

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

Conducting: Kathy Marzan, Planning Commission Vice Chair

Commissioners: Camarie Brinkerhoff (arrived at 6:31pm), Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley (attended via Zoom), Blair Warner

Absent: Ryan Frisby

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

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 October 25, 2023.

MOTION: Commissioner Warner - To approve the Consent Agenda. Motion seconded by Commissioner Morgan. Those voting yes – Camarie Brinkerhoff, 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 – General Plan Amendment: Payson City Planning Commission will consider an amendment to the Payson City General Plan. The amendment will consider the proposed Spring Creek Area Specific Plan to be incorporated into the General Plan.

Staff Presentation:

Staff began the presentation by displaying an outline and photos of the study area. A general explanation of what an area specific plan consists of was given. A future land use map, drinking

water plan, and pressurized irrigation plan of the area was shown and explained with examples given. Staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt the Spring Creek Area Specific Plan based on the findings of the staff report, the public hearing comments, and Planning Commission discussion. Staff also shared alternative actions the Planning Commission could take.

Commission Comments:

Questions from Commissioners Rowley and Heimuli were addressed by staff.

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

Public Comment:

Maggie Wiltshire spoke in opposition. She stated that the previous concepts proposed in 2020 would not take their homes. She felt that she was not listened to when on the Steering Committee. She feels the plan lines the pockets of a greedy few. She is opposed to the high density and the road plan, and is concerned the traffic, safety and home-town feel will change. She wants to save the agricultural land. She feels she and the rest of the residents were not completely informed about what is going to go in out there, and it will change their way of life. She wants the plan to be reconsidered.

Lance Wilson lives north of this area between 9200 and 9600 South. He spoke in opposition to this plan. He feels that west of the railroad tracks should stay agricultural; that there is plenty of industrial area on the east side of the tracks. He feels that the rural heritage should be preserved.

Hoby Mets spoke in opposition. He stated he has been a resident of West Mountain since 1973. He feels that there is an opportunity to provide parks and recreational areas to include ball fields, soccer fields, swimming pools, and equestrian parks for adults and children instead of industrial and commercial uses. He is concerned with water rights, and that commercial areas will bring crime.

Kimi Kay Jones spoke in opposition. She said she bought her property to be in a rural area. She had many of the same concerns as previously stated and feels their choices have been taken away.

Christy Mets spoke in opposition. She stated that she was born and raised in West Mountain. She understands people selling and developing but doesn't feel her way of life should have to change so others can be happy.

Jodie Zobell spoke in opposition. She stated that she grew up in West Mountain and agrees with all previous speakers. She is also concerned about the noise level from the industrial area.

Collette Christiansen sent the following statement via email which was read in its entirety by staff:
Prepared statement from Collette Christensen, regarding the Spring Creek Development Plan and the Public Hearing on Nov. 8th, 2023

I know growth is inevitable, but I would like to advocate for smart growth. I would like our City Development team and City Council to consider the strengths of Payson and what we offer our community. Let's have a long-term vision and not be at the will of Developers.

People move to Payson for a slower pace, more space, and our small-town feel. We currently have a very low average income level, one of the lowest in Utah County. How do we improve that and

attract high-income level residents? Do we have areas that are attractive to a more diverse resident base or are we only developing for low-income, high-density housing units that line the pockets of Developers and do nothing for our community? Developers do not care what they leave behind after they get their payday. Residents in high-density housing are not long-term or vested community members and can be a drain on our Law Enforcement and other programs.

I encourage Payson City to maintain a more rural zoning and larger minimum lot size west of the train tracks (only single unit dwellings, lots size increasing as you move west of the City and more half, 1-acre and 2-acre lots). This will provide an area for those seeking larger lots, homesteading and/or agricultural opportunities. It will create a buffer to our well-established orchards, dairies, and farming. These farms provide income and support hundreds of families. We need to protect that way of life and agricultural use. West Mountain and south Utah County provides the majority of all the agricultural goods grown in Utah and is one of the largest producers of tart cherry (a growing industry with nutritional supplementation). This land cannot be replaced or found further south. The Strawberry canal system that brings critical irrigation water to the valley ends here.

I question the validity of the 800 south extension planning. If the road placement was in fact highly influenced by a couple of landowners, then were other options even evaluated or considered? Is that placement the best for traffic and growth coming from Genola and growing communities to the west or the heavy trucks and commercial vehicles that need freeway access. It doesn't seem ideal to dog leg for wetlands, have a long overpass span to clear two railroad lines and end at a small two-lane local road. So, is it only ideal for those with financial gain? Is the road impact study and planning Legally sound or full of greed and conflicts of interest?

