PAYSON CITY

PLANNING COMMISSION MEETING

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

Wednesday, July 28, 2021 6:30 p.m.

CONDUCTING Kirk Beecher

COMMISSIONERS Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore and Blair Warner

EXCUSED Commissioner Morgan

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 6:29p.m.

1. Roll Call

Six commissioners present.

1. Invocation/Inspirational Thought – given by Commissioner Cowan.
2. Consent agenda
	1. Approval of the minutes for the regular meeting on July 14, 2021

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

1. Public Forum

No public comment.

1. Review Items
	1. PUBLIC HEARING – Hiatt Creek A, Zone Change. Request by Tyler Horan for a recommendation of approval to amend the Payson City Zoning Map for Utah County Parcel 30:065:0080 located at approximately 1235 S 1950 W. The property is currently zoned A-5-H, Annexation Holding, and it is proposed the zoning be changed to RMF-10, Residential Multifamily.

Staff Presentation: Chris stated this is a zone change. The area specific plan allows up to 10 units per acre. They are looking to change this to RMF-10. In this location the area specific plan will take precedence here. There is a concern of that availability of utilities in this area.

Jeff Meads from White horse said they do residential developments. They like Payson and have accumulate a large amount of land in Payson. They are excited for the opportunities in Payson. People are willing to make the drive for affordability. Payson holds the keys to allow people that want to own a home at an affordable price.

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

Public Hearing: Ray Ekins – lives south of this area. They were recently just pushed into a master plan and had no say anything about it when it happened. This is frustrating how developers are cramming everything together. They need to spread things out, not make this tighter and tighter. Some of the Hiatt property was designated to be less dense, but now they are wanting to change that. He feels that he will be forced out with this density. We need to stop making everything more dense and instead make it less dense.

Verline Ekins talked about snow removal and wide enough roads. They were promised that no snow removal would be pushed off the developments, but that is a lie. They were promised that all infrastructure was to be put in before they did more development. That was a lie. Kids ride up and down the street on motorcycles on one wheel. When she confronts the people they fight. She does not want anyone to not have a home, but it is not fair to shove high density in and the current owners out. We need to think about those that are already living there.

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

Commission Discussion: Commissioner Cowan wants to know how the sewer will work. He is also concerned with not wanting 5.25 acres, but also not the high density housing. This should be single family dwelling.

This area is following the general plan for density. There is a committee that will be meeting tomorrow on the density and development on the west mountain area.

Commission Warner talked about the development around 800 south. It was thought that UDOT would bring transit in this area. There was a plan approved at the time for this area. This zone change falls in the requirements of that plan. He feels that we need to stick with the plan that was approved.

Commissioner Frisby agrees with sticking with the plan. He realizes that there will be some growing pains and recognizes the narrow road that accesses the area will be a problem that will need to be addressed soon. We are doing some leapfrog development.

**MOTION: Commissioner Frisby- To recommend approval of the Hiatt Creek A, Zone Change from A-5-H, Annexation Holding to RMF-10, Residential Multifamily, based on meeting all staff redlines and conditions. All utilities must be provided prior to devolvement and the cost will be the burden of the applicant.** Motion seconded by Commissioner Warner. A roll call vote was taken with those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore and Blair Warner. The motion carried.

* 1. PUBLIC HEARING – Hiatt Creek B, Zone Change. Request by Tyler Horan for a recommendation of approval to amend the Payson City Zoning Map for Utah County Parcel 29:023:0021 located at approximately 1140 S 1950 W. The property is currently zoned A-5-H, Annexation Holding, and it is proposed the zoning be changed to RMF-10, Residential Multifamily.

Staff Presentation: Chris Stated this is similar to the first item, with a few differences. The area specific plan allows half of this area to allow 10 units per acres, the other half is 3 units per acre. There is a green belt area in the middle. The utilities are not near this property. The west side will not allow this density. The allowed density should reflect the lowest amount allowed in any part of the property.

Jeff Meads talked about how the property to the north has been approved high density projects (referring to the already build development to the north).

The developer stated they only deal in medium and low-density projects. Most of their projects are sold to home owners. The utilities are under works and will be resolved by the applicant. They want a zone change approval so that they can invest further with engineering, etc. They want the RMF-10 because they talked with the city council about the west side of this parcel. The council gave they feed back that this was all high density to the rail road tracks. The Council wants to see more of a buffering from high to medium and then to low density.

They plan for six units to the acre on the west side of the creek and 10 units on the east side. They have been talking to the city attorney about if they could use a development agreement to allow as they plan. They would like an approval with a condition of only 6 units per acres on the west side.

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

Public Hearing: Gary Degras, lives down the street. The people that do this work should not build over the creek.

This will not be allowed.

Will the trucks be going down their road? That road will become a new through street. They like where they are at, but that will change with all of this development. When the condos came in they had a police officer there almost every day. They said the condos where to be owner occupied and they now many are rented out. The crime level did go up and will go up. High density increases crime. Spanish fork is building nice homes. They make the people keep up their lawns. They also added trails to allow people exercise.

This is only a request for the zone change, not layout.

They can say whatever they want, but he does not believe it. The crime will go up.

Jill Spencer stated that the process of developing land has many steps. The applicant is looking for a certain amount of

The next step is the preliminary and final development plan. This will be another public hearing. This step today is legislative. The next step is administrative. This applicant is looking to do townhomes on the east side and townhomes and single-family homes on the west side. By applying the RMF 10 this will allow them to do 10 unit to the whole acre not the split. Tonight, we are talking about establishing a density that will be consistent to the area specific plan. We do not know what the future will bring with regards to the truck routes. 1950 South will be a collector status road.

Jeff Meads does not want trucks on 1950 South either. They have been working with staff on the development in this area. They would like another conversation like the one they had with the city attorney about having a development agreement that would restrict the west side.

Gary Degraw asked about the trails – they will be public trails that will be tied into the other trail in the city, eventually. Local traffic needs to be taken care of better than what was done with the townhomes.

Elaine Degraw talked about when the townhomes were built, the developer changed in the middle of the project. They want this to be done, not just good, but really good. We need people to do what Payson wants.

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

Commission Discussion: Commissioner Beecher asked if a parcel can have two zones. Yes. Commissioner Marzan and Frisby stated that the Area specific plan does not allow for the RMF-10. We need to stick to the plan.

Commissioner Cowan would like to see a split zone on the lot. You can do an R-1-10 or R-1-12.

**MOTION: Commissioner Frisby- To remand this back to staff to have the developer bring this more in line with the specific plan.** Motion seconded by Commissioner Marzan. A roll call vote was taken with those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore and Blair Warner. The motion carried.

1. Commission and Staff Reports and Training

Commission training will be combined with several cities in the area. Sept 14 we are looking at meeting in Spanish Fork.

1. Adjournment

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

This meeting adjourned at 7:43p.m.

Kevin Stinson, Administrative Assistant