PAYSON CITY

PLANNING COMMISSION MEETING

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

Wednesday, July 14, 2021 6:30 p.m.

CONDUCTING Kirk Beecher

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

EXCUSED Commissioner Cowan, Commissioner Marzan

STAFF Jill Spencer, City Planner

Chris Van Aken, City 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 6:30p.m.

1. Roll Call

Five commissioners present.

1. Invocation/Inspirational Thought – given by Commissioner Moore.
2. Consent agenda
   1. Approval of the minutes for the regular meeting on June 9, 2021

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

1. Public Forum

Commissioner Warner congratulated the Scottish Festival for a great success.

1. Review Items
   1. PUBLIC HEARING – Request by Chipper Whatcott for a three-lot subdivision on Utah County Parcel 08:047:0030 located at 479 East 300 North.

Staff Presentation: Chris stated that this is a three-lot subdivision and the commission will be the land use authority. They will add sidewalks. This meets the general plan and zone requirements. Utilities will need to be connected. The north end is steep and grading plans will need to be submitted with each permit.

The existing residents will not need to build a garage.

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

Public Hearing:

Brett Christensen lives to the west of the property. We explained the building envelope and the development needs to be completed before building permits are issued. He thinks it all looks good to him.

Judy McDole lives in the area. She asked about if this approves, will they be able to build. The answer is yes. She has questions about the run off from the north. How will this be addressed. It has been engineered to contain this. She has questions about were the drive approach will be. It will be from 5th east.

The grading plan is being required so that is will not affect the adjacent lots.

The builder will decide what is to be built on the lots according to code.

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

Commission Discussion:

Commissioner Warner asked why they are not required to build the garage on the existing home. The creek makes it not possible to build a garage on the existing home. Are we legally allowed to not require them to build a garage? The city attorney is aware of this situation and building a garage is not feasible.

**MOTION: Commissioner Frisby- To approve the Whatcott subdivision, a three-lot subdivision, based on meeting all staff redlines and conditions.** Motion seconded by Commissioner Moore. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Tyler Moore, Kit Morgan and Blair Warner. The motion carried.

* 1. PUBLIC HEARING – Request for a recommendation of approval of the amendments to the Transportation Master Plan.

Staff Presentation: Nestor talked about amending the transportation master plan. The current plan is to change 920 North and 300 E to collector roads because the PV dealer that is coming in. The Power lines will be in the middle of the asphalt. To fix it we would like to redefine these two roads as local roads, not collector roads. This will allow the transmission lines to remain in the park strip.

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

Public Hearing: No public comments.

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

Commission Discussion: Commission Warner asked if the UVU and new freeway exchange coming, do we have another road in mind that will be the collector road.

We are working on making the Bamberger Road a collector road.

**MOTION: Commissioner Morgan- To recommend to approve to amend the Payson City Transportation Master Plan as discussed.** Motion seconded by Commissioner Warner. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Tyler Moore, Kit Morgan and Blair Warner. The motion carried.

* 1. PUBLIC HEARING – Request for a recommendation of approval of amendments to Title 19 (including Appendix A), Title 20, and the Development Guidelines of Payson City Code.

Staff Presentation: Chris commented on the changed. Appendix A, we proposes to delineate RV repair, heavy equipment repair and automobile repair. We are changing the RMF zone so that it references net density instead of gross. Accessory dwelling unit will be in line with the changes by the State. We are removing the conditional use option to allow a taller fence.

Nestor talked about public roads. With the Transportation Master Plan we eliminated private roads. We might need to allow them in certain conditions. Most of the time private roads are not maintained by the HOA. HOA’s collect money to maintain them, but do not use the money for that. Then when the roads get bad they want the city to take over the road. This is a big cost to the city and the private roads do not follow design standards and codes of the city nor fire codes. Nestor proposed that we allow private roads with conditions. The private roads allowed need to have design standards and require a maintenance agreement. There can not be cross through traffic on the roads.

The specific allowed uses will be: access to hotels, retail, offices, multifamily housing and infill lots.

The proposed private road must not create a conflict with city roads, ADA standards must be maintained. They need to follow fire code. The road width can be reduced to a 32-foot minimum.

Nestor covered parking stalls. Questions on why the dimensions are so small. Parking stall should be at least 19 feet not 18 feet.

39% of the drivers in Payson drive a full-size truck.

25 foot minimum on the driveways is the minimum.

The proposed requirements include emergency vehicle turn around for roads longer than 150 feet, maximum length not greater than 660 feet, fire hydrants according to the fire code, maintenance by HOA’s to include street lights, asphalt, snow plowing, landscape and storm drainage.

A master meter will be required within the public right of way. Sewer main must be privately owned and maintained. Storm drains, pipes and ponds must be maintained privately. There needs to be a non-exclusive right of entry for emergency vehicles, trash collection etc. The city will do a yearly inspection to make sure the roads are being maintained. We will need to amend title 9 with a reference to the design guidelines.

Question on enforcement. This will be covered in the maintenance agreement. If they do not make the repairs, the city will and they will send the bill to the owners. Garbage collection is a problem. This will be addressed in the guidelines.

The commission asked that the design standards address if the soil conditions are poor then the road standards need to be higher.

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

Public Hearing: No public comments.

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

Commission Discussion: This looks well done, with the additional changes the commission wanted.

Commissioner Frisby is not a fan of private roads. He feels there is additional work that is needed. Will every mutli-family building want private roads? No, this is not a pass-through road.

**MOTION: Commissioner Warner- To recommend to amend Title 19 (including Appendix A), Title 20, and the Development Guidelines of Payson City Code as discussed and with the additions discussed by the commision.** Motion seconded by Commissioner Moore. A roll call vote was taken with those voting yes – Kirk Beecher, Tyler Moore, Kit Morgan and Blair Warner. The motion carried.

Commissioner Frisby opposes the private roads and would like to see more discussion.

1. Commission and Staff Reports and Training

Jill talked about the two work sessions at the city council meeting next week. One, Terry Harward would like to change the housing product and master plan and number of units.

The second will be about the general plan and how it has done over the past 9 months, how we can implement it?

Commissioner Morgan says that every time Harwood comes back he wants smaller lots, smaller units and more units. We have standards for a reason.

1. Adjournment

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

This meeting adjourned at 7:45 p.m.

Kevin Stinson, Administrative Assistant