

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, August 24, 2016 7:00 p.m.

CONDUCTING Blair Warner, Vice Chair

COMMISSIONERS Kirk Beecher, Adam Billings (8:01 p.m.), Ryan Frisby,
Taresa Hiatt, Harold Nichols (7:02 p.m.)

COMMISSIONERS EXCUSED John Cowan

STAFF Jill Spencer, City Planner
Kyle Deans, Planning & Zoning Specialist
Kim Holindrake, Deputy Recorder

CITY COUNCIL Linda Carter, Mike Hardy

OTHERS Max Carter, Stephen Selu – Kimley-Horn Engineering,
Craig Erickson – Woodbury Corporation, Janell Dunn,
Lupe Munoz, Jose Munoz

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:00 p.m.

2. Roll Call

Four commissioners present. Commissioner Cowen is excused.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Frisby.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of August 10, 2016

MOTION: Commissioner Frisby – To approve the minutes from August 10, 2016. Motion seconded by Commissioner Beecher. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Request for preliminary and final approval of the Munoz Subdivision on Utah County Parcel #08-152-0022 located at 816 East 200 North in

Payson. The subdivision consists of two (2) residential lots in the R-1-75, Residential Zone (7:04 p.m.)

MOTION: Commissioner Beecher – To open the public hearing. Motion seconded by Commissioner Frisby. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

Staff Presentation:

Kyle Deans stated this is a proposal to create two separate parcels with the existing home on lot 1. Lot 2 will be sold at a future date for a single family home. All the improvements for both lots are completed, and all the utilities are stubbed to the new lot. The proposal complies with all the subdivision requirements. Impact fees will be collected with a building permit on lot 2. The applicant is seeking preliminary and final plat approval. Approval is contingent upon the satisfaction of all Payson City subdivision requirements.

Commissioner Beecher questioned approving both the preliminary and final plats when the final plat is missing. He sees no public utility easements shown.

Kyle Deans stated the final plat has been submitted and does include the easements. There will need to be a curb cut for a driveway approach for Lot 2. The power lines are shown in the public utility easements. Lot 2 cannot be divided because there isn't enough frontage for two lots.

Public Comment:

Max Carter stated he doesn't understand how the commission can vote on something when they don't know what is going on. He has spoken to Mr. Munoz twice. Mr. Munoz has said lot 2 is not for sale. He believes the boundary lines on the south need to be corrected before the ground can be purchased. If lot 2 is zoned for one house, then the owner talks to the city council and overlays are added to change the zone. Then there comes multi-family zones. He stated the city council makes zoning and ordinance changes four times per week just to accommodate developers. He questioned why they do that. It would make life easier just to say what zone it is. Developers didn't put the city council in office; the residents did. He is concerned that the planning commission has the final say on this project and not the city council.

Kyle Deans stated a future applicant could come in and ask for an overlay zone to do a two-family dwelling but the lot isn't wide enough for a duplex or a twin home. The frontage requirements don't meet the overlay zone requirements for a twin home or duplex. This is just a single-family lot. The title has to match the proposed plat, which staff will check. If there is a discrepancy, then it will have to be adjusted.

Commissioner Warner stated the commission does have the authority to approve the final approval.

MOTION: Commissioner Nichols – To close the public hearing. Motion seconded by Commissioner Hiatt. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

MOTION: Commissioner Frisby – To approve the preliminary plan as long as it meets the city ordinances for subdivision requirements and staff conditions and any future development has to satisfy the ordinances as outlined. Motion seconded by Commissioner Nichols. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

6.2 PUBLIC HEARING – Request for preliminary and final approval of Plat E of the Gateway Town Center Subdivision on Utah County Parcel #40-464-0002 located at 1062 West 800 South in Payson. The subdivision consists of two (2) commercial lots in the S-1, Special Highway Service Zone 7:22 p.m.)

