. The General Plan is a living document so sometimes changes can be appropriate. The Planning Commission can include conditions in the recommendation.

Applicant Presentation:

Tyler Horan stated a concept plan was addressed by the City Council about a year ago with ten units per acre on the east side and three units per acre on the west side. The City Council felt the lot sizes didn't match what they felt made sense with the Red Bridge development condo buildings to the north and the active train tracks on the west. This change comes as an interpretation of that discussion and fits the parameters of the new General Plan.

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

Public Comment:  
No public comments.

**MOTION: Commissioner Marzan - To close the public hearing.** 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 Warner stated this suggests it is something the City Council asked for instead of coming from the applicant. He wondered if that's true. He questioned how much of the area is currently scheduled to have three lots per acre and is the Council wanting to change just the small amount in this parcel or a bigger chunk.

Commissioner Beecher stated the City Council was presented a concept plan some time ago and made some suggestions. None of that I binding. The Planning Commission needs to see what it does for the current area and how it impacts future development in the area. Does it align with the General Plan and is this a good change for the specific plan?

Commissioner Frisby noted he doesn't have enough information to make this big of a change to the General Plan such as proposed layouts. instead of just ... more information to amend.

Commissioner Morgan agreed. The proposal asks for private roads and alley loaded areas, which the Commission has talked about not allowing in developments.

Commissioner Beecher stated the Commission should hold off on any type of private road discussion until an ordinance is in place, which is in the works. This is a request to amend the General Plan; it is not a request for a zone change. The alley issue is not viable at this time.

Commissioner Moore agreed with the road issue.

Commissioner Beecher stated the applicant is asking for an RMF-6 Zone, which doesn't exist in code. It could come in under the RMF-10 with a condition with a maximum of six units per acre. The 10 is up to 10, not exactly 10 units per acre.

Commissioner Frisby noted his concern with utilities and pushing higher and higher density. He questioned how does the City continue to support higher density from what has been anticipated and planned for utilities. It sets the City up for massive problems.

Chris Van Aken stated the Commission doesn't have to recommend approval if there are concerns with utilities. On the other hand, others could come asking for increased density, but it is a legislative approval. Theoretically, approval could be granted on one and not the other.

Commissioner Frisby agreed; but in equity, future developers will state the City allowed it here and also want it.

Commissioner Morgan noted his concerns are that Red Bridge has a higher density and now this borders Red Bridge and wants a higher density. It gets into the issue of how much the utilities can handle, and utilities can't handle the density now.

Commissioner Frisby stated he is open to continue discussions with the City Council on ways to allow development here, but now isn't the time to give approval.

**MOTION: Commissioner Frisby - To recommend denial of the request to amend the South Meadows Area Specific Plan and the General Plan as well as the request to grant the use of a modified private roadway in this development.** Motion seconded by Commissioner Morgan. 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 (7:05 p.m.)

Staff will continue working on a time for a work session regarding the Red Bridge area.

8. Adjournment

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

This meeting adjourned at 7:06 p.m.

---

Kim E. Holindrake, City Recorder