

PAYSON CITY  
PLANNING COMMISSION MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, July 12, 2017 7:00 p.m.

CONDUCTING Kirk Beecher, Acting Chair

COMMISSIONERS Ryan Frisby, Taresa Hiatt, Harold Nichols

EXCUSED John Cowan, Blair Warner, Adam Billings

STAFF Jill Spencer, City Planner  
Kim Holindrake, Deputy Recorder

CITY COUNCIL Linda Carter

OTHERS Robert Hack

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:05 p.m.

2. Roll Call

Four commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Frisby.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of June 28, 2017

**MOTION: Commissioner Nichols – To accept the minutes from the last planning commission meeting.** Motion seconded by Commissioner Frisby. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

5. New Business

5.1 Selection of Planning Commission Chair and Vice Chair

**MOTION: Commissioner Frisby – To table item 5.1.** Motion seconded by Commissioner Hiatt. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

6. Public Forum

No public comments.

7. Review Item

- 7.1 PUBLIC HEARING – Request by Robert Hack for preliminary approval of a condominium project known as Gateway Town Center Condominiums. The project consists of two (2) commercial buildings (under construction) located at 757 South 1040 West in the S-1, Special Highway Service Zone. Approval of a condominium plat is necessary for the interior units to be divided and sold separately (7:09 p.m.)

**MOTION: Commissioner Hiatt – To open the public hearing for item 7.1.** Motion seconded by Commissioner Nichols. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

Staff Presentation:

Jill Spencer stated the land use application for the site plan was approved last year, and the two buildings are under construction. A condo plat has been submitted because some tenants want to own their space. Each upstairs and downstairs will be unit with two units in each building with common area throughout the remainder of the site. Repair and maintenance will be addressed in the articles of condominium. Because of the number of businesses on the site, a secondary point of access is located to the AFFCU parking lot. Compliance includes satisfying regulations of state code, Utah County, and the Payson code with articles of incorporation and CCR's for the development. The units are to be separately metered for water, gas, electricity, and sewer unless the CCR's provide the owner's association to pay costs of services. Other compliances include minor modifications to the project drawings and satisfying regulations of adopted building and fire codes. The anticipated and future uses of the property are consistent with the S-1 Zone. The condominium plat would have to be amended if they want to expand to more than four total units.

Robert Hack stated the intention is Chad Peterson, dermatologist, will own the left building, and he will own the right building. They will each lease the second unit but as of now there are just two owners.

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

**MOTION: Commissioner Frisby – To recommend to the city council the condo plat for Gateway Town Center Condominium as it will still meet the underlying zone requirements, doesn't seem to conflict with any zoning issues, and to meet staff and fire requirements.** Motion seconded by Commissioner Nichols. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

- 7.2 Review of Planning Commission Bylaws and Rules of Procedure for consideration of amendment and land use training (7:21 p.m.)

Jill Spencer stated there are notable changes in the bylaws such as the chair voting. The annual training will be on land use and conducting public hearings.

**MOTION: Commissioner Frisby – To table item 7.2.** Motion seconded by Commissioner Hiatt. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

8. Commission and Staff Reports (7:26 p.m.)

Project updates were sent out this week.

Evan Nixon met with staff regarding the Spring Creek Townhomes project just after the city council required that he meet the planning commission recommendation. Since that time staff hasn't heard anything. Staff will reach out to see the status.

Staff is working on street width requirements.

The ordinance proposal regarding infill projects is headed to the city council. Most of these projects would be multifamily.

9. Adjournment

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

The meeting adjourned at 7:30 p.m.

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