

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, January 26, 2022 6:30 p.m.

Conducting: Kirk Beecher

Commissioners: Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan,

Absent: John Cowan, Tyler Moore, Blair Warner

Staff: Robert Mills, Development Services Director
Jill Spencer, Planner
Chris Van Aken, Planner II
Kim E. Holindrake, City Recorder
Marty Dargel, Planning Technician

Others

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 6:30 p.m.

2. Invocation/Inspirational Thought – Kathy Marzan

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of January 12, 2022.

MOTION: Commissioner Morgan - To approve the Consent Agenda. Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan. The motion carried.

4. Public Forum

No public comments.

5. Review Items

5.1 PUBLIC HEARING - Request by Alani Fua for preliminary plan approval of the Pacen Hollow Subdivision, a four-lot subdivision on Utah County Parcel 08:155:0007 located at 294 North 800 East in the R-1-7.5, Residential Zone.

Staff Presentation:

Chris Van Aken stated this is a request for Preliminary Plan approval of a four-lot subdivision located at 294 North 800 East in the R-1-7.5 Zone. The parcel meets the parameters of that zone based on the lot layout. The total land area being divided is 1.12 acres. It lines up with the General Plan, and the underlying zone. If there are any other redlines, we will work with the applicant to address those and we will bring the final plat to you at a later date.

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

Public Comment:

No public comment

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

Commission Discussion:

Commissioner Marzan stated it looks like a good way to use that land. Commissioner Frisby stated curb, gutter and sidewalk would be nice.

MOTION: Commissioner Marzan – To recommend approval of Preliminary Plan to City Council pending redlines being addressed and water rights being taken care of. Motion seconded by Commissioner Morgan. Those voting yes: Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan. The motion carried.

5.2 PUBLIC HEARING - Request by Rob McNeel to change the zoning on Utah County Parcels 29:023:0023 and 29:023:0046 located at 1278 South 1950 West. The applicant is requesting an R-1-10 Residential zoning designation and the property is currently zoned A-5-H (Annexation Holding Zone).

Chairman Beecher stated that the applicant has requested this item be tabled. The Public Hearing needs to be opened and continue it to another meeting

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

Public Comment:

No public comment.

MOTION: Commissioner Frisby – To continue the public hearing to later date. Motion seconded by Commissioner Marzan. Those voting yes: Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan. The motion carried.

6. Commission and Staff Reports and Training

Chris Van Aken stated to anyone present or online for the Spring Hollow Zone Change to email him and he will keep you in the loop as to when that will be coming back to Planning Commission. Robert Mills thanked the Planning Commissioners and presented them each with a gift card.

7. Adjournment

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

The meeting adjourned at 6:38 p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician

In accordance with the Americans with Disabilities Act, Payson City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling 801-465-5214 at least 48 hours in advance of the meeting to be held.