

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, July 12, 2023, 6:30 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley

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 Rowley

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of June 28, 2023.

Commissioner Frisby pointed out his name needs to be removed from the vote to adjourn as he was absent.

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

4. Public Forum

No public comment.

5. Review Items

Items 5.1 and 5.2 to be presented and discussed together. The items will be voted on separately.

5.1 PUBLIC HEARING - Request by Justin Hill for approval of the I-O, Infill Overlay designation for property located at approximately 890 East 200 South on Utah County parcel numbers 30:054:0090, 30:054:0158, and 30:054:0296. The request is for reduced frontage and a private drive approach for lots included in the proposed Ralph Wilson Subdivision.

5.2 PUBLIC HEARING - Request by Justin Hill for approval of the Ralph Wilson Subdivision, a two-lot single-family dwelling subdivision, located at approximately 890 East 200 South on Utah County parcel numbers 30:054:0090, 30:054:0158, and 30:054:0296.

Staff Presentation:

Staff gave an overview of the applicant’s request for a two-lot subdivision and I-O, Infill Overlay to obtain reduced frontage to permit a flag lot. The approximate address is 890 East 200 South located on Utah County parcel numbers 30:054:0090, 30:054:0158, and 30:054:0296. The new lots are both more than 10,000 square feet. Staff addressed questions from the commissioners. Staff recommends a positive recommendation for the I-O, Infill Overlay and approval of the subdivision as presented, contingent upon City Council final approval of the I-O, Infill Overlay request.

MOTION: Commissioner Marzan – To open the public hearing for items 5.1 and 5.2. Motion seconded by Commissioner Heimuli. Those voting yes: Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley. The motion carried.

Public Comment:

Manuel Torres, who owns the property to the west had questions concerning where fencing will go and placement of the house in relation to his backyard.

Gene Euell stated he lives on the corner lot and had questions concerning the original survey, road width and property lines on 280 South.

Daniel Hoyt stated that his name was brought up in conjunction with this lot, but he has no agreement and has not had any discussions concerning this subdivision. He added that he believes the garage on the boundary line belongs to Sandra Bowers.

MOTION: Commissioner Marzan – To close the public hearing for items 5.1 and 5.2. Motion seconded by Commissioner Brinkerhoff. Those voting yes: Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley. The motion carried.

Commission Discussion:

Commissioner Frisby commented that he does not see a problem with this request.

Staff addressed earlier comments and questions raised during the public comment period.

MOTION: Commissioner Heimuli – To recommend to City Council approval of item 5.1. Motion seconded by Commissioner Marzan. Those voting yes: Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley. The motion carried.

MOTION: Commissioner Heimuli – To approve item 5.2 contingent upon approval by the City Council of item 5.1. Motion seconded by Commissioner Rowley. Those voting yes: Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley. The motion carried.

6. Commission and Staff Reports and Training

Discussion was held concerning the City Council’s approval of the changes to Payson City Code concerning landscaping.

Staff gave a reminder about the State Planning Conference in September.

Commissioner Heimuli had some questions regarding the Onion Day parade and comments regarding the Crime is for the Birds project held by the Police Department.

7. Adjournment

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

The meeting adjourned at 6:58 p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician