

Payson City  
Planning Commission Meeting  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, March 22, 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: Blair Warner

Staff: Robert Mills, Development Services Director  
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 Moore

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of February 8, 2023.

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

4. Public Forum

No public comment.

5. Review Items

5.1 PUBLIC HEARING - Arrowhead Ranch Plat A: Applicant Greg Wall, on behalf of Arrowhead Ranch, LLC, is seeking preliminary plan approval for a 226-lot single-family attached home subdivision. The subdivision is located at approximately 1400 North Arrowhead Trail Road.

Staff Presentation:

Staff gave an overview of the applicant’s request for preliminary plan approval for Arrowhead Ranch Plat A. The approximate address is 1400 North Arrowhead Trail Road and includes a portion of Utah County parcel number 30:009:0071. There will be 226 attached single-family units. Plat B to the East was previously approved, and there will be other phases to follow. This development is part of the

DAE Annexation from 2008 which includes entitlements on the number of housing units and lot density. The plat map was shown with the general layout. Questions from commissioners were addressed.

Applicant Comments:

Ross Holliday with Arrowhead Ranch, LLC, gave clarification concerning the width of private drives for garbage can placement and pick-up. Also addressed was storage space in garages, and driveway length.

**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. 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. The motion carried.

Commission Discussion:

Commissioner Morgan expressed some concern with density and possible traffic issues.

Commissioner Rowland was concerned there may be parking issues.

Commissioner Frisby shared some comments emailed to him from Commissioner Warner regarding porch-forward plans as opposed to garage-forward.

Commissioner Cowan commented that parking is the real problem and feels the Planning Commission and City Council need to revisit the parking requirements for this type of development.

Commissioner Frisby stated that parking requirements have been met for this development.

Robert Mills added that staff are preparing to release a request for proposal to revisit the entire code and parking requirements would be a part of that. He also gave some clarification concerning the density of this project.

Commissioner Cowan questioned if there are plans to widen and improve Arrowhead Trail Road. Staff confirmed that there are plans for significant improvement of that stretch of road.

Commissioner Rowland commented that he would like to see the decorative piece above the porch to be an actual roof.

**MOTION: Commissioner Marzan – To recommend to City Council approval of item 5.1.** Motion seconded by Commissioner Moore. Those voting yes: John Cowan, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Jim Rowland. The motion carried.

6. Commission and Staff Reports and Training

Robert Mills expressed much appreciation to outgoing commissioners for their hard work and dedication.

7. Adjournment

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

The meeting adjourned at 6:53 p.m.

/s/ Marty Dargel  
Marty Dargel, Planning Technician