

Payson City  
Planning Commission Meeting  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, April 13, 2022 6:30 p.m.

Conducting: Kirk Beecher

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

Absent: John Cowan

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

Others: Jeff Redford, Winn Lindsey, Wes Zufelt, Gwen Spencer, Kelly Montague, Erika Spencer, Dave Gardner, Sheila Michaelis, Ken Berg, Jerry Robinson

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 – Commissioner Beecher

Kim Holindrake swore in Ryan Frisby as member of Planning Commission.

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of March 23, 2022.

**MOTION: Commissioner Morgan - To approve the Consent Agenda.** Motion seconded by Commissioner Moore. A roll call vote was taken. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

4. Public Forum

Robert Mills introduced Michael Bryant, Payson City's new Planner II.

5. Review Items

5.1 ACTION ITEM – Request to extend the municipal boundaries to include the property included in the proposed Pace Industrial Park Annexation, consisting of one parcel totaling approximately 26.77 acres.

Staff Presentation:

Staff began presentation by showing the parcel indicated on the Utah County Parcel map and the annexation plat itself. This request is one parcel consisting of 26.77 acres located at 700 West 400 North. The applicant is asking for I-1 zoning upon annexation; proposing a variety of industrial uses. This matches the General Plan for this area and the applicant has met all city requirements for annexation.

Commissioners had questions concerning previous request for this parcel under different ownership, approximately one year ago. Staff clarified.

**MOTION: Commissioner Marzan – To recommend approval to City Council for the Pace Industrial Park seeing that it matches planned use in the General Plan.** Motion seconded by Commissioner Frisby. A roll call vote was taken. Those voting yes: Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

**5.2 PUBLIC HEARING – Redford Investments Zone Change: Request by Jeff Redford to change the zoning on eight parcels located at approximately 900 North Main. The parcels are currently zoned S-1 (Special Highway Service) and the request is to change the parcels to I-1 (Light Industrial) zoning.**

Staff Presentation:

Staff indicated on the Utah County Parcel Map the eight parcels in question, located at 900 North Main. The current zoning is S-1. The applicant is asking for a zone change to I-1. The parcels are irregular and will be reconfigured at a later date. The current request is for the zone change alone. This request matches the General Plan for this area. The applicant has met all city requirements for approval.

Applicant Presentation:

Jeff Redford reiterated that their request fits the City's plan for that area.

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

Public Comment:

None

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

Commission Discussion:

Commissioner Marzan had a question regarding the zone change of a neighboring parcel to I-2. Staff clarified. Commissioners discussed.

**MOTION: Commissioner Morgan – To recommend change from S-1 zone to I-1 zone finding that it meets the uses of the General Plan.** Motion seconded by Commissioner Marzan. A roll call

vote was taken. Those voting yes: Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

5.3 PUBLIC HEARING - Maples Overlay and Subdivision: Request by Winn Lindsey to subdivide the property at 1349 South 780 West and use the I-O Overlay to allow infill development.

Staff Presentation:

Staff began by showing parcel in question on the Utah County Parcel Map. Parcel is 0.43 acres located at 1349 South 780 West. The applicant is requesting the use of the I-O Infill Overlay to create a two-lot subdivision to build two single-family homes. The current zone is R-1-9. This meets the requirements of the General Plan, the underlying zone, and the minimum requirements for the I-O Overlay.

Commissioners and staff briefly discussed zoning of surrounding properties and appropriateness of this request.

Applicant Presentation:

Winn Lindsay gave brief description of property and surrounding lots.

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

Public Comment:

None

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

Commission Discussion:

Commissioners Marzan stated it would be nice to have that lot developed. Commissioner Warner commented he likes seeing single-family homes. Commissioner Beecher added he feels it is a perfect fit for that lot.

**MOTION: Commissioner Frisby – To recommend to City Council approval of The Maples Overlay and Subdivision and the use of the I-O Overlay for this two-lot subdivision, seeing it will fit the existing neighborhood and fill in a vacant lot, which will be beneficial to the neighborhood in general.** Motion seconded by Commissioner Moore. A roll call vote was taken. Those voting yes: Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

5.4 PUBLIC HEARING - Evolve Twin Home Estates Overlay and Subdivision: Request by Wes Zufelt to subdivide the property at 110 South 300 West and apply the RMO-1 Overlay to allow twin homes.

