

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, September 14, 2016 7:00 p.m.

CONDUCTING John Cowan, Chair

COMMISSIONERS Adam Billings, Ryan Frisby, Taresa Hiatt, Harold Nichols (7:06 p.m.), Blair Warner

COMMISSIONERS EXCUSED Kirk Beecher

STAFF Kyle Deans, Planning & Zoning Specialist
Kim Holindrake, Deputy Recorder

CITY COUNCIL Mike Hardy

OTHERS Lupe Munoz

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:02 p.m.

2. Roll Call

Five commissioners present. Commissioner Beecher 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 24, 2016

MOTION: Commissioner Frisby – To approve the minutes from August 24, 2016. Motion seconded by Commissioner Billings. Those voting yes: Adam Billings, John Cowan, Ryan Frisby, Taresa Hiatt, Blair Warner. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Request for final approval of the Munoz Subdivision on Utah County Parcel #08-152-0022 located at 816 East 200 North in Payson (7:05 p.m.)

MOTION: Commissioner Warner – To open the public hearing. Motion seconded by Commissioner Frisby. Those voting yes: Adam Billings, John Cowan, Ryan Frisby, Taresa Hiatt, Blair Warner. The motion carried.

Staff Presentation:

Kyle Deans reported this subdivision was presented three weeks ago where the preliminary plan was approved. The Munoz Subdivision includes a division of one parcel into two parcels and is located on the southeast corner of the intersection of 200 North and 800 East. Lot 1 is fully improved and contains a single-family home, and Lot 2 is proposed for future sell or construction of a single-family home. All improvements and utilities on both lots have been completed. This final plat shows utility easements on all sides, which are identified with a dotted line. The front easements are 25 feet with lot 1 having two 25-foot easements because it is on a corner. The Commission may take the following actions.

1. Remand the Final Plat back to staff for further review.
2. Approve the Final Plat as proposed.
3. Approve the Final Plat contingent upon satisfaction of all Payson City subdivision requirements.
4. Deny the proposed Final Plat.

Developer Discussion:

Lupa Munoz stated she was told they could put a duplex on lot 2.

Kyle Deans stated they can apply for an overlay zone to build a duplex or twin home. The lot does meet the size and frontage requirements. It is an additional process in the future.

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

MOTION: Commissioner Warner – To approve the final plat contingent upon the same conditions that were established with the preliminary plan. Motion seconded by Commissioner Nichols. Those voting yes: Adam Billings, John Cowan, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

7. Commission and Staff Reports (7:13 p.m.)

Sterling Grove Subdivision

The Sterling Grove Subdivision, Phase 1, is at the county for recording, which is 5 lots or 6 units.

Professional Dental

A preconstruction meeting was held for Professional Dental, which is north of the credit union on 800 South. Construction should begin soon.

Advance Auto Parts

A preconstruction meeting will be held in two weeks for Advance Auto Parts.

Cowan Corner Subdivision

Five permits were issued for Cowan Corner Subdivision through Self Help Homes. Cowan Corner Subdivision is at about 400 North 600 East with a cul-de-sac of about 10 lots.

Heritage Village

Heritage Village continues to fill up. There were 2-3 permits issued last week.

Farr's Ice Cream

Farr's Ice Cream was addressed by the city council last week. There were some issues with parking by the Blackhawk Condominiums. The item was tabled until the issues are resolved.

Heritage Village Assisted Living

Heritage Village Assisted Living was given a punch list in July, and staff is now waiting on updated information or missing information. Staff reached out last week. Their engineer replied that they are clarifying some items.

Algae Bloom Issues

There continues to be algae bloom issues at the lakes. The city has been able to receive pressurized irrigation water from other sources. The system is scheduled to shut down October 1st.

8. Adjournment

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

The meeting adjourned at 7:19 p.m.

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