

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 25, 2017 7:00 p.m.

CONDUCTING John Cowan, Chair

COMMISSIONERS Kirk Beecher, Adam Billings (7:07 p.m.), Ryan Frisby, Taresa Hiatt,
Harold Nichols (7:19 p.m.)

STAFF Daniel Jensen, Planner II
Kim E. Holindrake, Deputy Recorder/Admin. Asst.

OTHERS Carla Kelsey, Damon Hickman, Darrell Thomas

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

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 October 11, 2017

MOTION: Commissioner Frisby – To approve the minutes from the previous meeting of October 11, 2017. Motion seconded by Commissioner Hiatt. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

5. Public Forum

Carla Kelsey questioned the removal of the trees on Main Street. Ms. Kelsey was informed that this was addressed last week at the city council meeting where the council decided to have a tree expert look at the trees.

6. Review Items

6.1 PUBLIC HEARING – Request by Damon Hickman for use of the I-O, Infill Overlay Zone to reduce the frontage requirements for Utah County Parcel 08-150-0001 located at 775 East 100 South in the R-1-10, Residential Zone

Staff Presentation:

Daniel Jensen reviewed the I-O, Infill Overlay Zone proposal. The project is located at 775 East 100 South, is two parcels, and is in the R-1-10 Zone. One parcel has an existing single-family home. The other parcel is buildable and is a lot of record that existed before 1980. It is essentially a flag lot with a wider access. The entire frontage has curb, gutter, and sidewalk so no changes are needed there. Mr. Hickman would like to sell this property but keep a small portion with an existing barn, which requires a change in property lines. The change will leave the single-family home parcel at just over 10,000 square feet and the other parcel at almost 15,000 square feet. In order to accomplish the changes the I-O, Infill Overlay Zone needs to be approved to accomplish reduced setbacks and other accommodations. The I-O, Infill Overlay Zone requirements include orderly development, encourage reinvestment and maintenance, stabilize and enhance property values, foster community pride, promote new development to enhance and protect existing structures, and strengthen the economy and improve quality of life. Staff feels the project meets the I-O Zone requirements. The existing fence is five into the property.

Applicant Presentation:

Damon Hickman stated he just wants to keep the barn area. The other parcel is large enough to build a home. There is an acquiescent law regarding the fence. The fence ends on the northeast. He would like to keep the access to the backside of the barn where there is no fence.

MOTION: Commissioner Beecher – To open the public hearing for item 6.1. Motion seconded by Commissioner Billings. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

Public Hearing:

Darrell Thomas stated he is adjacent to the property from the north. His concern is that the fence remains the property line, which has been there for about 25 years. There is a discrepancy between the fence and the property line. There is about four feet behind the barn and then it narrows going to the east. He would like to keep the space behind the barn as an access. He has permission for this access, which could change if ownership changes. The 111.5 feet along the west side may only be about 107 feet. The property was surveyed today and pins placed.

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

Commission Discussion:

Commissioner Cowan suggest the property owners get a written agreement regarding the access to the barn and the property line.

Commissioner Frisby stated the I-O, Infill Overlay Zone needs to be applied to both parcels to bring them to current standards.

MOTION: Commissioner Beecher – To recommend to the city council that the I-O, Infill Overlay Zone be applied to parcels 08:150:0001 and 08:150:0018 with the modifications as outlined in the plat prepared by Ludlow Engineering and Land Surveying and the two lots be changed accordingly. Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

6.2 WORK SESSION – Training on Section 19.6.8, RMO-1 Overlay Zone of the Payson City Zoning Ordinance (7:36 p.m.)

Daniel Jensen stated the city recently adopted the RMO-1 Planned Residential Zone. The city will be updating the general plan and continue to tweak some of the zones. He reviewed the following items.

