

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

CONDUCTING John Cowan, Chair

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

EXCUSED Adam Billings, Kathy Marzan

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

OTHERS

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

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 May 23, 2018

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

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

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Request for preliminary and final approval of Plat E of the Sterling 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

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

MOTION: Commissioner Frisby – To recommend approval of the Sterling Grove Subdivision, Plat E, pending meeting all staff conditions, finding it meets the subdivision ordinance of Payson City, and is a good fit for the property and this area. Motion seconded by Commissioner Mills. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Robert Mills, Harold Nichols. The motion carried.

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

Staff Presentation:

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

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

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

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

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

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

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

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

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

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

8. Adjournment

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

This meeting adjourned at 7:53 p.m.

Kim E. Holindrake, Deputy City Recorder