

PAYSON CITY  
PLANNING COMMISSION MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, March 14, 2018 7:00 p.m.

CONDUCTING            John Cowan, Chair

COMMISSIONERS      Kirk Beecher, Adam Billings, Ryan Frisby, Harold Nichols (7:09 p.m.)

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

OTHERS                 Jerry Robinson, Sue Fraley, Sharon Morrill

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 January 24, 2018

**MOTION: Commissioner Billings – To approve the minutes from the last meeting (January 24, 2018).** 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 Jerry Robinson for Preliminary Plan and Final Plat approval of the Creek Hollow Subdivision proposed on Utah County Parcel 30:069:0129 located east of 930 West at approximately 1150 South. The subdivision consists of ten (10) single-family dwelling lots in the R-1-9, Residential Zone (7:04 p.m.)

Staff Presentation:

Jill Spencer reviewed the subdivision that consists of 10 single-family dwelling lots on 2.61 acres. The applicant processed an overlay zone application last December to approve the density, general

layout, and other specific layout issues. Unique features include the Dry Creek channel, floodplain, limited access because 930 West is a collector class road, continuation of the trail, and existing structure to be removed. Review by other agencies include the Division of Drinking Water for stream alteration, High Line Canal Company, and the Bureau of Reclamation for a permit to access the lateral 20 easement. The project must comply with the overlay zone approval that established a density of 10 single-family dwellings. The project layout and design includes a small-scale community, access (private road), open space, and continuation of the trail system. The housing product includes specific design guidelines. Conditions of approval include project fencing with existing fencing along the east and a portion of the south property line, construction of a six-foot chain link fence along north property line, and a request to waive the requirement for a fence along 930 West. The open space and trail corridor includes a dedication to Payson City and a bridge crossing. The accommodation of waterways and irrigation facilities. A development agreement and project CC&Rs are required and include housing product, architectural standards, and ownership facilities. The final plat conditions include the transfer of water, performance guarantee, fees (electrical, public works inspections, asphalt overlay) and timing of the installation of improvements. A public hearing was previously held with the overlay zone approval. The commission holds the required public hearing for the subdivision approval. The motion needs to include the modified street cross section and request to waive fencing along 930 west.

#### Applicant Presentation:

Jerry Robinson stated he spent time and effort dealing with the flood plain requirements. The land is higher than the neighboring property. The current home design is slab on grade with no basements. Lots 1, 2, 3 and 4 are two feet above the existing soil then further south it is three to four feet above with impacted engineering to raise the property. There is an on-site detention pond for the water generated by this project as well as to deter water overflowing from the creek. Two neighbors to the east were concerned about impact from their homes to this property. He assured them that the subdivision water would not flow to them and their water would not flow to the project. Homes are 1,900 to 2,000 square feet on the main level with a bedroom option in the upper level. The main floor meets handicap standards. He has been working with a builder for the last 10 years. The purpose of the housing product is to create variety. It would be a crime to fence along the street because it would block the open space, trail, and creek. This will be an attractive addition to the city and a great extension to the park. The price point on the houses is mid to upper \$400,000. He is looking at vinyl fencing along the back of the lots along the north and east of the project. The bridge is a core 10 steel bridge that doesn't require painting or maintenance. The park has grass, a gazebo, and park benches.

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

#### Public Hearing:

Sue Fraley questioned the flood plain and if the mature trees will remain.

Jerry Robinson stated he keeps trees of every type. He will keep the trees along the creek but clean it up. The one tree by the existing building in the middle will go. He plans to plant maple and ash trees in the open space area.

Jill Spencer stated she received an email from Josemanual Carreno who stated *he lives east of the project behind lot 3. He and other neighbors want to level their yards since the new subdivision will be adding about two feet. This will raise their property due to flooding.* She will make sure the city engineer reaches out to Mr. Carreno.

Sharon Morrill stated she would like to level her yard as well. She questioned replacing the fencing. She and neighbors don't want to be liable for water running onto the project property.

Jerry Robinson stated he is planning to install a vinyl fence along the east side. There is a swale completely on his property within the first 10 feet of the property line. He is glad to meet with the neighbors on the issue.

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

Commission Discussion:

Commissioner Nichols stated his concern with possible flooding.

Commissioner Beecher stated note 4 stops in the middle of a word and needs to be finished on the preliminary plan and final plat. The lateral 20 easement needs to be shown on the plat.

**MOTION: Commissioner Beecher – To recommend to the city council approval of the preliminary plan and final plat (Creeks Hollow Subdivision) contingent upon staff suggestions including the waiver of the fence on 930 West, the modification of the street cross section as outlined, which is narrower and has only sidewalk on the east side, all staff suggestions including drainage, housing product, and other things that need to be done, and along with any findings.** Motion seconded by Commissioner Nichols. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Harold Nichols. The motion carried.

#### 7. Commission and Staff Reports (7:43 p.m.)

The city council approved the staff recommendation for Fregonese Associates to do the general plan, master plan, and utility plans updates. They are out of Portland Oregon, but the rest of the team is local.

The March 28 meeting will be the last meeting with only five members. Commission applications are due Monday by 5:00 p.m. The council address appointing commissioners in April. Commissioner Billings stated he would not be at next meeting.

Staff met with Woodbury Corporation this morning to address the relocation of the ball fields. They have no set timeline. In addition, they have been getting more interest from commercial entities.

#### 8. Adjournment

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

This meeting adjourned at 7:52 p.m.

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