PAYSON CITY

PLANNING COMMISSION MEETING

Payson City Center, 439 W Utah Avenue, Payson UT 84651

Wednesday, April 22, 2020 7:00 p.m.

Electronic meeting

CONDUCTING Kirk Beecher

COMMISSIONERS Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Blair Warner, Kit Morgan

EXCUSED John Cowan

STAFF Jill Spencer, City Planner

Daniel Jensen, Planner II

Kevin Stinson, Administrative Assistant

1. Call to order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:00 p.m.

1. Roll Call

6 commissioners present.

1. Invocation/inspirational thought - Invocation given by Commissioner Warner
2. Consent agenda
   1. Approval of the minutes for the regular meeting on April 8, 2020

**MOTION: Commissioner Morgan- To approve the consent agenda.** Motion seconded by Commissioner Frisby. Those voting yes Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

1. Public Forum

No public comments.

1. Review Items
   1. PUBLIC HEARING (continued) – Request by Chase Adams for approval for use of the I-O, Infill Overlay to reduce the required frontage requirement in the R-1-7.5, Residential Zone to create a flag lot in the proposed Lone Pine Subdivision on Utah County Parcel 08:083:0027 located at 345 North 700 East.

Staff Presentation:

Daniel stated that the intention of this overlay is to allow flexibility and the creation of the flag lot and amend set backs on the flag lot. The overlay is a zoning tool and acts as a legislative action. If this is approved then motion 6.2 is an administrative action. Both of these need to go to city council for final approval. There is an access on the north that also benefits the other lots. This access is not large enough for fire access. There will be another access to the south of the current house that will be 20 feet wide.

The flag lot house is proposed as a 2 story home. Some neighbors have concerns with the height. One of the requirements of the overlay is that the front door is visible from the street. Neighbors asked about on street parking for the existing house.

There are many deeds with different right-of-way’s showing. We will need to make sure that we record the complete right-of-ways.

The flag stem needs to be free of parking for fire access. Lot 2, the flag lot, has concerns with drainage and will need to be designed to contain it. All right of ways need to remain open.

The name of the project needs to change because there is already a Lone Pine recorded in the county.

Staff and the applicant have explored other development opportunities. Other property owners were not wishing to sell to provide additional access. This looks to be the best way to develop this land at this time. The lot size will remain 7500 square feet, the lot wide will be reduced to 67 feet where 75 feet is required. This is something that will need to be granted.

Chase Adams confirmed Daniel’s comments. Other options for development were not available. The home shown in the plans is the one they plan to build, but it might need to be mirrored.

**MOTION: Commissioner Warner - To reopen the public hearing.** Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Public Hearing:

Donna Kay Furniss talked about easements concerns on the final map and the preliminary map. She asks that the correct easement be recorded. She has concerns with the parking on the existing house. The new homes to the west did not have backyard landscaping in and with the heavy rains there were flooding problems. She wants to make sure that the drainage be considered. She is happy with this new home.

Kenon Taylor also wishes to maintain his easement

Kenton Phillips is the owner to the east. He has a concern about the two easements and digging into 700 east for the utilities and the disturbance to the neighborhood and the increase of traffic on the easements.

**MOTION: Commissioner Frisby- To close the public hearing, item 6.1.** Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Commission Discussion: They like what they see. The ordinances are being applied and this is a good use of the overlay. Commissioner Morgan would like to make sure the water is contained on the lot. This has been reviewed by the city engineer and approved. Commissioner Frisby would like to see a parking plan before development.

Daniel said that a single family home has about 8 to 12 trips a day. There would be no abnormal impact to the community. During the construction they would need to cut into 700 east and there will be a slight inconvenience to the neighbors.

**MOTION: Commissioner Frisby- To recommend approval for use of the Infill Overlay zone and the items staff has talked about be addressed and finalized prior to developing the property.** Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

* 1. PUBLIC HEARING (continued) – Request by Chase Adams for preliminary approval of the Lone Pine Subdivision, Plat A, a two-lot subdivision arranged on Utah County Parcel 08:083:0027 located at 345 North 700 East in the R-1-7.5, Residential Zone.

