

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, February 14, 2024, 6:00 p.m.

Conducting: Ryan Frisby, Planning Commission Chair

Commissioners: Kirk Beecher, Camarie Brinkerhoff (arrived at 6:01pm), Ryan Frisby, Kepi Heimuli, Kathy Marzan, Kit Morgan, Blair Warner

Absent:

Staff: Robert Mills, Development Services Director

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 Beecher

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of January 24, 2024.

MOTION: Commissioner Beecher - To approve the Consent Agenda. 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.

4. Public Forum

No public comment.

5. Review Items

5.1 PUBLIC HEARING - Ordinance Text Amendment to Title 13, Zoning, related to Detached Accessory Dwelling Units.

Staff Presentation:

Staff began the presentation by giving background information on internal accessory dwelling units in Payson City, which have been allowed for a number of years. Payson City currently does not allow accessory dwellings in detached structures. One of the moderate-income housing strategies selected by Payson City was to create, allow for, and reduce regulations related to internal or detached accessory dwelling units in residential zones. Previous work sessions with the Planning Commission and City Council were held in December 2023 and January 2024, with instructions to staff to move forward with possible amendments to allow detached accessory dwellings with specific requirements.

Staff gave an overview of the general requirements regarding number, lot area, location, setbacks, appearance, size, second kitchens, and parking.

Payson City has adopted a Moderate-Income Housing Plan as part of the general plan, and removing barriers to accessory dwelling units is one of the strategies of that plan. Staff feels that allowing detached accessory dwellings in conjunction with single-family dwellings would increase housing options in Payson. Staff recommends the Planning Commission forward a positive recommendation to the City Council for adoption of the proposed amendments to Title 13.20.221, “Detached Accessory Dwelling Units”.

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

Commission Discussion:

Commissioners had various questions regarding location, parking, and owner occupancy which were discussed and answered by staff.

MOTION: Commissioner Heimuli – To recommend approval to City Council of item 5.1 with recommended changes, and to include the findings as outlined in the staff report.

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

None.

7. Adjournment

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

The meeting adjourned at 6:13 p.m.

/s/ Marty Dargel

Marty Dargel, Planning Technician