

1 PAYSON CITY  
2 PLANNING COMMISSION MEETING  
3 Payson City Center, 439 W Utah Avenue, Payson UT 84651  
4 Wednesday, June 13, 2018 7:00 p.m.  
5

6 CONDUCTING John Cowan, Chair  
7

8 COMMISSIONERS Kirk Beecher, Ryan Frisby, Robert Mills, Harold Nichols (7:03 p.m.)  
9

10 EXCUSED Adam Billings, Kathy Marzan  
11

12 STAFF Daniel Jensen, Planner II  
13 Kim E. Holindrake, Deputy Recorder/Admin. Asst.  
14

15 OTHERS  
16

17 1. Call to Order  
18

19 This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was  
20 called to order at 7:00 p.m.  
21

22 2. Roll Call  
23

24 Four commissioners present.  
25

26 3. Invocation/Inspirational Thought  
27

28 Invocation given by Commissioner Frisby.  
29

30 4. Consent Agenda

31 4.1 Approval of minutes for the regular meeting of May 23, 2018  
32

33 Commissioner Mills clarified that Commissioner Nichols voted no on the Villages at Arrowhead Park  
34 at the May 23 meeting.  
35

36 **MOTION: Commissioner Beecher – To approve the consent agenda with Commissioner**  
37 **Nichols voting no on the Villages at Arrowhead Park.** Motion seconded by Commissioner Frisby.  
38 Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Robert Mills, Harold Nichols. The  
39 motion carried.  
40

41 5. Public Forum  
42

43 No public comments.  
44

45 6. Review Items

46 6.1 PUBLIC HEARING – Request for preliminary and final approval of Plat E of the Sterling  
47 Grove Subdivision arranged on Utah County Parcels 30:026:0133 and 66:611:0407 located

48 east of 100 West between 500 North and 600 North. The subdivision consists of six (6)  
49 single-family dwelling lots in the R-2-7.5, Residential Zone (7:05 p.m.)

50  
51 Staff Presentation:

52 Daniel Jensen stated Sterling Grove Subdivision, Plat E, consists of six single-family detached homes  
53 located south of McDonalds in the R-2-7.5 Zone. The subdivision meets the zone requirements and  
54 will be brought into the existing development agreement for the same architectural standards with  
55 color variations, two-car garages, elevations with 50% brick or stone, and 1400 square-foot minimum  
56 floor plan above grade.

57  
58 Developer Presentation:

59 Justin Hill stated it's a pleasure to complete the subdivision and tie this property into the  
60 neighborhood. It's a nice asset to the community. The road to the west is already installed except the  
61 sidewalk. The lots will be built up so drainage remains on the front property. The lots are very deep  
62 so no drainage should go to the west.

63  
64 **MOTION: Commissioner Nichols – To open the public hearing.** Motion seconded by  
65 Commissioner Mills. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Robert Mills,  
66 Harold Nichols. The motion carried.

67  
68 Public Hearing:

69 Mike Sosa stated he lives in the home at the south end of the proposed subdivision. He had concerns  
70 about the drainage and elevation of the homes because his property is lower. His home is graded  
71 away from the proposed subdivision, and he doesn't want big puddles in his yard. At the end of the  
72 road, he understands a fire gate will be installed. He wants to know if the small sliver of property to  
73 the west of his property will remain fenced. A pressurized irrigation line and culinary line run  
74 through the subdivision property. He questioned the existing fence.

75  
76 Jerry Williams stated he is the second house behind McDonalds. The property line between his house  
77 and the house to the south is off a little bit. He wondered if that would change. The county planning  
78 office told him they are legal. He heard a road was going between his back yard and the subdivision.

79  
80 Justin Hill stated there is no gate but a chain link fence with a lock per the fire department. No one  
81 will be able to exit on to 500 North from the subdivision. The existing lines into the property will be  
82 capped. The fence will remain as is. There is no additional road. The new lots about the back yards to  
83 the east. Mr. William's south property line has nothing to do with this subdivision. The west fence  
84 line will remain.

85  
86 **MOTION: Commissioner Beecher – To close the public hearing.** Motion seconded by  
87 Commissioner Mills. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Robert Mills,  
88 Harold Nichols. The motion carried.