Staff Presentation:

Staff showed an overview of the parcel in question on the Utah County Parcel Map an image of the plat itself, also a depiction of the housing product being proposed with an example of the elevations. This is a nine-lot subdivision consisting of three single-family homes and six twin home units located at 110 South 300 West, 1.53 acres total. It is currently zoned R-2-7.5. The applicant is requesting use of the RMO-1 Two-Family Residential Overlay. This meets the General Plan and underlying zone requirements, and also the minimum requirements of the RMO-1 Overlay.

Applicant Presentation:

Wesley Zufelt had nothing to add to the staff presentation, however was willing to answer any questions the commissioners might have. Commissioners questioned having twin homes instead of single-family in that single-family home area, and who builder will be. Applicant responded that they felt the property size was adequate to have a good blend of single-family with twin homes to provide two different price points for the area. Applicant is still in planning process concerning building options.

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

Public Comment:

Gwen Spencer, Kelly Montague, Erika Spencer – All live in the neighborhood and spoke in opposition to the project due to the increased density. They also felt the subdivision will not suit the feel of the neighborhood.

Applicants explained in greater detail their plans for the look of the subdivision and how it will enhance the neighborhood.

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

Commission Discussion:

Commissioner Morgan lives in this neighborhood and is slightly opposed to the multi-family residences being built due to density and questions how they will be kept up.

Commissioner Frisby feels they have a nice product, however there are no other twin unit products in this area so does not know if it makes sense for the area. He would like to keep it single-family, detached.

Commissioner Warner feels the question is whether to do the overlay. They definitely want to see the property developed.

Commissioner Marzan agrees with Commissioner Warner.

Commissioner Moore has similar thoughts. Provides good balance.

Commissioner Beecher stated this area does allow for this kind of overlay.

**MOTION: Commissioner Frisby – To recommend to remand back to staff to look at the option to keep it single-family, detached homes.** Motion seconded by Commissioner Morgan. A roll call vote was taken. Those voting yes: Kathy Marzan, Kit Morgan, Blair Warner. Those voting no: Kirk Beecher, Ryan Frisby, Tyler Moore, motion denied.

**MOTION: Commissioner Warner – To recommend approval to the City Council considering the difference of one dwelling will not make much difference in the neighborhood, and I believe the developer has done their homework in preparing this application.** Motion seconded by Commissioner Moore. A roll call vote was taken. Those voting yes: Kirk Beecher, Kathy Marzan, Tyler Moore, Blair Warner. Those voting no: Ryan Frisby, Kit Morgan. The motion carried.

5.5 PUBLIC HEARING - Villages at Arrowhead Park Phase 13 (Plat M) Preliminary Plan: Request by Terry Harward to subdivide Utah County Parcel 30:010:0060 and construct 32 multifamily units.

Staff Presentation:

Staff began presentation with map of parcel, Plat M Final, and depiction of building elevation. This is a multifamily housing development within Villages at Arrowhead Park containing 32 one-bedroom units in one single, four-story building. This project fits with the master plan for Villages at Arrowhead Park.

Applicant Presentation:

Dave Gardner answered commissioner's questions concerning square footage of units, and how the units will be marketed.

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

Public Comment:

None

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

Commission Discussion:

Commissioner Marzan stated she likes the look of the elevations and can see young people wanting to live in something like this.

Commissioner Warner feels these units will be rentals with no owner-occupation.

Commissioner Frisby stated he would prefer to see it owner-occupied, however feels the project fits the area.

Commissioners Moore, Morgan, and Beecher also in agreement with previous Commissioner's statements.

**MOTION: Commissioner Marzan – To recommend approval to City Council of Phase 13 of Villages at Arrowhead Park in its Preliminary Plan pending any redlines that Staff may have.**

Motion seconded by Commissioner Frisby. A roll call vote was taken. Those voting yes: Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

5.6 WORK SESSION – Red Bridge Development

Red Bridge Development Representatives, commissioners, and staff discussed numerous items and questions concerning the proposed changes to Title 19 of Payson City Code, amendments to the South Meadows Specific Plan, and the MU-1 Overlay request. Specific items discussed:

- 80-foot lot widths
- Size, type, and number of the commercial buildings
- Parking and traffic
- Trail system
- UTA Express bus stop and transit component
- Completion of 2000 gallon/minute well
- Phase A of sewer system
- Variety of housing types and number of units
- Phasing plan
- Open Spaces
- Amenities

6. Commission and Staff Reports and Training

None

7. Adjournment

**MOTION: Commissioner Beecher – To adjourn.** Motion seconded by Commissioner Morgan. A roll call vote was taken. Those voting yes: Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan. The motion carried.

The meeting adjourned at 8:18 p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician