

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, June 26, 2019 7:00 p.m.

CONDUCTING Ryan Frisby

COMMISSIONERS Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore

EXCUSED Kirk Beecher, Adam Billings

ABSENT John Cowan

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

OTHERS Kevin Thompson, Curtis Leavitt – DR Horton, Jade Ming – DR Horton

MOTION: Commissioner Mills – To appoint Ryan Frisby as acting chair for the meeting.

Motion seconded by Commissioner Marzan. Those voting yes – Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore. The motion carried.

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:04 p.m.

2. Roll Call

Four commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Mills.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of June 12, 2019

MOTION: Commissioner Marzan - To approve the consent agenda. Motion seconded by Commissioner Moore. Those voting yes – Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore. The motion carried.

5. Public Forum

No public comments.

6. Review Items (7:07 p.m.)

- 6.1 PUBLIC HEARING – Request by Kevin and Megan Thompson for use of the I-O Infill Overlay to reduce the frontage requirement in the R-1-9, Residential Zone to accommodate a two-lot subdivision located on parcels 08:019:0010 and 08:019:0011 at 289 E Utah Avenue.
- 6.2 PUBLIC HEARING – Preliminary plan and final plat for the MK Thompson Subdivision, Plat A, on 0.5 acres in the R-1-9 Zone and arranged on parcel 08:019:0010 and 08:019:0011 at 289 E Utah Avenue.

Staff Presentation:

Daniel Jensen reviewed the I-O Infill Overlay and MK Thompson Subdivision. There is an existing home on the north and a garage to the south, which will be removed. There is an easement for the creek through the property. Many of the surrounding lots are under the 9,000 square foot minimum. Neighboring homes include brick and other hard surface materials so the proposed new home will include a similar elevation including a porch, pillars, recessed/no snout garage, and multiple materials. Staff recommends approval contingent upon meeting all the requirements.

Applicant Presentation:

Kevin Thompson stated they live in the current home and plan to rent the new home. They want the new home to match the existing home and fit in the neighborhood with a similar footprint.

MOTION: Commissioner Mills - To open the public hearing for items 6.1 and 6.2. Motion seconded by Commissioner Marzan. Those voting yes – Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore. The motion carried.

Public Hearing:

No public comments.

MOTION: Commissioner Mills - To close the public hearing on items 6.1 and 6.2. Motion seconded by Commissioner Moore. Those voting yes – Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore. The motion carried.

Commission Discussion:

Commissioner Mills stated he likes the idea of infill property, utilizing it for housing, and keeping it architecturally similar.

MOTION: Commissioner Mills - To recommend approval of the I-O Infill Overlay to reduce the frontage requirements on the subject lot as well as granting preliminary and final plat approval for the MK Thompson Subdivision. Motion seconded by Commissioner Marzan. Those voting yes – Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore. The motion carried.

- 6.3 Request to amend the housing product in Springside Meadows Subdivision, Plats I & J. (7:18 p.m.)

Staff Presentation:

Jill Spencer stated there has been a lot of evolution with the Springside Meadows Subdivision over the years. DR Horton is building in some of the phases. Salisbury proposed their townhome product for Plats I and J, now DR Horton is purchasing the project and proposes their product. DR Horton is not requesting any changes to the site plan. There are three products proposed. Product A includes five buildings on the east and west sides of the development with front-load entry. Product B includes the interior and southern buildings and are ally-loaded buildings. Product C includes two ally-loaded buildings located along 1800 South. All the buildings include porches and a variety of materials. Action tonight includes the housing

products, exterior materials, and design features to ensure achieving the product intended with the overall development. One of the primary elements of the annexation agreement for all of the properties was neighborhood variety. A condition of approval placed on Salisbury included the design standards of the RMF Zone specifically architectural features included on the side elevations visible from streets.

Applicant Presentation:

Curtis Leavitt stated DR Horton is excited to bring a development and neighborhood that is aesthetically pleasing and will stand the test of time for decades. They looked at Salisbury's product; they are proposing a craftsman-style home. He feels the product will be well accepted by the community. Amenities include two retention basins for open and green space and there will be a playground and pavilion. This is a walkable community with open space. The perimeter fencing is typically six-foot vinyl with partitions between the homes. The buyer has the opportunity to close it off for backyard privacy.

Jade Ming stated this product is similar to the product on Sandhill Road in Orem.

Commission Discussion:

Commissioner Mills suggested adding a pedestrian connection to the interior main street to make it more residential in nature and create connectivity to the sidewalk from the two front-loading corner units as well as an additional porch. It would make it more inviting. He also encouraged creating further developments that don't separate the townhomes from the single-family.

Commissioner Frisby stated the DR Horton product doesn't vary far from what was approved with Salisbury.

Jill Spencer clarified there are walkways throughout to create connectivity in and out of the development as well as a pinch-point along 1900 South as a pedestrian crossing and traffic calming. Those areas visible to the street need to be inviting with a human element. Salisbury only proposed perimeter fencing; no interior fencing was not anticipated. Limited common area for a back yard would be a change to the plat. The original approval was to keep everything as open as possible with a clear separation between the townhomes and single family. DR Horton's information and product will be included in the development agreement.

MOTION: Commissioner Moore - To recommend approval to the city council the changes proposed (Springside Meadows Subdivision, Plats I and J, housing product) with the finding that it is consistent with what was already approved by planning commission and council.

Motion seconded by Commissioner Mills. Those voting yes – Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore. The motion carried.

7. Commission and Staff Reports

No reports.

8. Adjournment

MOTION: Commissioner Mills – To adjourn. Motion seconded by Commissioner Marzan. Those voting yes – Ryan Frisby, Kathy Marzan, Robert Mills, Tyler Moore. The motion carried.

This meeting adjourned at 7:45 p.m.

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