

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, April 10, 2019 7:00 p.m.

CONDUCTING John Cowan

COMMISSIONERS Kirk Beecher, Adam Billings (7:03 p.m.), John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills, Harold Nichols (7:23 p.m.)

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

OTHERS Jeremiah Beachley, Rick Broadbent, Mike DeMarco – Salisbury Homes,
Tyler Moore

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:01 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 March 13, 2019

MOTION: Commissioner Frisby - To approve the consent agenda with one correction to the minutes with Commissioner Cowan not conducting. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Request for use of the I-O, Infill Overlay Zone on Utah County Parcel 08:138:0006 located at 523 S Main Street in the R-1-9 Zone. (7:04 p.m.)

Staff Presentation:

Daniel Jensen reviewed the I-O Infill Overlay Zone and Beachley Subdivision plat. This is a lot of record, and the lot width doesn't meet the width of the zone so the I-O Infill is being requested. Lot 2 will have a new single-family home. There is a public utility easement traversing the property in non-traditional areas. Curb, gutter, and sidewalk will be required for Lot 2. The proposal includes the new home having the same architectural styling and construction as presently in the neighborhood such as brick or stone, stucco type exteriors, excluding vinyl or aluminum siding, and encouraging dormers, gables, and porches. The commission will hold the public hearing tonight with a recommendation to the city council because of the I-O Infill Overlay. The subdivision will go to the council as well. He clarified there could be a detached garage to accommodate additional parking. There is curb, gutter, and sidewalk to the south at lot 2. The side setback requirements are eight feet on both sides.

Applicant Presentation:

Jeremiah Beachley stated they have a buyer, and his only concern is some of the building materials may be stringent.

Rick Broadbent stated he is considering this lot. One concern is the restrictions on the building materials, which are based on the neighborhood. Most of the neighborhood has siding so it should be an accepted material. There shouldn't be any restrictions on building materials.

John Cowan stated he has driven around Payson and other communities, vinyl siding is not very durable. Aluminum siding is a little more durable. Hardy board is a lot more durable. He doesn't know the cost difference but a suggestion to consider.

Jill Spencer stated with the overlay, the product use could be a condition. Every neighborhood is different and you have to evaluate the neighborhood.

Commissioner Mills suggested using a percentage or a percentage on the front façade for the materials suggested. The council will be the one to put it in as a requirement.

MOTION: Commission Beecher - To open the public hearing for item 6.1. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills. The motion carried.

Public Hearing:

No public comments.

MOTION: Commission Mills - To close the public hearing for item 6.1. Motion seconded by Commissioner Beecher. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills. The motion carried.

Commission Discussion:

Commissioner Mills stated these lot types are an issue in the entire neighborhood regarding the depth. He understands the noticing requirement but questioned applying the I-O Infill to the entire neighborhood. It's just an observation. The infill is a great idea, and he supports it. He suggested adding design criteria such as the location of the garage so there isn't a snout garage to the front on a narrow lot.

Commissioner Cowan stated the neighbors to the sides are already developed. There is a home with a single-car garage.

Commissioner Beecher stated with the grade change, the garage could be underneath.

Commissioner Billings suggested modifying the front setback to bring the house forward with the garage at the 25-foot back.

Daniel Jensen clarified the standards need to be hashed out and “shall” should be used to ensure materials. He can clarify it with city council. If there is a slope issue, the front setback could be modified.

MOTION: Commissioner Frisby - To recommend approval to the city council of the I-O Infill Overlay Zone located at 523 South Main with the recommendation for staff and council to come up with specific guidelines for building materials so the applicant knows, and that it will improve the area and be an enhancement to the existing neighborhood. 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.

6.2 PUBLIC HEARING - Preliminary Plan and Final Plat for the Beachley Subdivision, Plat A, (2 lots) located at 523 S Main Street in the R-1-9 Zone. (7:26 p.m.)

MOTION: Commission Mills - To open the public hearing for item 6.2. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills. The motion carried.

Public Hearing:
No public comments.

MOTION: Commission Mills – To close the public hearing for item 6.2. Motion seconded by Commissioner Beecher. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Kathy Marzan, Robert Mills. The motion carried.

MOTION: Commissioner Beecher - To recommend approval to the city council, the preliminary plan and final plat of the Beachley Subdivision, Plat A, located at 523 South Main Street in the R-1-9 Zone. 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.

