

Payson City  
Planning Commission Meeting  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, February 8, 2023, 6:30 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: John Cowan, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner

Absent:

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

Others

1. Call to Order

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

2. Invocation/Inspirational Thought – Commissioner Warner

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of January 11, 2023.

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

4. Public Forum

No public comment.

5. Review Items

5.1 PUBLIC HEARING - Payson Magalei Subdivision: Request by Kyle Spencer for preliminary plan and final plat approval for a three-lot subdivision located at approximately 400 South and Goosenest Drive in the R-1-10, Residential Zone.

Staff Presentation:

Staff presented the request for a three-lot single-family home subdivision in the R-1-10, Residential Zone, located at approximately 400 South and Goosenest Drive, Utah County parcel numbers 30:054:0011, 30:054:0353, and 30:054:0007. Maps were shown indicating the subdivision and

individual parcels. Staff is offering a positive recommendation seeing that this is an administrative approval, and applicant has met all requirements. Staff answered commissioners' questions.

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

Applicant Comment:

Kyle Spencer with Northern Engineering gave an overview of the request and some history of the property. He discussed ingress and egress plans for emergency vehicles, and changes to the merge from 400 South onto Goosenest Dr. He feels this is a good plan for Payson.

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

Commission Discussion:

No commission discussion.

**MOTION: Commissioner Marzan – To approve the Payson Magalei Subdivision seeing that it fits the area and is a good use of the land there.** Motion seconded by Commissioner Moore. Those voting yes: John Cowan, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

Items 5.2 and 5.3 will be presented together.

5.2 PUBLIC HEARING - Red Bridge Development Lot 3: Request by Sheila Michaelis for preliminary plan approval for lot three of the Red Bridge Development located at approximately 1130 South 1700 West. This phase of the development is a multi-family housing development that includes two- and three-bedroom housing units.

5.3 PUBLIC HEARING – Red Bridge Development Lot 4: Request by Sheila Michaelis for preliminary plan approval for lot four of the Red Bridge Development located at approximately 1130 South 1700 West. This phase of the development is a mixed use, multi-family housing and commercial development that includes one-, two- and three-bedroom housing units.

Staff Presentation:

Presentation by staff began with an overview of the previous approvals for the Red Bridge Station project. Staff then went over the details of this administrative request for preliminary plan approval for super pads three and four within the Red Bridge overall development. These being the first two phases of a 16-phase development. Lot three is a multi-family residential development consisting of a 12-building complex with a total of 129 two- and three-bedroom dwelling units. Lot four is a mixed-use commercial and multi-family residential development. The commercial consisting of a two-building complex with 7,544 square feet of office and retail space fronting 1700 West; the residential consisting of 100 total units ranging in size from studio to three-bedrooms. A vicinity map was shown indicating the lot sites and overall master plan. Amenity and elevation concept plans were also displayed.

**MOTION: Commissioner Morgan – To open the public hearing for items 5.2 and 5.3.** Motion seconded by Commissioner Marzan. Those voting yes: John Cowan, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

Public Comment:  
No public comment.

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

Commission Discussion:  
Commissioner Warner had a question about the number of studio units and estimated time frame. Staff clarified that there will be 12 units. Sheila Michaelis, representing Payson South Meadow Partners, stated the time frame is approximately 2 years for this buildout with more projects planned to start during this period. Questions concerning parking were answered by staff.

**MOTION: Commissioner Marzan – To recommend approval to City Council for item 5.2.** Motion seconded by Commissioner Morgan. Those voting yes: John Cowan, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

**MOTION: Commissioner Marzan – To recommend approval to City Council for item 5.3.** Motion seconded by Commissioner Moore. Those voting yes: John Cowan, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Jim Rowland, Blair Warner. The motion carried.

#### 6. Commission and Staff Reports and Training

Robert Mills made mention to the commissioners concerning the information Jill Spencer sent to them outlining all the current projects going on in Payson. He appreciates her work and the commissioners' involvement with that. He gave a reminder of the available positions on the Planning Commission that will be coming up. Lastly, some discussion was held concerning the upcoming Main Street project.

#### 7. Adjournment

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

The meeting adjourned at 6:55 p.m.

/s/ Marty Dargel  
Marty Dargel, Planning Technician