

PAYSON CITY  
PLANNING COMMISSION MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, February 13, 2019 7:00 p.m.

CONDUCTING            John Cowan

COMMISSIONERS      Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan,  
Harold Nichols (7:05 p.m.)

EXCUSED                Robert Mills

STAFF                    Jill Spencer, City Planner  
Daniel Jensen, Planner II  
Kim E. Holindrake, Deputy Recorder/Admin. Asst.  
Kent Fowden, Streets/Landfill/Storm Drain Superintendent

OTHERS                 Mike Hiatt

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:03 p.m.

2. Roll Call

Five commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Frisby.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of January 23, 2019

**MOTION: Commissioner Marzan - To approve the meeting minutes from January 23, 2019.**

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

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Preliminary plan and final plat for M & G Hiatt Subdivision (2 lots) arranged on parcel 29:023:0044 on the east side of 2450 West near Rosewood Circle. (7:06 p.m.)

Staff Presentation:

Daniel Jensen stated this is a recommendation to the council because of the deferral agreement. The property is in the A-5-H Zone, which allows for one subdivision of property for a single-family home or agricultural use. Both lots exceed the zone requirements in frontage and size. The deferral agreement defers infrastructure improvements and allows wells and septic tanks. Public utility easements will be addressed and added to the property. The legislative body can contemplate future development patterns and roadways to determine the location of the home. Because of the railroad tracks to the east and north, no major roads are anticipated. Staff does not feel this area has a large impact on future roadway patterns. The location of the homes could affect the access to the home and fire access, which will be addressed at the time of building. Any grandfathered animal rights would be terminated with the lot split and greenbelt status would need to be reapplied for with the county. Staff recommends approval with meeting the city ordinance with any findings. There will be property dedication for the road widening according to the Streets Master Plan.

Applicant Presentation:

Mike Hiatt questioned the loss of animal rights. He questioned deferring the infrastructure because he may want to do it now but others may want to wait who purchase the other lot. He questioned the 300 feet requirement. He would like the rules established before anything happens. He doesn't want any surprises. He asked if there was any way to assess and pay the cost of the improvements now but install them later. He would like to connect up to three properties to one well.

Jill Spencer clarified that new animal rights would need to be established, which are allowed in the A-5-H zone.

Daniel Jensen clarified that the deferred items are triggered when infrastructure is within 300 feet of the property. The applicant can choose to do the work earlier. The development services director has the discretion and determines the installation of the infrastructure.

Kent Fowden stated improvements are addressed with each building permit. If the applicant wants to install the infrastructure, staff will work with them. The conversations with the applicant has been what the cost is now and what it will be in five years. The applicant can trigger his own deferral now with building his house. The 300 feet has been more along the line of sewer and water utilities; but if the applicant installs curb, gutter, and sidewalk, it could trigger the neighbor to install as well.

Commissioner Beecher stated staff would determine prepayment of the infrastructure. Sleeves can be put under the infrastructure for future lines to avoid digging up the improvements.

**MOTION: Commissioner Billings – To open the public hearing.** Motion seconded by Commissioner Nichols. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Harold Nichols. The motion carried.

Public Hearing:

No public comments.

**MOTION: Commissioner Marzan – To close the public hearing.** Motion seconded by Commissioner Beecher. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Harold Nichols. The motion carried.

Commission Discussion:

Johns Cowan stated several issues need clarification in the deferral agreement such as prepayment of improvements and well rights.

**MOTION: Commissioner Frisby – To recommend to the city council, approval of the subdivision for the parcel 29:023:0044 addressing the issues and questions brought forth by the applicant about water and well rights, the ability to prepay for any future utility connections and that it meets the current general plan of Payson City and not in violation of any ordinances, and the addition of a deferral agreement that is agreeable with both parties.** Motion seconded by Commissioner Beecher. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Harold Nichols. The motion carried.

6.2 Final Plat approval for Springside Meadows, Plats F, G, H, and L located at approximately 1900 South and 360 West. (7:29 p.m.)

Staff Presentation:

Jill Spencer reviewed the overall phasing plan and the location of these four plats. Plat F contains 13 lots, plat G contains 20 lots, plat H contains 14 lots, and plat L contains 8 lots. The overall development includes the satisfaction of staff conditions, dedication of open space with Plat N, on-site RV parking and storage provided by increased lot setbacks on the garage side, potential setback reduction, a mixture of housing products, existing irrigation facilities, extension of roadways and utilities, continuation of trails system, two points of ingress/egress, and a development agreement.

- The potential setback reductions are not foreseen but may arise on the corner lots. Staff is requesting the planning Commission consider adding language in the development agreement to give the applicant the ability for modified setbacks on the corner lots.
- The mixture of housing products will create a variety of neighborhoods and diverse mixture of housing products that the Mower Specific Plan stressed. Staff wants to make sure there are basic guidelines of the housing product in the development agreement for all the other builders.
- Existing irrigation facilities need to be addressed prior to the irrigation season.
- Roadways and utility extensions is a standard requirement for development.
- Changes have been made as to how the trails system will traverse this area.
- Plat F includes restricted access to Main Street and includes fencing. A demolition permit is required for an existing home and other structures.
- Plat G includes restricted access to 1900 South and accommodates a trail system.
- Plat H includes restricted access to 1900 South.
- Plat L includes limited access to 1900 South with circular driveways, side entry garages, and corner lots to access interior streets.
- The applicant is requesting a modification to the circular driveways by using side-entry garages so a vehicle still exits forward facing to the road. There are 33 total accesses in the development from 1900 South to Main Street.

