

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, December 13, 2017 7:00 p.m.

CONDUCTING Taresa Hiatt

COMMISSIONERS Adam Billings, Ryan Frisby, Taresa Hiatt, Harold Nichols

EXCUSED John Cowan, Kirk Beecher

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

OTHERS Jerry Robinson

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.

MOTION: Commissioner Frisby – To have Commissioner Hiatt act as chair for this meeting. Motion seconded by Commissioner Nichols. Those voting yes – Adam Billings, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

2. Roll Call

Four commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Billings.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of November 8, 2017

4.2 RESOLUTION – Planning Commission Annual Meeting Dates and Times

MOTION: Commissioner Frisby – To approve the minutes from the previous meeting. Motion seconded by Commissioner Nichols. Those voting yes – Adam Billings, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

MOTION: Commissioner Nichols – To approve the resolution as indicated. Motion seconded by Commissioner Billings. Those voting yes – Adam Billings, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 Review and recommendation on the Peteetneet Creek Infill Development located at approximately 500 East and 500 North in the R-1-75 Zone (7:06 p.m.)

Staff Presentation:

Daniel Jensen reviewed the Peteetneet Creek Infill Development proposal, which was previously remanded back to staff for modifications. The public hearing was conducted previously. The RMO-1 is an infill tool for a mix of single-family homes and duplexes/twin homes with an average density at 60% of per unit requirements in the zone. The overlay includes strict architectural requirements, common space and landscaping, community design, and private roadways. A traditional development would allow for about five homes with very deep lots and odd shaped parcels. Previously there were concerns with two access points on the north off 500 North and the density of 14 units, which is plan A. The new proposal, plan B includes 13 units with one access from 500 North and the second access from 500 East, which increases the amount of pavement. A modification of the original plan, plan A-1, adds a sidewalk on the east side of the west entrance. The architectural standards are the same as previously proposed. Staff finds the layout, density, and renderings in the concept plans are harmonious with the neighborhood and general plan. The applicant still prefers plan A-1.

Applicant Presentation:

Jerry Robinson stated the commission asked for an entrance out to 500 East, plan B, which created more asphalt. The units were pushed closer to the trail. There is the same amount of open space but less space between the units. The original plan, plan A, provided a nice pedestrian connection, which is lost with plan B. The units are about 3,000 square feet including the basement. He feels the original plan works better because there is less asphalt and the homes are further apart. Plan A-1 added an additional sidewalk. He proposed changing units 2 and 3 to a single-family home so single-family homes are along the streets.

Commission Discussion:

Commissioner Nichols stated he likes plan B with the two entrances from different streets where most people would access from 500 East. He is okay with plan A-1 with units 2 and 3 being twin home on the street. He is good with either plan.

Commissioner Frisby prefers single-family homes around the perimeter even though it creates more asphalt. The entrance on each side is better for the neighbors so all the traffic doesn't dump on 500 North. He likes the design of changing units 2 and 3 to a single-family home.

Commissioner Billings stated his concern is that 500 North may be a congestion area with both accesses. He does like the layout of plan A-1 modifying units 2 and 3 to a single-family home facing the road.

MOTION: Commissioner Frisby – To recommend to the city council approval of the RMO-1 Overlay Zone for these parcels, that it follow the concept plan A-1 with all single-family homes facing the streets (13 units) to fit into the existing neighborhood and continue the look and feel present in the neighborhood. Motion seconded by Commissioner Billings. Those voting yes – Adam Billings, Ryan Frisby, Taresa Hiatt, Harold Nichols. The motion carried.

7. Commission and Staff Reports (7:52 p.m.)

Commissioner Frisby noted a resident questioned him that Lowes was denied coming to the city. Jill Spencer stated Lowes hasn't approached staff. This type of use would be permitted in the city so it would be difficult for the city to say no. Any type of hardware store is permitted. The thought is similar to restaurants. The city doesn't address the type of food; it's just a restaurant.

8. Adjournment

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

The meeting adjourned at 7:56 p.m.

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