

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, February 8, 2017 7:00 p.m.

CONDUCTING Blair Warner, Vice Chair

COMMISSIONERS Adam Billings, Kirk Beecher, Ryan Frisby, Taresa Hiatt,
Harold Nichols (7:05 p.m.)

COMMISSIONERS EXCUSED John Cowan

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

CITY COUNCIL

OTHERS Jake Tait – Anderson, Wahlen & Associates, Donald
Young, Craig Gordon

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:03 p.m.

2. Roll Call

Five commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Beecher.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of January 11, 2017

MOTION: Commissioner Billings – To approve the minutes from the previous meeting of January 11. Motion seconded by Commissioner Frisby. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, 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 (7:05 p.m.)

MOTION: Commissioner Beecher – To open the public hearing for the item as previously described. Motion seconded by Commissioner Nichols. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

Staff Presentation:

Kyle Deans stated AFFCU Payson Subdivision includes a division of one parcel into two lots located at approximately 905 S. Turf Farm Road within the S-1 Special Highway Service Zone. Lot 1 will be sold to America First Federal Credit Union, and the current property owner will retain the remaining lot. The city council approved an ordinance that the Planning Commission is to take final administrative action on traditional subdivisions of three lots or less so this body makes the final decision. The public hearing has been properly noticed and courtesy notices mailed to appropriate property owners. One of the subdivision requirements is that if the applicant is not intending to use the entire subdivided parcel, they can provide a concept plan for the property. The applicant has shown where the AFFCU building will be placed with a layout for a future building, parking, and access. Lot 1 may be subdivided again in the future for the back portion. Staff reviewed the application with a few items to be noted before the plat can be recorded. There was a restrictive deed and development agreement on the property by Payson Fruit Growers. The applicant requested it be removed, and the city council took action to remove the restrictive deed. The current ordinances address the items in the agreement and deed. The entrances on arterial roads can be addressed with the site plan. Internal roads including Growers Grove Blvd will be private and require council approval for the final design. Utilities outside the right-of-way will be privately maintained. The final plat needs some changes such as labeling streets, easement identified, and text corrections. There is a trail easement on southern portion of lot 1. The plat will meet Chapter 20.29 of the subdivision ordinance. Proof is required that all taxes have been paid. Review of the site plan will address the flood zone, which is only on lot 2, building design and layout, SWPPP, and a preconstruction meeting.

Public Hearing

Jake Tait represents AFFCU. As clarification they are working with the property owner regarding the easement locations on lot 2. The curved easement will go away when the road is installed.

Donald Young stated he is the property owner to the north where Great Clips is located. He requested copies of the plats to present to others in his LLC. He asked if there has been any change on the flood zone area. Commissioner Beecher stated the FEMA documents have not been finalized.

Craig Gordon stated he is the owner of lot 13 in the subdivision to the south. He is concerned with ground water to ensure there is proper drainage when the site develops. Payson Fruit Growers has been good at keeping the weeds down and hopes the new owners will do the same. He doesn't want a lot of weeds and dry weeds. He questioned the type of fence that would be provided. Commissioner Beecher stated the city will make sure the drainage happens; it is part of the requirement of development. Jake Tait stated that AFFCU takes great care of their properties

and will also install a fence. They have a specific division to take care of their properties and secure the properties. Kyle Deans stated there is a land use transition requirement between residential and commercial in the city code that requires a 6' masonry wall. The existing fence will be replaced, and the trail is on the AFFCU side. A geotechnical study is also required, and all the storm water is required to be retained. The trail system won't quite connect to the Heritage Village trail until there is further development so there will be a gap.

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

MOTION: Commissioner Beecher - To approve the preliminary plan as shown with the satisfaction of staff's suggestions and that it be approved contingent upon staff recommendations and meeting code and land use ordinance of the city. Motion seconded by Commissioner Hiatt. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

MOTION: Commissioner Beecher - To approve the final plat contingent upon staff conditions and recommendations as outlined with the addition of items outlined by staff and recommend it be signed and recorded. Motion seconded by Commissioner Frisby. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

7. Commission and Staff Reports (7:31 p.m.)

Springside Meadows

The Springside Meadows is under review for the next phase along Main Street.

The Depot Apartments

The Depot Apartments have been submitted, which are off the Main Street exit by the bowling alley. It contains 153 units, and the designs look fantastic. The density is the same as proposed several years ago.

Spring Creek Townhomes

The Spring Creek Townhomes are in process. They need to apply for a zone change to the RMF-15 Zone. It will be 53 townhomes southwest of the Ridgestone development.

Small Projects

There are a few zone changes and small two-lot subdivisions.

Sterling Grove Plat B

Sterling Grove Plat B recorded today, which is back behind McDonalds.

Farr's Ice Cream

Staff is waiting for updated final drawings for Farr's Ice Cream.

Montague Property

The Montague property is by Red Bridge and is requesting a zone change to do some single-family and multi-family housing. There will be some open space along Spring Creek. It consists of about 450 units on 43 acres with a density of 13-14 units per acre. There is a public trail along Spring Creek.

Cowan Corner

The Cowan Corner subdivision has about six permits issued.

8. Adjournment

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

The meeting adjourned at 7:48 p.m.

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