- The trail system modifications reduce the number of vehicular and pedestrian conflicts. The proposal includes connections to the Bonneville Shoreline Trail, use of sidewalks along plat D, possibly widening the sidewalk along the Nebo School District properties, and a trail along the future development parcels and future phases of this development. Sidewalks are still included in all the neighborhoods for pedestrian circulation.

Future approvals include the development agreement and extension of utility services agreement for reimbursement of others connecting to the lines. Staff recommends approval with staff conditions including direction on the RV parking and storage, potential setback adjustments, mixture of housing product, and driveway design in plat L. As clarification, there will be a temporary all-weather passable road between Plat F and Plat H for connectivity. The signalized intersection is not being designed to accommodate a light at this time. The UDOT permitting was done by city. The applicant has included on the drawings all the UDOT requirements for that traffic light.

#### Commission Discussion:

Commissioner Beecher stated he would like the signalized intersection to have the conduit installed so the roads don't have to be cut in the future.

Commissioner Billings stated he has concerns with congestion. It is already a main artery on 500 West to the school. There will be more homes before the traffic options are available.

Commissioner Frisby stated he likes the side-loading garages but questioned the motivation to get rid of the circular drives.

Jill Spencer stated staff could look into the conduit issue. Staff recognizes the traffic issues and are working to resolve those as much as possible. The engineer has planned a service area of the parcels that could access the sewer and included those in the reimbursement agreement.

#### Applicant Presentation:

Mike DeMarco stated on the driveways, the traffic study indicates the vehicles pulling onto the road are not the issues. He will do them either way; but there won't be a front yard and residents don't prefer those lots with all the concrete. Either way, people will back onto the road. They have done all they can to diminish the lots that will front these roads. The traffic study doesn't indicate an abundance of traffic, and the roads are sized accordingly. The side load garages are more expensive, and these lots are larger. The city engineer indicated it wasn't necessary. He clarified from the garage to the street is twenty-five feet and not twenty feet. In terms of access, he is limited by the city's ordinance of 10 lots on a single point of access. By the end of July, he will have every lot in these phases built including Plats I and J, which is 160 lots. It's all about access.

Discussion regarding the reduced corner lot setback. Five feet won't be an issue with the clear vision area. If the ordinance is excessive, it should be addressed and changed so there aren't issues in the future.

**MOTION: Commissioner Beecher – To recommend to city council approval of plats F, G, H, and L of Springside Meadows subdivision contingent upon satisfaction of all staff conditions, a modified setback with a maximum differential from the current of five feet as an option in this development for corner lots only, that the driveways for the lots loading onto Main Street and**

**1900 South have the option of the side-loading garage instead of the circular driveway in front, and that the housing product meet the current requirements and be diversified enough to look good and still look like a neighborhood.** Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Harold Nichols. The motion carried.

6.3 PUBLIC HEARING – Proposed amendments to the Streets Master Plan of the Payson City General Plan. (8:15 p.m.)

Staff Presentation:

Kent Fowden reviewed the proposed Street Master Plan amendments, which is an interim amendment. There are some pressure points coming so this is predevelopment driven. The right-of-way on American Way is a five-lane road up to 400 North. Staff is not sure if this width will be needed all the way through. There may be a need for a corridor between 300 and 400 North as well as off the cul-de-sac at 850 West. Sometimes better to leave it up to development. Staff doesn't want it to be cumbersome for development. There is a push for development and speculation in this area.

Commission Discussion:

Commissioner Beecher likes the east/west proposal and let development drive what is interior.

**MOTION: Commissioner Beecher – To open the public hearing.** Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Harold Nichols. The motion carried.

Public Hearing:

No comments.

**MOTION: Commissioner Beecher – To close the public hearing.** Motion seconded by Commissioner Billings. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Harold Nichols. The motion carried.

**MOTION: Commissioner Marzan – To recommend to the city council approval of the proposed amendments to the Street Master Plan as outlined.** Motion seconded by Commissioner Beecher. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Harold Nichols. The motion carried.

7. Commission and Staff Reports (8:26 p.m.)

The next open house for the General Plan update will be specific to parks, recreation, and transportation on Tuesday, March 26. The feedback was mixed from the last presentation on the four alternatives. They created a highbred of the four, and staff has been reviewing that proposal.

Staff met with the Holdaway-Pleasant Flats Annexation representatives. They have a new spokesperson and are refining the proposal. They will be back in March.

8. Adjournment

**MOTION: Commissioner Beecher – To adjourn.** Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Harold Nichols. The motion carried.

This meeting adjourned at 8:30 p.m.

                  /s/ Kim E. Holindrake                    
Kim E. Holindrake, Deputy City Recorder