

Commission Discussion:

Commissioner Hiatt stated people want to move to these bigger lots who currently live in Payson but these bigger lots aren't available. Payson is losing people because they are going elsewhere. Payson needs these larger lot developments because it brings people with spendable income that then brings businesses.

Commissioner Billings stated compared to the neighboring subdivision, it's not a lot of change. He likes the diversity in frontage. He wants to make sure the finding is noted that the R-1-9 is being allowed because the lots are larger so someone doesn't come later and want the R-1-9 Zone when it was allowed here.

Commissioner Beecher stated the zone change to R-1-9 doesn't mean a lot in this situation because the lots are bigger than an R-1-10. The only difference is frontage, but it accommodates the same size home. It meets the East Side Comprehensive Plan. The zone change meets all the requirements. All the lots meet the frontage requirements and exceed the acreage requirements of an R-1-10. The road sizes and lots sizes all look good. The irrigation issues need to be addressed properly. The preliminary plat meets all the requirements. The developer is not responsible for surface water from other properties; just their own. Property owners are responsible for their own surface water.

MOTION: Commissioner Beecher – To recommend to the city council approval of the zone change from the R-1-A, Residential-Agriculture Zone to the R-1-9, Residential Zone with the finding that the justification is that the lots proposed for the preliminary plat of Ashlee Ridge residential subdivision are all of the same size or bigger that would be required in an R-1-10 zone, which is the adjacent zone to the west. Motion seconded by Commissioner Billings. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, Blair Warner. The motion carried.

6.2 PUBLIC HEARING - Request for Preliminary Plan approval of the proposed Ashlee Ridge Subdivision arranged on Utah County Parcel 30-050-0094. The development consists of twenty-six (26) single family dwelling lots in the proposed R-1-9 Zone (

MOTION: Commissioner Frisby – To recommend to the city council approval of the preliminary plat following staff recommendations and to consult with the city engineer on clarification of the sewer line sizes to ensure flow is not being restricted or other issues and to open up a discussion with the county to improve 1300 East to the north. Motion seconded by Commissioner Beecher. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, Blair Warner. The motion carried.

Commissioner Billings asked staff to look into the concerns with policing.

(five-minute recess)

6.3 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 (8:36 p.m.)

MOTION: Commissioner Beecher – To open both public hearings. Motion seconded by Commissioner Hiatt. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, Blair Warner. The motion carried.

Staff Presentation:

Jill spencer stated this request is for two parcels of land with a road between, which is 300 East. Plat A is on the southeast corner of 300 North and 300 East, and the request is for the RMO-1, Overlay Zone and a twin home structure. The underlying zone is the R-1-75. The conditions of the RMO-1 zone are compatibility with the surrounding uses, design elements, two off-street parking stalls with one covered for each unit, landscaping for all areas not used for building or parking with a landscaping plan, and separate utilities for each unit. The commission needs to determine if fencing is necessary. Plat B is on the southwest corner of 300 North and 300 East for a single-family home. There is an existing home on this site. The underlying zone is the R-1-75. Both plats must comply with city regulations including curb, gutter, and sidewalk, separate utilities, and inspection of the existing services with upgrades if necessary for the existing home. Both plats fall in Zone B of the FEMA flood plain where a flood plain permit is required with a building permit. Other items include transfer of water rights, a performance guarantee, payment of fees, a preconstruction meeting, and a demolition of structures with the final plat.

Applicant Presentation:

Michael Watson stated his business specializes in infill and urban development. Their goal is to turn these lots into something nice that is compatible with the neighborhood and neighbors. He has talked to close to 20 families in the area to gather input. The intent is to build owner-occupied properties. The neighbors are supportive of development with no tenants and no churches. The proposal meets all the requirements of the RMO-1 Overlay Zone. It meets or exceeds the values of the surrounding homes with brick or stone fronts, wanes cote on the sides with stucco, duel pain windows, and two-car garages. A vinyl fence will separate the lot lines. Plat A is a twin home not a duplex. The intent is to be owner occupied for all homes. He wants to proceed as quickly as possible.

Public Comment:

Ruth Clayson stated she was concerned with a church there but they aren't doing a church. She likes the design, and it compliments her home. She supports the project, and it will be nice to have the empty lots with something that is maintained. The reason the twin home lot was never built on was because a proposal with the eight-plexes didn't meet the parking code, but the city approved it. At that time the citizens were very concerned and took the city to court. The judge was furious because it hadn't met the requirements, and the city is supposed to protect the citizens.

MOTION: Commissioner Hiatt – To close the public hearings for 6.3 and 6.4. Motion seconded by Commissioner Beecher. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, Blair Warner. The motion carried.

Commission Discussion:

Commissioner Beecher stated plat B is very simple. He had concerns with the twin home, but there is a triplex around the corner. It is allowed in the city. He questioned fencing along the south side.

Jill Spencer clarified that there is no fence along the back. There is fencing on the property line to separate the two yards. Lot 2 of plat A will sewer from the back yard to access 300 East. Lot 1 of plat B will sewer through the back as well.

Commissioner Hiatt stated she appreciates the developer talking to all the neighbors to calm fears.

MOTION: Commissioner Billings – To recommend approval to the city council the zone change to the RMO-1, Overlay Zone for plat A and to approve the preliminary plan for plats A and B as long as they meet staff conditions and consider any findings. Motion seconded by Commissioner Hiatt. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, Blair Warner. The motion carried.

6.4 PUBLIC HEARING – Request for Preliminary Plan 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 item 6.3.

7. Commission and Staff Reports (9:02 p.m.)

New Staff

Daniel Jensen, Planner II, was introduced. He worked for Provo City in planning and zoning and also in the court.

Vision of Down Town Update

Staff is working on gathering information for the vision of down town. It will be brought back to the commission in the future.

General Plan

Funds for the general plan are still in the proposed budget. Staff will start working on a consultant and a strategy to involve the community with a reasonable time line.

Project Updates

Staff will have a project update out within the week.

8. Adjournment

MOTION: Commissioner Beecher – To adjourn the meeting. Motion seconded by Commissioner Hiatt. Those voting yes: Kirk Beecher, Adam Billings, Ryan Frisby, Taresa Hiatt, Blair Warner. The motion carried.

The meeting adjourned at 9:15 p.m.