89  
90 Commission Discussion:

91 Commissioner Mills questioned there will be no connection at 500 North and 600 North.

92  
93 Justin Hill stated UDOT asked that there be no connection at 600 North because the intersection  
94 works better as a three way. There is space for a connection as an option if UDOT changes their

95 mind. There is a fence at 500 North. There are no road dedication requirements. Access to the  
96 subdivision is through 150 West, 200 West, and 250 West.

97  
98 **MOTION: Commissioner Frisby – To recommend approval of the Sterling Grove Subdivision,**  
99 **Plat E, pending meeting all staff conditions, finding it meets the subdivision ordinance of**  
100 **Payson City, and is a good fit for the property and this area.** Motion seconded by Commissioner

101 Mills. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Robert Mills, Harold Nichols.  
102 The motion carried.

103  
104 6.2 Review and recommendation of proposed amendments to Title 19, Zoning Ordinance,  
105 specifically the CC-1, Central Commercial Zone (7:31 p.m.)

106  
107 Staff Presentation:

108 Daniel Jensen stated staff reviewed the CC-1 Zone amendments based on comments from the  
109 commission. The CC-1 encompasses the downtown historic Main Street including a few blocks east  
110 and west and along Main Street down to I-15. Changes include approval administratively instead of  
111 by the city council for setback waivers. Staff questioned how to accommodate the impervious  
112 surface. Currently it states 80% of a lot can be covered with impervious surface, which means 20%  
113 would be landscaped. This is not what is being done on the ground. Staff thinks it should probably be  
114 closer to 5% to 10% with small planter boxes and shrubs. Staff hasn't had time to look at other city  
115 ordinances. With a Q90 type building, it's brought closer to the street with a plaza or dining area in  
116 front and rear parking with a couple trees. This is not looking for yards or grass space. The setback  
117 requirement is 10 feet but a waiver can be given to reduce it to zero.

118  
119 Commissioner Beecher feels there should be some green but not very much. There needs to be a  
120 minimum requirement. A good number may be 5% to 10%. The 20% is unrealistic for the area.

121  
122 Commissioner Nichols feels there should be more. He's looking for trees and maybe benches.

123  
124 Commissioner Mills stated this is an opportunity for a low impact development that provides both a  
125 space for landscaping and storm drainage. This is important as things develop and lessens the impact  
126 on existing infrastructure. Provo City has a zero lot line and a streetscape design standard, which is  
127 minimal. The other option is to heavily landscape as much as possible. Parking lots need to be  
128 screened. He is a huge proponent of parking lot landscaping to reduce heat and provide shade.

129  
130 Daniel Jensen stated with a zero front setback, all landscape would have to be in the rear. For  
131 example, Eli's has a zero lot line on historic Main Street because the lots are smaller. The Q90  
132 building lot is .28 of an acre so 10% would be about 150 square feet of landscaping. He questioned if  
133 this were too onerous.

134  
135 Commissioner Beecher stated it's not too onerous. A 10% requirement is not out of line.

136  
137 7. Commission and Staff Reports (7:40 p.m.)

138  
139 The city council remanded both the flag and transition area amendments back to staff. They will  
140 readdress it again next week. The only concern with flags was lighting. The discussion with the S-1  
141 Zone was how to accommodate a scope with maximum height.

142  
143 The planning commission is invited to the next council meeting for a work session to discuss the  
144 Holdaway-Pleasant Plat annexation development regarding density, commercial layout, and  
145 residential layout. The commission should be there about 7 p.m. Staff will send out information.  
146

147 The general plan open house is on June 27 so there will be no planning commission meeting that  
148 night.

149  
150 8. Adjournment

151  
152 **MOTION: Commissioner Beecher – To adjourn the meeting.** Motion seconded by Commissioner  
153 Frisby. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Robert Mills, Harold Nichols.  
154 The motion carried.

155  
156 This meeting adjourned at 7:53 p.m.

157  
158  
159 \_\_\_\_\_  
160 Kim E. Holindrake, Deputy City Recorder

DRAFT