

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, September 27, 2017 7:00 p.m.

CONDUCTING John Cowan, Chair
COMMISSIONERS Kirk Beecher, Harold Nichols, Blair Warner
EXCUSED Adam Billings, Ryan Frisby, Taresa Hiatt
STAFF Jill Spencer, City Planner
Trista Bird, Accounts Payable/Business Licensing
CITY COUNCIL Mike Hardy
OTHERS Brent Bluth – Self Help Homes

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.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Nichols.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of August 23, 2017

MOTION: Commissioner Beecher - To approve the Consent Agenda. Motion seconded by Commissioner Warner. Those voting yes - Kirk Beecher, John Cowan, Harold Nichols, Blair Warner. The motion carried.

5. Public Forum

No public comments.

6. Review Item

6.1 PUBLIC HEARING – Request for preliminary and final approval of the Nebo Gateway Subdivision arranged on Utah County Parcels 08-083-0012, 08-083-0013, and 08-083-0015 located east of 600 East between 300 North and 400 North. The subdivision consists of ten (10) single-family dwelling lots in the R-1-75, Residential Zone

MOTION: Commissioner Warner – To open the public hearing. Motion seconded by Commissioner Nichols. Those voting yes - Kirk Beecher, John Cowan, Harold Nichols, Blair Warner. The motion carried.

Staff Presentation:

Jill Spencer stated the property encompasses three parcels owned by Rural Housing Corporation located east of 600 East between 300 North and 400 North. It is a traditional subdivision in the R-1-75 zone with 10 single-family dwellings. Utilities will be extended throughout the project. There are utilities that traverse the lots because of topography, which will be located in public utility easements. Previously there was some fill brought into the site that has caused some concerns with a neighbor so it will be removed according to the geotech report. The applicant is requesting a reduction in the cul-de-sac radius, which has been approved by the fire chief, and does allow a garbage truck to turn around. There are some limited access requirements on 600 East, which is a collector status road, and 400 North, which is an arterial road. The homes along 600 East except lot 2 can face 600 East but must access from the side streets, which is indicated on the plat.

Commission Discussion:

Commissioner Warner mentioned that this subdivision takes up most of the west side of this block and on the east side of the block there is currently a lot of open space. He wondered if the applicants have approached the landowners about utilizing some of the open space.

Commissioner Beecher suggested adding a note on the plat for the drainage swell.

Brent Bluth stated they did approach the current landowners about the open space, but they were not interested in selling any property at this time. There is a significant grade difference on the parcels to the east. They have completed all of the questions on the notes. The drainage swell note was removed at the request of the City Engineer because it was increased to a 100-year storm event. Also, they are a tax-exempt organization so no taxes are due and can provide the appropriate documentation. They are in the process of transferring the water and have already posted a performance guarantee for the full amount. As he sees it, they have met all the requirements of the city and asked for approval.

Public Hearing:

Jill Spencer read in a letter that she received from one of the landowners, Blaine and Kay Furniss. *Thank you for this opportunity. The proposed development abuts the west side of our property at 660 East 400 North for approximately 250 feet. We are NOT opposed to the development and are happy to learn that ten, single-family homes will be built. There is an issue however that we would like to discuss. Perhaps it has already been addressed in the plans. If not, we would like to ask the city to consider our concern. Fill dirt hauled in during the late 70's makes the proposed Nebo Gateway development that much higher than our property. We hope the developers will remove the fill so that the grade goes back to what it was when we moved here in 1972 – even with our property. This will eliminate the vast amount of debris that blows in between the hill and our chain link fence, will ease concerns of runoff from the development onto our property and improve privacy when we use our backyard. The Drapers purchased the property years ago and have been so good to work with. They have kept the property cleaned up and fire safe. When some large trees caused damage to our property they stepped right up and fixed the problem and paid for repairs. We want the city to know how much we have appreciated them. We talked to the Drapers about the hill and they knew of our concerns if they developed it, but that was a long time ago. We are not sure if they will be involved in this project. We would appreciate hearing back regarding how the city can address our concern. Thank you again for taking our input.*

99 **MOTION: Commissioner Nichols – To close the public hearing.** Motion seconded by Commissioner
100 Warner. Those voting yes - Kirk Beecher, John Cowan, Harold Nichols, Blair Warner. The motion carried.

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102 **MOTION: Commissioner Beecher – To recommend to the city council approval of the preliminary**
103 **plan and final plat for the Nebo Gateway Subdivision Plat A with the conditions to check on the**
104 **drainage to make sure it is adequately taken care of and that if there is a swell required and**
105 **necessary along lots 5 and 10 that a note be added to the easement for the public sewer and that it**
106 **remain unobstructed and free the same as the sewer easement.** Motion seconded by Commissioner
107 Nichols. Those voting yes - Kirk Beecher, John Cowan, Harold Nichols, Blair Warner. The motion
108 carried.

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110 7. Commission and Staff Reports

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112 Jill Spencer mentioned the monthly planning updates would go out next week. IHOP has submitted their
113 plans, and KFC is working on their plan revisions.

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115 Jill Spencer mentioned that Commissioner Blair Warner has served on the planning commission for eight
116 years, and this will be his last meeting. She expressed her gratitude for the time he has spent serving his
117 community and wished him luck on his next adventure in life.

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119 8. Adjournment

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121 **MOTION: Commissioner Warner – To adjourn the meeting.** Motion seconded by Commissioner
122 Beecher. Those voting yes - Kirk Beecher, John Cowan, Harold Nichols, Blair Warner. The motion
123 carried.

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125 The meeting adjourned at 7:29 p.m.

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Kim E. Holindrake, Deputy City Recorder