MOTION: Commissioner Nichols – To open the public hearing. Motion seconded by Commissioner Beecher. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

Staff Presentation:

Kyle Deans reported this project is in the S-1 Special Highway Service Zone. It is a two-lot subdivision next to Jiffy Lube at 1062 West 800 South. This is an amendment of the AAP Payson Subdivision, Lot 2, Gateway Town Center, Plat D. The project will accommodate the construction of Advanced Auto Parts with parking on lot 2A and future development on lot 2B. There is a cross access easement as well as a trail easement on the north. Plat D, lot 2 required a deferral agreement for improvements of curb, gutter, and sidewalk. The applicant is proposing an amendment to the existing deferral agreement in relation to the improvements to lot 2B. Because lot 2B is not one acre, the applicant is required to provide a conceptual layout of both lots including traffic flow, placement of buildings, etc. The ingress and egress can be deferred on lot 2B until the time of development. The final plat must be consistent with all regulations of chapter 20.29. Lot 2B goes to the edge of the slope with the trail easement on the uphill side of the slope.

Applicant Presentation:

Stephen Selu presented a concept plan for the project area. They have provided more parking than necessary. South of the parking there is a detention area. The building on lot 2B is 3,600 square feet.

Craig Erickson stated Woodbury Corporation owns everything north of this project. The Costa Vida building is about 2,500 square feet, Café Rio is about 3,000 to 5,000 square feet, and Subway is 1,500 square feet.

Public Comment:

Janell Dunn stated she owns Big O Tires on the west side of the project. There is a little piece of property behind the Chinese restaurant that doesn't have any access except through the pizza place and her store.

Kyle Deans clarified that there is a second access going through to this parcel to allow access.

MOTION: Commissioner Beecher – To close the public hearing. Motion seconded by Commissioner Frisby. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

MOTION: Commissioner Nichols – To approve what has been presented and that they use the current final plat and not the old final plat. Motion seconded by Commissioner Beecher. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

7. Commission and Staff Reports (7:39 p.m.)

Jill Spencer reviewed upcoming projects.

Senior Living Development

Patterson Construction is proposing a senior living development on 800 South at about 600 West by McMullin Park. Similar to the Self-Help Homes project, staff is planning a work session with the city council and planning commission on September 21st. This is the investigative process.

South Utah County Active Transportation Plan

For the last year staff has been working on the South Utah County Active Transportation Plan. A draft should be to the project management team in September. They are hoping each city will adopt the plan in October. The Regional Pedestrian and Bicycle Plan is included for south Utah County, which is Springville and south. There is a focus area in each city to identify opportunities for planning, pedestrian, and transportation. This is a broad document on how to connect communities in the area.

Munoz Subdivision

The final plat for the Munoz Subdivision will be addressed at the September 14th meeting.

West Side Development

The land use plan for the west side, which was addressed in 2009, will be readdressed in October.

Interchange Project

The timeline for the Environmental Impact Statement (EIS) project for the interchange shows the first draft will be completed by September 1st. Then agencies and UDOT will have three weeks to review. Then the Federal Highway Administration does a legal sufficiency review. Following the legal review, there could be potential revisions. The draft EIS is then published. They are estimating December before it is available for public review. The first draft will not include a preferred choice. Preferences will not be identified until after the legal review.

Solar Panels

Commissioner Nichols asked if the city was discouraging solar panels. Jill Spencer is not aware of any problems or concerns. Kyle Deans estimated that about 1/3 of the building permits have been for solar. It was noted that wind mills are allowed, and there are a couple in the city.

SX3 Project

The developer of the SX3 project is still asking for an exclusive easement in the road, which they have now narrowed to 10 feet.

Traffic Light

The traffic light on 1400 South and Highway 198 is still on schedule. UDOT is determining if easements or additional land is needed.

Wasatch Mental Health

The Wasatch Mental Health project received all the approvals. They are wrapping up a few loose ends. A sewer line and lift station is needed. Staff has given them the preconstruction application, which is needed before construction can begin.

National Parks Service Grant

The city was requested to reapply for National Parks Service Grant. The bird study was completed, but staff hasn't seen anything.

Jill Spencer will email the commissioners with updates on the projects throughout the city. Several projects are working though their conditions of approval.

8. Adjournment

MOTION: Commissioner Beecher – To adjourn the meeting. Motion seconded by Commissioner Hiatt. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, Blair Warner. The motion carried.

The meeting adjourned at 8:10 p.m.

/s/ Kim E. Holindrake
Kim E. Holindrake, Deputy City Recorder