

**PAYSON CITY PLANNING COMMISSION
MEETING MINUTES
June 25, 2014**

REGULAR SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER: 7:00 p.m.

ROLL CALL: Chairman John Cowan; Commissioners Blair Warner, Harold Nichols, George Van Nosdol, and Kirk Beecher; City Councilmen Kim Hancock and Mike Hardy; Planner Jill Spencer; Zoning Administrator Jon Lundell; Commissioners Amanda Peterson and Todd Cannon excused.

INVOCATION: Chairman Cowan

CONSENT AGENDA

- Approval of minutes for the regular meeting of June 11, 2014

Motion by Commissioner Beecher to approve the minutes for the regular meeting of June 11, 2014. Seconded by Commissioner Van Nosdol. Motion carried.

PUBLIC FORUM

No public comment.

PUBLIC HEARING – PROPOSED AMENDMENTS TO TITLE 9, ZONING ORDINANCE AND TITLE 20, SUBDIVISION ORDINANCE.

Motion by Commissioner Warner to open the public hearing. Seconded by Commissioner Beecher. Motion carried.

Planner Spencer presented the following amendments:

- Amendment to the organization of the planning commission allowing the City Council to appoint an alternate commissioner and modifications to the election of the chair and vice chair.

Chairman Cowan stated the he does not believe that an alternate commissioner is necessary.

- Amendment to the distance requirements for curb gutter and sidewalk from 300 feet to 1000 feet, excluding the area included in the town site survey of 1919.

Chairman Cowan stated that tying requirements for curb, gutter, and sidewalk to specific zones is done in other cities and Payson City may want to take that approach if other cross-sections are considered.

Commissioner Beecher suggested having separate roadway cross sections tied with each zone. An example would be a rolled curb and a gravel trail in the agricultural zones.

- Amendment to RMO-A overlay zone to change the Building Official to Building Inspector and to state that the accessory apartment must be constructed to the International Building Code and International Fire Code.
- Amendment to fencing requirements for placement of fences around electric meters and electric utility boxes.
- Amendment to conditional use courtesy notice requirements for utility transmission facilities to notify the owners of the parcels that the utility crosses and those parcels that are immediately adjacent to the parcel.

Commissioner Nichols asked for clarification regarding what utilities would be affected by the amendment and is concerned with limiting notification for the residents that may have concerns.

Commissioner Beecher recommended that the notification should include the affected parcel, the immediately adjacent parcel and up to 300 feet from the center-line of the proposed utility.

Planner Spencer stated that there are other options available to notify a larger group such as the City's PARLANT system.

Planner Spencer stated that this would apply to both public and private utility providers.

Motion by Commissioner Nichols to close the public hearing. Seconded by Commissioner Beecher. Motion carried

Motion by Commissioner Beecher to recommend denial of the amendment to the planning commission as proposed by staff; to recommend approval to the curb, gutter, and sidewalk with the modification to remove the distance 1000 foot requirement but include the town site survey and the boundaries of the survey be included in the description; recommend approval of the amendment to the RMO-A Overlay Zone as proposed; recommend approval of the amendments to the fence ordinance as proposed with the approval of the power department; recommend approval of the notification requirements for utility transmission lines with the modification that the notification include the affected parcel, the immediately adjacent parcel up to a maximum of 300 feet for the centerline of the utility. Seconded by Commissioner Warner. Motion carried.

OVERVIEW OF THE 2014 SESSION OF THE UTAH STATE LEGISLATURE

Planner Spencer gave an update on the following items from the 2014 session of the Utah State Legislature dealing with land use policy.

- HB220 land use amendments
- SB184 Local Gov't inspection amendments

Chairman Cowan excused at 7:42 p.m.

Commissioner Warner assumed the Chair.

- SB196 Medical Waste Incineration Prohibition
- SB275: RDA Modifications
- SB169: public meeting materials requirements
- HB83: Local Gov't res. Reimbursement authority
- HB104: School Planning and Zoning Compliance
- HB258: Municipal Business licensing Amendments
- HB269: Land Subdivision Amendments
- HB383: Sand and Gravel Extraction Restrictions
- Air Quality bills HB388; HB210; HCR7
- Transportation bills: SB188; SB

REVIEW OF APPENDIX A, NON-RESIDENTIAL LAND USE CATEGORIES OF TITLE 19, ZONING ORDINANCE.

Discussion was held on how to proceed with the discussion of the Standard Land Uses. Options included zone by zone, A to Z, Uses allowed, etc.

Commissioner Warner recommended that the notes from each commissioner on the Standard Land Uses in Title 19 Appendix A be consolidated and forwarded to the rest of the commissioners for consideration and then be discussed at the following meeting.

Motion by Commissioner Beecher to adjourn.

Meeting adjourned at 8:25 p.m.