

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

5. **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.

6. 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.

7. Review Items

7.1 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.