6.3 Final Plat for Springside Meadows, Plats I, J, and N located in the area of 1900 South and 500 West. (7:29 p.m.)

Staff Presentation:

Jill Spencer stated typically the final plat just goes to the council but the engineering throughout the process didn't resolve some of the technical issues so it comes to the planning commission. The Mower Annexation occurred in 2003 and the Butler Annexation is plat N. Several irrigation facilities are being moved to beneath roads before the irrigation season begins. Plats I & J are the 89 townhomes and have proposed fencing to the east separating the single-family. Along 1800 South

and 1900 South, the units are rear loading with the porches being the focus along the streets instead of the garage. The interior units will be front loading. All units include two-car garages, and there is visitor parking. The applicant is requesting waiver of the RV parking and storage. The amenities are in the center and include a playground area with equipment, a picnic area with a pavilion, tables, and barbeque facilities, and pedestrian walkways and benches. The housing product, exterior materials, and design features follow the design standards of the RMF Zone. The project CCR's detail the project and establish the HOA including maintenance and enforcement. Plat N is the single-family homes with the largest lots. There is property to the west to be deeded to Payson City for a future fire station, a potential electrical substation, and open space with a neighborhood connector to the park. There is restricted access to 1900 South and the existing home will be demolished and disconnected from services. The overall development includes a development agreement and extension of utility services agreement. The public hearing was conducted with the preliminary plan. Staff recommends approval with staff conditions, and the motion should include direction regarding the waiver of RV parking and storage, housing product, and amenity package. She answered questions from the commissioners in that the applicant does not own the section of 1900 South to the south of the townhomes so the connection will come in the future. The applicant has a permit from UDOT to make the connection to SR-198 from 1900 South with the dedication happening with Plat N. The property to be deeded to Payson City is not included in Plat N so either it needs to be included or a warranty deed included at the time of plat recording. The applicant is constructing at risk so plats are not recorded until all the infrastructure and roads are complete. Staff has worked closely with the applicant to ensure there is sufficient access with each plat. Because of the UDOT standards, an additional connection from plat N to SR-198 can't occur.

Applicant Presentation:

Mike DeMarco stated the access to SR-198 would be completed within 30 days. Phases I, J, and N will be developed by July. A through access will be created between Main Street and SR-198 by 1900 South. He reviewed the overall access of the development, which meets city code. They are working with Questar, Mr. Mower, and the city on moving the irrigation lines. The HOA and CCR's restrict RV parking in the townhomes as well as the proximity of the driveways prohibits parking an RV. The city can enforce RV parking on the public streets as well. They haven't had any RV parking issues in their larger developments.

Commission Discussion:

Commissioner Beecher would like to see the property to be deeded to Payson City included in plat N because it makes it cleaner.

Commissioner Mills questioned if the townhome units could mirror themselves so the driveways are together and it opens the front door area.

Mike DeMarco clarified they don't mirror the townhomes because residents don't want their front doors and porches together. The rear of the rear-loading units is the second door that doesn't need to be included. They include them for postal delivery and fire/safety access. Building materials include LP siding, stucco, and masonry, which provides a sharp elevation and low maintenance.

MOTION: Commissioner Mills - To recommend approval of the final plat for Springside Meadows, Plats I, J, and N with the notes of staff regarding RV parking and storage, housing product types and amenity package, and for the applicant to work with staff and the city council on those. Also to take care of the public area with Plat N or handle as a warranty deed.

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

7. Commission and Staff Reports (8:14 p.m.)

The next General Plan Open House is Thursday, April 25 at 6 p.m. in the banquet hall with a focus on parks and transportation. Instant polling will begin right at 6 p.m.

The Holdaway-Pleasant Flats Annexation was pulled from the city council agenda because of issues between the seller and buyer. A new company has picked it up and it's back on the agenda for next week.

Staff needs to know if the commission will have a quorum on May 22 because of high school graduation. Commissioner Cowen will be the only one absent.

Staff would like to begin the Payson 101 to discuss land use principles, new concepts, city water system, or whatever. Staff would like to create a list of those interests and then schedule them out. The first could be by Commissioner Beecher regarding the CUP water line.

8. Recognition of outgoing commission members and swearing in of new commission members

Staff recognized Harold Nichols for his service on the Planning Commission.

Kim Holindrake swore in John Cowan and Tyler Moore as Planning Commission members with terms ending 2023.

9. Adjournment

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

This meeting adjourned at 8:36 p.m.

Kim E. Holindrake, Deputy City Recorder