PAYSON CITY

PLANNING COMMISSION MEETING

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

Wednesday, August 11, 2021 6:30 p.m.

CONDUCTING Kirk Beecher

COMMISSIONERS Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan (remote) and Blair Warner

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

Seven commissioners present.

1. Invocation/Inspirational Thought – given by Commissioner Beecher.
2. Consent agenda
   1. Approval of the minutes for the regular meeting on July 28, 2021

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

1. Public Forum

No public comment.

1. Review Items
   1. ACTION ITEM - Quail Mountain Annexation (formerly known as Double A): Request by Walter Johnson to annex Utah County Parcels 30:050:0074 and 30:050:0109 into Payson City. The property proposed to be annexed totals 10.6 acres and is located at approximately 370 South 1300 East. The applicant is requesting a zoning designation of R-1-10 upon annexation.

Staff Presentation: Chris stated this is 10.6 acres. The applicant plans to subdivide after it is annexed. After it is annexed he plans on quarter acre lots. This is consistent with the general plan and east side comprehensive plan. This is legislative. The utilities have been addressed and will be handled.

Commission Discussion: The packet included a lot layout. The layout does match up with the grid, but right now we are not approving the concept, just the annexation.

Why is there a cul-de-sac? This is not an actual layout submittal and will be addressed later.

We have all of the needed signatures for the annexation.

We need to make sure the layout follows the grid and possibly make the layout not have a cul-de-sac.

**MOTION: Commissioner Marzan- To recommend approval of the Quail Mountain Annexation as presented seeing that this in line with the plan, 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, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan and Blair Warner. The motion carried.

1. Commission and Staff Reports and Training

Commissioner Warner asked about the effort to get curb and gutter in the whole city.

Curb and getter will happen with either new subdivisions or when a lot is built on.

Is it legal to require curb and gutter when a parcel sells? This needs to be checked on with the attorney. We need to explore this idea and see what will be fair to the buyer and seller.

There are grants to help with this too. There is not enough money to do the whole city, but we can look at areas to work with. We can also do incentives.

1. Adjournment

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

This meeting adjourned at 6:49p.m.

Kevin Stinson, Administrative Assistant