

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, September 12, 2018 7:00 p.m.

CONDUCTING John Cowan, Chair

COMMISSIONERS Kirk Beecher, Adam Billings, Ryan Frisby, Kathy Marzan, Robert Mills,
Harold Nichols

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

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

Seven commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Nichols.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of August 22, 2018 (7:03 p.m.)

MOTION: Commissioner Marzan – To approve the consent agenda. Motion seconded by Commissioner Nichols. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills, Harold Nichols. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Request for approval to extend the municipal boundaries to encompass the parcels included in the proposed Holdaway-Pleasant Flats Annexation. The annexation consists of three (3) parcels containing approximately 39.38 acres along with portions of existing roadways for a total annexation area of 43.61 acres and is located adjacent to and south of SR-198 extending to 100 South and between 1300 East and 1500 East. (To be tabled at the request of the applicant.) (7:04 p.m.)

Staff Presentation:

Daniel Jensen stated the applicant asked for more time and the proposal may change.

MOTION: Commissioner Beecher – To table item 6.2 for the Holdaway-Pleasant Flats

Annexation. Motion seconded by Commissioner Billings. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills, Harold Nichols. The motion carried.

6.2 Proposed amendments to the Payson City Annexation Policy Plan. (7:06 p.m.)

Staff Presentation:

Jill Spencer stated this amendment to the annexation policy plan is a request by Patterson Construction. The current policy plan was adopted on November 20, 2002. The applicant's goal is to annex additional property into the municipal boundaries. Following the council's acceptance of the annexation petition for further review, it was found that a portion of the property was not in the city's annexation policy plan. The property is located south of Payson View Estates near Riley Orchards and owned by the Mower family. The issue at hand is some of the parcels are not included in the annexation policy plan. The amendment process follows UCA 10-2-401.5. The city received a request initiated by the applicant, Patterson Construction. The first public step is a public meeting with the planning commission with a comment period with the affected entities. The affected entities may also submit written comments until Monday, September 24, 2018. The second step is a public hearing with the planning commission for public and affected entities comments. The planning commission will then consider and make a recommendation to the city council. The last public hearing is with the city council for public and affected entities comments. The council then considers the proposed amendments and makes a decision.

Commissioner Beecher questioned looking at other areas if amending the plan or even scheduling a future discussion.

Jill Spencer stated there are areas now annexed to other communities that are in the city's policy plan. She received an email from John Lundell with Santaquin City. John Lundell received the notice and had no concerns with Patterson's request. However, Santaquin City requested that any properties now in Santaquin be excluded from the city's policy plan map.

Commissioner Cowan questioned any conflict between Payson and Santaquin.

Jill Spencer stated staff met with the city manager and community development director of Santaquin last week to discuss Payson's general plan update. During the conversation, Santaquin questioned the overlap of policy plans, which go all the way up to 12000 South. An interlocal agreement between Santaquin and Payson stipulates that neither city will annex in the overlap area until the other city submits a written okay. They talked about having those discussions again. Payson also has an agreement with Spanish Fork regarding the Benjamin interchange and Salem regarding the Haskellville area.

Commissioner Nichols questioned if landowners are part of the discussions and who makes the final decision.

Mark Sorenson stated a property owner initiates the annexation that then comes to the political bodies who could say yes or no. A city does not have to annex property.

Commissioner Billings questioned if anyone could form their own city. All these boundaries could change.

Jill Spencer stated there are incorporation requirements in state code to form a new town or city. Residents in West Mountain, Benjamin, and Spring Lake considered creating towns a number of years ago. No one has moved forward. There are many factors out of the city's control.

Commissioner Mills questioned since the annexation hasn't moved forward if the annexation application expires.

Jill Spencer stated the annexation application was accepted by the council for further review and is still pending. The applicant had the choice to amend the annexation application to remove the property in question or amend the policy plan.

Commissioner Frisby questioned annexing property that is above the water tanks and how it puts the city in a difficult situation.

Jill Spencer stated the Mower family own the property, which is about 213 acres. The majority of the property is not developable because of slopes, access, etc. The Mower Family required Patterson to purchase all their property. Their concept shows the areas to be developed and the remainder to be dedicated to Payson City as open space for trails, etc. There is an upper tank with capacity to serve this development.

Commissioner Beecher questioned if the map can be modified to include the finger of property that starts up the canyon. He would draw a line from the southern Mower property straight across. The properties don't have to annex; they would just be in the annexation policy plan.

Mark Sorenson stated there might be additional noticing requirements if additional property is included. There are other governmental facilities up canyon.

Jill Spencer stated there is a small peninsula of private property and federal lands. The commission can direct staff to evaluate additional properties.

MOTION: Commissioner Beecher – To recommend back to staff to review the commission's additional comments looking at other possible areas that may be included in the change in this annexation policy plan and take into account the recommendations of affected entities received by the end of the comment period. Motion seconded by Commissioner Mills. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills, Harold Nichols. The motion carried.

7. Training (7:39 p.m.)

Jill Spencer reviewed mapping resources found on line at paysonutah.org under Maps and GIS. Here you can find information on parcels, areal images, utilities, and FEMA. Also available under

department, planning and zoning are Title 19, Zoning, Title 20, Subdivisions, the general plan, and specific plans. Next under Utah County Land Records information is available by searching name, address, parcel, document recording number, etc. In parcel maps, click on the parcel then the land information to see the owner, value, tax, location, photos, and documents.

Kim Holindrake reviewed the Utah Public Notice Website where government entities are required to post agendas and notices. Under government select cities, under entity select Payson, then the body such as city council or planning commission. You can then subscribe to that body and receive an email any time items are posted to that body. This can be done with any city. You have access to the agenda, packet information, and audio from meetings. Next, the commissioners were invited to DropBox where packets will now be located for review as well and general plan information, specific plans, planning commission bylaws, and other information relative to the planning commission. Commissioners can easily look at previous packets and information in one location.

8. Commission and Staff Reports (7:55 p.m.)

General Plan Updates

Commissioner Beecher reported on the steering committee for general plan update. Meeting input has been compiled in several forms and posted on the city's website. It shows the demographics and how things are flushed out in lot acreage, multi family, etc. from residents who attended and those who submitted information. Four scenarios for the overall general plan were then created for review. Once those are tested, then the other plans such as utilities will be developed.

Jill Spencer stated the June workshops reached 100 people, and the subsequent online workshop with the interactive comment map reached 176 additional people. The consultants had a booth at Onion Days on Saturday for six hours and four hours on Monday to share information about the general plan project and hand out information to get everyone to the Imagine Payson website. She reached out to the consultants to schedule a combined council and planning commission meeting in October to go over information and have a question/answer session.

Development updates went out last week.

9. Adjournment

MOTION: Commissioner Beecher – To adjourn. Motion seconded by Commissioner Nichols.

Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills, Harold Nichols. The motion carried.

This meeting adjourned at 8:04 p.m.

/s/ Kim E. Holindrake

Kim E. Holindrake, Deputy City Recorder