- Putting people first is a concept to create places for people that are walkable and safe.
- “Eyes on the Street” is a phrase used that includes homes oriented toward the street with dominant architectural features creating the feel of seeing the street. Buildings engage the street with windows, porches, and architectural features. Home orientation should engage people and not cars.
- Neighborhoods should be inviting and lead to homes, feel like a community, and include a mix of colors, shade, and purposeful space. It shouldn’t feel exposed with blank walls.
- If the distance from the point of enclosure-to-enclosure is greater than three times the height, the sense of enclosure is lost.
- Design standards changed in the 1950’s where communities were built for people and not cars. Neighborhoods should have roads that wind and variation in building color to create a sense of place.
- Vehicle speeds are based on road design, which is the best way to police. People cross areas at four feet per second so narrower areas are crossed quicker. Pedestrian collisions show a person is 7-9 times more likely to die if hit at 30 mph than 20 mph.
- Planned residential communities utilize small private roads that greatly reduce speeds, pedestrian exposure, and increases safety.
- Conventional developments for infill utilizes cul-de-sacs, which create high asphalt density. A cul-de-sac uses approximately 10,000 square feet, which is the entire size of a lot. The street is underutilized. These projects have a high cost to maintain with fewer residents. These areas can be changed out for open space and resident use under the planned residential community.
- A conventional development includes individual lot sizes, lot frontages, flag lots, and public streets.
- A planned residential community includes average lot sizes, community frontage, spacing where needed, ease in size and location, and utilize private drives to increase access.
- RMO-1 Zone includes average lot sizes the same as the base zone and flexible spacing. The result exchanges cul-de-sacs for homes and usable green space, creates a people-first area, increases safety, enhances architectural quality and sense of place, increases usable/taxable area, provides a new housing option, and provides more housing without increasing city costs.
- RMO-1 Zone objectives include better utilize infill space, provide enhanced open space, increase connectivity, provide safe spaces for people, harmonize with existing community, present an aesthetically pleasing product, provide an additional option for homebuyers/residents, and increase housing affordability.

Commission Discussion:

Commissioner Nichols stated the almighty dollar pushes everything. He questioned if the RMO-1 Zone increases affordable housing for the public or the developer and if there is something in the zone that puts a limit on the number of houses that can be built.

Daniel Jensen stated the RMO-1 Zone reduces the cost of the house for the builder and then some of the savings is passed on to the buyer.

Commissioner Frisby stated every developer wants to maximize the number of lots and have a bare minimum of open space. The RMO-1 Zone is a great opportunity, but once approved they can do whatever is allowed. He would like to see some guidance, direction, and coordination with the city council. The commission sent a previous one forward, and the council didn't want the narrower roads. There is a time and place for private roads. He is concerned about the HOA costs to the residents in these developments such as the burden of a sewer backup and repairing streets.

Daniel Jensen stated the narrow roads are only allowed for infill projects. There is definitely a discussion needed between the commission and the city council. There are definite concerns when a private road connects public roads so people tend to think the private road is public. The RMO-1 Zone isn't like condominiums or apartments with possible density bonuses for maximum homes. The RMO-1 zone just allows them to move the yard space with the same lot sizes for single-family and twin homes with less roads. There may be projects in Pleasant Grove or Prove that the commission can go view. The city wants to encourage development and not force development. There are people who want this type of living where someone mows their lawn and takes care of the landscaping.

Commissioner Beecher questioned if the city has guidelines on how many infills would be allowed and would the city allow them in all the possible areas. It does increase traffic in a smaller area on public roads. The city needs to think about the downside as well.

Daniel Jensen stated the number of infill areas available caps it, but there are no guidelines on the number of areas. It is a legislative decision. It brings more housing to the core of the city and downtown and reduces the mileage throughout the city. The idea is to encourage some growth inside the city that is closer to schools and businesses. It caters to small families, singles, and retired residents.

7. Commission and Staff Reports

No reports.

8. Adjournment

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

The meeting adjourned at 8:23 p.m.

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