

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, January 24, 2018 7:00 p.m.

CONDUCTING John Cowan, Chair

COMMISSIONERS Kirk Beecher, Adam Billings, Ryan Frisby, Harold Nichols

STAFF Jill Spencer, City Planner
 Daniel Jensen, Planner II
 Kim E. Holindrake, Deputy Recorder/Admin. Asst.
 Steve Spencer, Facilities Manager
 Mark Hyland, Park Superintendent

OTHERS Daryl Curtis

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

Five commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Nichols.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of December 13, 2017

MOTION: Commissioner Nichols – To approve the minutes from the meeting on December 13, 2017 with date correction in the title. Motion seconded by Commissioner Beecher. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Harold Nichols. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Request by Ben Allred for preliminary and final approval of the 316 Place Subdivision arranged on Utah County Parcel 08-061-0010 located on the southwest corner of the intersection of 300 South and 500 West. The subdivision consists of two (2) single-family dwelling lots in the R-2-7.5, Residential Zone

Staff Presentation:

Jill Spencer reviewed the 316 Place Subdivision located at the intersection of 300 South and 500 West. The request is for preliminary and final approval, which is given by the commission as the land use authority along with the public hearing. There is an existing home on the site, and the subdivision will add an additional single-family lot. The lots meet and exceed the requirements for the R-2-75 zone. There are several remaining items to complete following approval. Staff recommends granting approval of the subdivision.

Commissioner Beecher noted issues with the sidewalk and power. The power needs to go underground to both lots.

Jill Spencer clarified that the development review committee recommended approval with changes because of utilities in the area. Payson Power will be working closely with the applicant to accommodate pedestrian facilities and the ADA ramp. The applicant has submitted revisions and many of the items have been addressed. It is proposed to have a combined curb, gutter, and sidewalk.

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, Harold Nichols. The motion carried.

Public Hearing:

Daryl Curtis stated he lives across the street from the project. He is concerned with the street being torn up again to install utilities.

Commissioner Beecher stated the culinary water, sewer, and pressurized irrigation will all need to be installed in 500 West.

Jill Spencer read an email from Callene Bobo stating, *I would like to respond in favor to the subdividing of the land on 300 South 500 West. The work that the Allred family has done to this property is more than has been done in the 24 years I have lived on the street. I can see that this will do nothing but increase the value of all the property on our block to have this area of the street improved. They have taken an eye sore and a sketchy home away and have been doing an awesome job.*

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

MOTION: Commissioner Beecher – To approve the 316 Place Subdivision as a two lot subdivision, that the recommendations of the development review committee and those discussed tonight including sidewalk and power all be addressed prior to approval and approve both the preliminary and final plat. Motion seconded by Commissioner Nichols. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Harold Nichols. The motion carried.

6.2 Review and recommendation regarding a proposed pavilion in Memorial Park (7:17 p.m.)

Staff Presentation:

Jill Spencer stated this project is to construct a pavilion in Memorial Park. It is important that city projects be reviewed similarly as any project in the city. Funds have been allocated by the city council, and the general contractor is Joel Harris. Most of the work will be done by city employees and overseen by the general contractor. The pavilion location is on the north side of Memorial Park where the serving booths have been located for the salmon supper. The pavilion will also accommodate resident functions during the year.

Commission Discussion:

Commissioner Billings questioned if the pavilion would deter functions for the Scottish festival.

Mark Hyland stated this location was chosen because the small grass area isn't used and other functions will still be accommodated. One tree has already been removed, and a power pedestal is already there. A similar pavilion was built in Canyon Park.

Commissioner Beecher stated the river rock tends to delaminate and pull away because it gets water underneath. He suggested building a pedestal that the footing sits on so it isn't flush with the concrete. Essentially the footing for the column is extended above the slab. This way the river rock won't get water in it. A cap on top may also be needed and the river rock needs to be sealed well.

MOTION: Commissioner Beecher – To recommend approval to the city council for the construction of the pavilion at Memorial Park as outlined with suggestions for constructability purposes. Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Harold Nichols. The motion carried.

7. Commission and Staff Reports (7:27 p.m.)

The proposals for the general plan updates are due Thursday at 2 p.m. An informational meeting was held for interested consultants. The city will move forward with a strategic plan, general plan, and master plans. The commission will be very much involved in the process. Resident meetings will be held.

Salisbury is completing a phase that goes to 1800 South. Preliminary approval has been given on all the property they own, but each final plat will come back to the city for approval. The majority of the property will have to be served by an offsite sewer line. Salisbury has not provided a timeline.

The development update on projects will go out in about a week. IHOP will be starting in a couple weeks and KFC will start in April or May.

8. Adjournment

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

This meeting adjourned at 7:32 p.m.

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