

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, April 27, 2022 6:30 p.m.

Conducting: Kirk Beecher

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

Absent: Kit Morgan

Staff: Robert Mills, Development Services Director
Jill Spencer, Planner
Chris Van Aken, Planner II
Michael Bryant Planner II
Marty Dargel, Planning Technician

Others: Blaine Bailey

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 – John Cowan

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of April 13, 2022.

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

4. Public Forum

No Public Comment

5. New Business

5.1 Selection of Planning Commission Chair and Vice Chair

MOTION: Commissioner Marzan – To recommend to keep Kirk Beecher as Chair and Ryan Frisby as Vice Chair. Motion seconded by Commissioner Cowan.

Those voting yes: Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

5.2 Review of Planning Commission Bylaws and Rules of Procedure

Commission Discussion:

Commissioner Beecher commented that the section of state code that talks about public meetings should be referenced in the bylaws. The state code would supersede our bylaws if applicable.

Staff affirmed that adjustment can be made.

MOTION: Commissioner Beecher – To recommend approval of bylaws as they are with the addition of the state code reference. Motion seconded by Commissioner Cowan.

Those voting yes: Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

6. Review Items

Staff Presentation:

Staff gave a thorough overview of each of the three items 6.1 through 6.3 altogether. 6.1 is the proposed amendments of the Payson City Code. 6.2 is the Proposed amendments to the South Meadows Area Specific Plan. 6.3 is the Red Bridge Station MU-1 Overlay request. These three items had previously been remanded back to staff for further study. Each will require a separate action.

Commission Discussion:

Commissioner Warner had questions concerning fire protection capabilities for the five-story buildings.

Staff responded it was sent to the Fire Department for review. There were no glaring concerns with that. Another question concerned the perceived high percentage of one-bedroom apartments with an expected low rate of resident students.

Blaine Bailey from the Development team responded they had conducted a study. Their breakdown for numbers of each housing size was based on that study which showed a high need for one-bedroom apartments due to the need for housing for younger couples and single people.

Commissioner Frisby stated concerns regarding the five-story building, the permissible lot coverage, and he felt there needed to be a cap on density.

Commissioner Warner liked the idea to make some of these provisions applicable to only certain locations as opposed to allowing them to be city-wide.

6.1 ACTION ITEM – Proposed amendments to Title 19 of the Payson City Code.

MOTION: Commissioner Frisby – To recommend approval of the amendments to Title 19 with special consideration in addressing the five-story structures, and 90% lot coverage options to prevent future need to address those issues with every applicant. Also, to make sure to limit density to 1240 units. This will let the developer move forward as well as move in the

direction the city is desiring for this project. Motion seconded by Commissioner Marzan. Those voting yes: Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried

6.2 ACTION ITEM – Proposed amendments to the South Meadows Area Specific Plan.

MOTION: Commissioner Marzan – To recommend approval of proposed amendments to the South Meadows Area Specific Plan. Motion seconded by Commissioner Moore. Those voting yes: Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

6.3 ACTION ITEM – Red Bridge Station MU-1 Overlay: Request by Sheila Michaelis for use of the MU-1 (Mixed Use Overlay) on approximately 105 acres located at approximately 800 South 1700 West.

MOTION: Commissioner Frisby – To recommend approval of the MU-1 Overlay following all staff suggestions as it will allow this project to build out as designed. Motion seconded by Commissioner Cowan. Those voting yes: Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

7. Commission and Staff Reports and Training

Staff extended appreciation to Chris Van Aken for all he has done, and wished him well. Also, mentioned the South Haven open house Thursday from 11am -1pm.

8. Adjournment

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

The meeting adjourned at 6:51 p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician