

PAYSON CITY  
PLANNING COMMISSION MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, January 11, 2017 7:00 p.m.

CONDUCTING John Cowan, Chair

COMMISSIONERS Adam Billings, Kirk Beecher, Ryan Frisby, Harold Nichols

COMMISSIONERS EXCUSED Taresa Hiatt, Blair Warner

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

CITY COUNCIL Mike Hardy

OTHERS Evan Nixon

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

Five commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Billings.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of December 14, 2016

4.2 RESOLUTION – Planning Commission Annual Meeting Dates and Times

**MOTION: Commissioner Frisby – To approve the minutes from the previous meeting.**

Motion seconded by Commissioner Nichols. Those voting yes: Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Harold Nichols. The motion carried.

**MOTION: Commissioner Beecher – To adopt the resolution for our annual meeting dates and times.**

Motion seconded by Commissioner Billings. Those voting yes: Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Harold Nichols. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Request by Anderson, Wahlen & Associates for Preliminary Plan and Final Plat approval of the AFFCU Payson Subdivision proposed at 905 South Turf Farm Road (Proposed to be tabled)

Staff Presentation:

Kyle Deans reported the applicant has requested the original development agreement be removed. A new development agreement is being prepared that may require approval by the city council.

**MOTION: Commissioner Beecher – To open the public hearing and continue it to a future meeting.** Motion seconded by Commissioner Nichols. Those voting yes: Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Harold Nichols. The motion carried.

6.2 Review and recommendation regarding a Plat Amendment for Plat A of the Temple Rim Subdivision located at approximately 1450 South 930 West in the R-1-12, Residential Zone (7:05 p.m.)

Staff Presentation:

Kyle Deans reported the lots are numbered and the parcels are identified with letters. Parcels A and B will be maintained by the HOA. The lot line between lot 1 and parcel B will be straightened to make lot 1 a more buildable lot. The property line between lot 22 and parcel A is being moved 2.5 feet to the west. The lots still meet the square footage requirements. Temple Rim Plat B will become lots 1 and 22 and parcels A and B. Lots 2 through 21 will be Plat A. The developer has also submitted phase 2, which is north of lot 22, and will be called Wilcock Estates.

**MOTION: Commissioner Billings – To send a recommendation of approval to the city council on the plat amendment for Plat A, Temple Rim Subdivision.** Motion seconded by Commissioner Beecher. Those voting yes: Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Harold Nichols. The motion carried.

6.3 Review and recommendation regarding proposed amendments to Title 19, Zoning Ordinance, specifically Section 19.6.7, RMF Multi-Family Residential Zone (7:15 p.m.)

Staff Presentation:

Jill Spencer reviewed the proposed changes. This is a complete rewrite of the RMF Zone. She received an email from Commissioner Hiatt regarding her concerns with the RV parking requirement. She feels the higher density, multi-family projects, whether owned or rented, take into account that there are some amenities that are just not allowed. She feels there are enough storage facilities in the area that they should be supporting those businesses and not require the RV parking. It is more important to utilize the space for the structures or storage space. Jill Spencer stated there can be some flexibility with RV parking on whether it is required or not. It is currently written that RV parking is required for all.

Jill Spencer addressed one additional change to consider, which came up today. A developer would like to develop a parcel of land that is just over one acre on SR-198. It is the first parcel just after the commercial zone. Typically, you see multi-family development after the commercial before residential housing as a buffer. The original RMF Zone was created for the areas along I-15 and not for the commercial strip areas in the center of town. In introducing the RMF levels of 10, 15, and 20, the RMF-10 could work in these areas adjacent to the commercial along SR-198. The sticking point is the project size requires at least five acres. Section 19.6.7.3 addresses the minimum project area. The RMF-10 could be modified to a minimum of one acre, which could work well in other areas of the community.

#### Commission Discussion:

Commissioner Beecher stated it looks like the recommendations from the previous meeting have been reflected very well. He has one change on the landscaping, section 19.6.7.13. The word plan was crossed out and needs to be put back in. The RV parking section states, *the location, size, and design of the parking/storage area will be dependent on the project mix, availability of enclosed garages, and other factors*. To him that means it is not required, and the commission would look at it on a case by case basis. He feels the concerns have been covered on RV parking. He is concerned if one acre is enough to do justice for a 10-unit complex. Several other commissioners were also concerned.

Commissioner Frisby is concerned about fire access. It may work in this case but not in other cases in infill areas.

Jill Spencer stated the first paragraph, purpose and zone characteristics, could be changed to state this zone is used as a transition between commercial and traditional residential development. This would limit it to the areas around I-15 and the commercial corridors.

Commissioner Beecher stated section 19.6.7.1 states, *rezoning to the RMF Zone should be carefully reviewed to ensure compatibility with existing development and neighborhoods and the land use goals of the City*. He feels it does give the commission flexibility to say no it doesn't match the existing area. He is concerned if one acre is enough to do what is needed.

Commissioner Cowan would like to think about this change a little more.

Evan Nixon stated that section 19.6.7.4 calculates the project density. It states the number of units will be rounded to the nearest whole number. He felt this contradicts the numbers given in each zone of 10.1 and 15.1, which should be 10.5 and 15.5. He questioned section 19.6.7.14, parking, loading, and access, paragraph 8, that states, *each project will need to address the provision of recreational vehicle parking and storage*.

Jill Spencer clarified that if the density calculated at 10.3, you wouldn't get the 11<sup>th</sup> unit. It would round down. She will look at how it relates to the subdivision ordinance. With the RV parking, each project has to demonstrate how it will take care of RV parking whether on site or off site and enforcement. It depends on the type of housing.

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

**MOTION: Commissioner Beecher – To recommend to the council that they take this ordinance amendment under consideration with the few minor changes discussed tonight.** Motion seconded by Commissioner Nichols. Those voting yes: Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Harold Nichols. The motion carried.

7. Commission and Staff Reports

Wilcock Estates has been submitted, which is north of the LDS Temple.

A two-lot subdivision is coming south of Payless Shoes.

Springside Meadows is continuing forward.

The owner of the Flying J property continues to remove the tanks and clean up the area.

UDOT continued the EIS study for I-15 to the summer.

UDOT continues to work with property owners to acquire property for the signal light at the intersection at 1400 South and I-15. The light has been approved and funded.

8. Adjournment

**MOTION: Commissioner Nichols – To adjourn the meeting.** Motion seconded by Commissioner Frisby. Those voting yes: Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Harold Nichols. The motion carried.

The meeting adjourned at 7:44 p.m.

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