

4. Chamber Business of the Month

This will be addressed at the next meeting.

E. PUBLIC HEARINGS/ACTION ITEMS

1. Public Hearing – Request for use of the RMO-1 Overlay Zone to construct a twin home structure on Utah County Parcel 08-045-0024 located on the southeast corner of the intersection of 300 North and 300 East in the R-1-75, Residential Zone (6:15 p.m.)

MOTION: Councilmember Carter – To go into the public hearing and action item. Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Scott Phillips, Doug Welton. The motion carried.

Staff Presentation:

Jill Spencer reported this project includes a rezoning and two plats. All the properties are in the R-1-75 Zone. Plat A is located on the southeast corner of 300 North and 300 East with one twin home. Approval of the RMO-1 Overlay Zone and preliminary plan and final plat of the subdivision is required. The conditions of the RMO-1 Overlay Zone include compatibility with the surrounding uses, design elements, two off-street parking that will be covered, landscaping of all areas with a landscaping plan, separate utilities, and project fencing between the two units. There will be no perimeter fencing. Plat B is located across the street on the southwest corner with an existing home on lot 2 and an additional single-family lot. The conditions of Plat B include compliance with city regulations, separate utilities, inspection of existing services and upgrade if necessary, FEMA Floodplain permit, transfer of water, performance guarantee and fees, preconstruction meeting, and demolition of outbuilding structures. The planning commission recommended approval for the overlay zone and the preliminary plat. The frontage of the single-family lots will be upgraded.

Developer Presentation:

Michael Watson stated he specializes in infill and urban renewal. In preparation for tonight they met with neighbors in person and showed them what they planned for the developments. No one wanted to see a lot of tenants. Everyone was very positive about these lots being developed. They are building structures with two-car garages, solid surface exteriors with almost full brick fronts, stone and stucco, and architectural shingles. This will be an improvement to the area and raise the value of the area. Residents wanted to see yard space on the lots. Their goal is to do many of these projects in Payson. Residents didn't want any churches. The commission mentioned they would like to see more of these as long as they are done correctly.

Public Comments:

Ruth Clayson stated initially she was for the twin home but now doesn't feel good about it. On the same block there is a four-plex that has been kept up mostly because of the manager. Then there are the three condos on the east side of the block, which were kept up for years until the original owner died. Now two are not well kept. Now with twin homes and if one doesn't upkeep the home, it will be bad. This is now nine multi-houses, which is something to consider on the same block. There is another twin home and apartments in the area. She is concerned for the homes around the area and her neighbors.

MOTION: Councilmember Welton – To close the public hearing. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Mike Hardy, Scott Phillips, Doug Welton. The motion carried.

Council Discussion:

Councilmember Carter stated she travels this road, and there is a lot has been an eyesore for years. No one has controlled the weeds until just lately. The fact that he wants to put twin homes that are owner occupied is something nice and might influence the rest of the neighborhood. If nice she wouldn't mind twin homes. The block will look better with the new single-family home and the upgraded curb and gutter.

Councilmember Welton stated the truth is it exists with any home where some are taken care of and others are not. He feels it's better that they are owner occupied.

MOTION: Councilmember Carter – To approve the RMO-1 Overlay Zone and also the preliminary and final plat for Plats A and B with staff conditions. Motion seconded by Councilmember Hardy. A roll call vote was taken as follows.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Scott Phillips
Yes	-	Doug Welton

2. Public Hearing - Request for Preliminary Plan and Final Plat approval of Plat A and Plat B of the MWKB Subdivision arranged on Utah County Parcels 08-045-0024 and 08-044-0003. Plat A consists of two (2) lots to accommodate a twin home structure. Plat B consists of two (2) single family dwelling lots, one of which contains and existing dwelling

This item was addressed with the previous item.

3. Resolution – Amendments to the Payson City Fee Schedule (6:39 p.m.)

Staff Presentation:

Jill Spencer stated staff is requesting approval of the fee schedule for development services fees.

MOTION: Councilmember Hardy – To update those fees on the fee schedule as proposed. Motion seconded by Councilmember Carter. A roll call vote was taken as follows.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Scott Phillips
Yes	-	Doug Welton

4. Resolution – Interlocal Cooperation Agreement with Utah County Regarding Substance Abuse Prevention Services and Communities That Care Prevention Model (6:41 p.m.)