**MOTION: Commissioner Morgan - To reopen the public hearing.** Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Public Hearing:

Donna Kay Furniss would like to know what the name will be changed to.

**MOTION: Commissioner Marzan- To close the public hearing, item 6.2.** Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

**MOTION: Commissioner Morgan- To recommend preliminary approval of the Lone Pine, or the new name for the subdivision, Plat A - to subdivide and create an additional building lot, on the condition of all redlines and comments being corrected and complete and meeting all applicable codes.** Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

* 1. PUBLIC HEARING – (continued) – Proposed amendments to the Payson City Code, specifically Title 19 (Zoning), Title 20 (Subdivision), and the Payson City Development Guidelines.

Staff Presentation:

Daniel discussed the projections into setback changes on patios, covers and porches.

Jill discussed changes to appendix A of Tile 19 There are clarifications on public versus private utilities. High Pressure has been added to gas lines. Irrigation are now systems, not channels.

All residential solid waste will be collected by Payson City and commercial will have the option of city or private collection.

**MOTION: Commissioner Marzan - To reopen the public hearing.** Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Public Hearing:

**MOTION: Commissioner Warner- To close the public hearing, item 6.3.** Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Commission Discussion: This is as was asked.

**MOTION: Commissioner Marzan- To recommend approval of the noted changes of Appendix A, the development guidelines, Title 19 (Zoning) and Title 20 (Subdivision).** Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

* 1. PUBLIC HEARING – Proposed amendments to the Payson City Streets Master Plan.

Staff Presentation:

Jill discussed the Streets Master Plan in the business park. There will be Spring Creek Drive added and Temkin lane will be extended. Staff worked with current owners and future potential developers to see what would be best for the area. Some additional road may or may not be added due to what development comes to the area. Rocky Mountain ATV is looking to expand in the future. The proposed south end of Temkin lane will need to be changed from the original plan.

Commissioner Beecher suggested changing the north end of the frontage road to come up north next to Cal-Ranch to move it away from the freeway.

**MOTION: Commissioner Frisby- To open the public hearing.** Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Public Hearing:

Donna Kay Furniss stated that it is because of Stan and Gladis Wilson we have this business park. She would like a road named Gladstan Way.

**MOTION: Commissioner Warner- To close the public hearing, item 6.4.** Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Commission Discussion:

**MOTION: Commissioner Morgan- To recommend approval of the proposed amendments to the Payson City Streets Master Plan.** Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

* 1. TERMINATION OF INACTIVE PROJECTS – In accordance with Title 19 and 20 of the City Code, request to terminate the following projects: MWKB Subdivision, Plat B (file #SD2017-004) due to inactivity; Peart Annexation (file #AX5000-007) due to the parcel being included in another annexation; and the McMullin Fruit Stand project (file #SP2017-007 & ZC2017-007) due to inactivity.

Staff Presentation:

Kevin stated that staff has followed the code that were relevant when these projects started. A termination letter was sent, giving the applicant 30 days to respond.

MWKB responded and asked to terminate the project.

Peart Annexation was included in the Payson Heights Annexation

McMullin Fruit Stand applicant did respond after the 30 days and asked for a two year extension. They were concerned about the $10,000 they have spent on engineering. The Engineering is still valid, but the applicant will need to reapply if they continue the project. An action plan was not provided from the applicant.

**MOTION: Commissioner Warner- To terminate MWKB Subdivision, Plat B (file #SD2017-004); Peart Annexation (file #AX5000-007); and the McMullin Fruit Stand project (file #SP2017-007 & ZC2017-007).** Motion seconded by Commissioner Morre. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

1. Commission and Staff Reports and Training

Commissioner Frisby asked about JT Valley annexation’s location. It is located south by Springside Meadows. This project is under review.

1. Adjournment

**MOTION: Commissioner Marzan– To adjourn.** Motion seconded by Commissioner Morgan. Those voting yes Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

This meeting adjourned at 8:31 p.m.

Kevin Stinson, Administrative Assistant