I do not feel like the community has been heard. Our voices are muffled by the money. The Spring Creek plan has not changed over the year or more of development. The area residents have continued to voice concern, without response.

We have serious safety concerns and livelihoods at risk and want to see the changes we have been asking for.

I oppose the Spring Creek Development Plan.

We have started a formal petition of the current Spring Creek Plan and will be submitting the signatures and petition to Payson City.

Thank you, Collette Christensen

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

Commission Discussion:

At the request of Commissioner Rowley, staff clarified that this is a plan and is not a planned annexation. Staff explained the placement of the new road connecting 800 South to the west and clarified that this plan would be looked at and reevaluated each time new development occurred. Special note was given that the existing residences are strategically left on the plan to help in understanding that this does affect a lot of people.

Commissioner Warner spoke about the role of the city in long-range planning, annexations, and future development. The city does not drive the change.

Commissioner Heimuli questioned how long staff has been studying this plan. Staff explained the process this plan has gone through and clarified that this is the staff's best guess of the future needs

of the city. Development is driven at the discretion of the property owners. The job of the staff is to give the data and their best recommendation.

Commissioner Morgan commented that the state mandates that cities have a general plan. The city does not take people's homes. Properties are sold to developers and the city must have a plan.

Commissioner Rowley agreed that the city must have a plan and agrees with most of this plan but feels there are already plenty of high-density areas. He would like to see lower density with larger lots the further west you go on 800 South, shifting more of it to the east with the average closer to two units per acre.

Commissioner Warner added that the higher density is buffered with lower density as you go south.

Staff gave some clarification as to the placement of higher density areas.

MOTION: Commissioner Rowley – To remand item 5.1 back to staff to review specifically regarding the higher density areas to reduce density to keep infrastructure costs lower, law enforcement costs less, preserve water, and lower future congestion. Motion seconded by Commissioner Heimuli. A roll call vote was taken. Those voting yes: Kepi Heimuli, Ryan Rowley. Those voting no: Camarie Brinkerhoff, Kathy Marzan, Kit Morgan, Blair Warner. The motion failed.

Commissioners and staff had further discussion of the motion and options moving forward.

MOTION: Commissioner Heimuli – To recommend approval of item 5.1 to City Council with correction mentioned. Motion seconded by Commissioner Marzan. A roll call vote was taken. Those voting yes: Camarie Brinkerhoff, Kepi Heimuli, Kathy Marzan, Blair Warner. Those voting no: Kit Morgan, Ryan Rowley. The motion carried.

5.2 ACTION ITEM – R & C Annexation #2: Request by Justin Hill to annex 40.5 acres into the municipal boundaries of Payson, Utah. The property is located on the southwest corner of 400 West 900 North (3550 West 9600 South, County Coordinates).

Staff Presentation:

The staff report was shared with commissioners. Parcel map was shown indicating which parcels are involved in this annexation request. Affected parcels make up approximately 40.5 acres located on the southwest corner of 400 West 900 North. Applicant's intent is to have it all zoned I-1, Light Industrial. The new zoning designation would not affect existing property owners; however, any future development would be subject to the I-1, Light Industrial zone uses. If City Council and Planning Commission feel other zoning options to be a better fit, staff is willing to make modifications as suggested.

Commission Comments:

Commissioner Rowley questioned whether all the property owners involved are in favor of this annexation.

Staff responded that there are two property owners that did not sign the petition, but the majority are in favor of it.

Commissioner Marzan feels that having light industrial across from high density residential is OK.

Commissioner Warner questioned if the current uses are grandfathered in.

Staff responded that the new zoning designation will not affect existing property owners who choose to continue their current use. Staff also wanted to make note that there was some opposition to this annexation, however, those complaints were not legitimized due to new state law criteria.

MOTION: Commissioner Heimuli - To recommend to City Council approval of the R & C Annexation request. Motion seconded by Commissioner Morgan. A roll call vote was taken. Those voting yes: Camarie Brinkerhoff, Kepi Heimuli, Kathy Marzan, Kit Morgan, Ryan Rowley, Blair Warner. Those voting no: none. The motion carried.

6. Commission and Staff Reports and Training

None

7. Adjournment

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

The meeting adjourned at 8:19 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician