

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, January 24, 2024, 6:00 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: Kirk Beecher, Camarie Brinkerhoff, Kepi Heimuli, Kathy Marzan, Kit Morgan,
Blair Warner

Absent:

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 6:00 p.m.

2. Invocation/Inspirational Thought – Commissioner Marzan

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of January 10, 2024.

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

4. Public Forum

No public comment.

5. Review Items

5.1 PUBLIC HEARING - Subdivision Preliminary Plan Approval: Request by Ross Welch on behalf of Patterson Construction for preliminary plan approval for Phase 4 of the Payson View Estates Subdivision. Phase 4 consists of 22 detached single-family dwelling lots located east of Main Street between 1800 South and 1900 South on Utah County Parcel numbers 30:071:0072, 30:071:0087, 30:071:0085, and 30:085:0026.

Staff Presentation:

Staff began the presentation with an overview of the area involved. Staff explained the reason for having a public hearing for this subdivision is due to it being part of a Planned Residential Development or PRD. Payson View Estates Phase 4 is a twenty-two-lot subdivision with a total net density of 3.82 units per acre. Lots will vary from 0.20 acres to 0.39 acres and conform to the Mower Addition Annexation Specific Plan. The applicant will install an automobile bridge to cross the Highline Canal. A screenshot of the plat map was shown indicating the placement of each of the lots and the bridge.

Applicant Comments: Ken Berg from Berg Engineering gave a summary of the process to gain approval from the Highline Canal and the Bureau for access up and over the canal. He explained that they will want to showcase the homes they build in this section as entrance into their community.

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

Public Comment:

No public comment.

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

Commission Discussion:

A short discussion was had regarding the history of this project regarding density and whether much has changed since initial approval.

MOTION: Commissioner Heimuli – To recommend approval of item 5.1. Motion seconded by Commissioner Beecher. Those voting yes: Kirk Beecher, Camarie Brinkerhoff, Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Blair Warner. The motion carried.

6. Commission and Staff Reports and Training

A reminder regarding the spring ADA Conference coming up was given for commissioners to attend if they wish.

7. Adjournment

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

The meeting adjourned at 6:15p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician

