

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, May 24, 2023, 6:30 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley, Blair Warner

Absent: Camarie Brinkerhoff

Staff: 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 Heimuli

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of April 26, 2023.

MOTION: Commissioner Heimuli - To approve the Consent Agenda. Motion seconded by Commissioner Warner. Those voting yes – Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley, Blair Warner. The motion carried.

4. Public Forum

No public comment.

5. Review Items

5.1 PUBLIC HEARING - Hiatt Creek Plat B: Applicant Tyler Horan on behalf of Hawkmoon Holdings, LLC, is seeking preliminary plan approval for a 100-lot attached (townhome style) single-family home subdivision. This subdivision is located at approximately 1130 South 1950 West, (11200 South 4800 West Utah County coordinates), Utah County parcel number 29:023:0048.

Staff Presentation:

Staff gave an overview of the applicant's request for 100 attached, townhome-style, single-family homes. This project is located at approximately 1130 South 1950 West on Utah County parcel number 29:023:0048. Maps were shown, indicating the location and layout of the preliminary plan. Proposed elevations and amenities the applicant plans to include were also presented.

Staff addressed Commissioner’s questions regarding density, infrastructure, traffic concerns, parking, and the water retention basin being used as open space. Commissioners collectively had concerns about the lack of usable open space and the high density of this project. They would like to see 80 units instead of 100, allowing more open space.

MOTION: Commissioner Marzan – To open the public hearing. Motion seconded by Commissioner Morgan. Those voting yes: Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley, Blair Warner. The motion carried.

Public Comment:
No public comment.

Applicant Comment:
Tyler Horan pointed out that the open space area is a retention pond as opposed to a detention pond and is designed to catch water and then drain when there is a storm event.

MOTION: Commissioner Marzan – To close the public hearing. Motion seconded by Commissioner Morgan. Those voting yes: Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley, Blair Warner. The motion carried.

Commission Discussion:
Commissioner Warner expressed hope that the Commissioner’s concerns will spark in the City Council some discussion and thought before they make their decision.

MOTION: Commissioner Frisby – To recommend to the City Council approval of the preliminary plan for Hiatt Creek Plat B, taking into consideration the amount and use of open space to make a better community for the people who will live there. Motion seconded by Commissioner Heimuli. Those voting yes: Ryan Frisby, Kepi Heimuli, Kathy Marzan, Blair Warner. Those voting no: Kit Morgan, Ryan Rowley. The motion carried.

6. Commission and Staff Reports and Training

Staff noted upcoming project updates and code amendments due to some changes the state legislature has made concerning subdivisions.

7. Adjournment

MOTION: Commissioner Morgan – To adjourn. Motion seconded by Commissioner Warner. Those voting yes: Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley, Blair Warner. The motion carried.

The meeting was adjourned at 6:59 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician