

Payson City
Planning Commission Meeting
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, May 25, 2022 6:30 p.m.

Conducting: Kirk Beecher, Planning Commission Chair

Commissioners: Kirk Beecher, John Cowan (arrived at 6:41pm), Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner

Absent:

Staff: Robert Mills, Development Services Director
Michael Bryant, Planner II
Marty Dargel, Planning Technician

Others

1. Call to Order

This meeting of the Planning Commission of Payson, Utah, having been properly noticed, was called to order at 6:30 p.m.

2. Invocation/Inspirational Thought – Commissioner Marzan

3. Consent Agenda

3.1 Approval of minutes for the regular meeting of May 11, 2022.

MOTION: Commissioner Warner - 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.

4. Public Forum

No public comment.

5. Review Items

5.1 PUBLIC HEARING - America First Credit Union Preliminary Plan: Request by Natalie Nichols for approval of a subdivision site plan. The proposed location is at approximately 967 South Turf Farm Road. Located on Utah County Parcel 34:595:0001. (Item to be tabled.)

Item 5.1 Tabled.

5.2 PUBLIC HEARING - Hiatt Creek Plat C Zone Change: Request by Tyler Horan to change the zoning on Utah County Parcel 29:023:0047 located at approximately 1130 South 1950 West.

The applicant is requesting an RMF-10 Multi-family Residential zoning designation and the property is currently zoned A-5-H (Annexation Holding Zone).

Staff Presentation:

Staff began presentation by showing a map of the proposed zone change of approximately 8.39 acres, located at 1130 South 1950 West. The current zone is A-5-H, Annexation Holding Zone, the requested zone is RMF-10, Residential Multifamily Zone. This parcel was recently annexed and now approved for a General Plan amendment to the South Meadows Area Specific Plan that would increase density from three units per acre to six units per acre. A previous request for identical zone designation was made and approved for an adjacent parcel on March 2, 2022. There is some concern from engineering staff that development in the future may need to have utility upgrades to handle capacity.

Applicant Comment: Tyler Horan added that they have submitted a development agreement along with this zone change request which states that although this zone allows up to ten units per acre, they will only build up to six units per acre.

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

Public Comment:
No public comment.

MOTION: Commissioner Moore – To close 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.

Commission Discussion:
Commissioners Warner and Beecher expressed appreciation for the development agreement and see it as a plus.

MOTION: Commissioner Frisby – To recommend to City Council approval of the Hiatt Creek Plat C Zone Change, conditional upon the development agreement, as well as all staff conditions. Motion seconded by Commissioner Marzan. Those voting yes: Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

5.3 PUBLIC HEARING - Whatcott Subdivision Plat B & Overlay Zone Change: Requested by Bradley Downey to subdivide Utah County Parcel 559590002 and obtain an RMO-1 Two Family Residential Overlay. The property is located at 327 North 500 East. The applicant seeks the RMO-1 zoning change in order to subdivide the above stated parcel into two parcels approximately 6,212 sq. ft. The property is currently zoned R-1-7.5 with no overlay designations present.

Commissioner Cowan arrived at 6:41pm.

Staff Presentation:

Staff gave an overview of the requested subdivision and overlay zone change located at 327 North 500 East. The applicant is seeking the RMO-1 Overlay to subdivide the 0.285-acre parcel into two parcels with the intention to build a twin home. The property is currently zoned R-1-7.5 with no overlay designations. This property provides an opportunity for infill development.

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

Public Comment:

Robert Horn stated his opposition as duplexes tend to be rental units with high turn-over. He would like to see a stronger family presence by getting back to more single-family residences. He would prefer a single-family residence with an accessory dwelling unit. He also stated concern about sewer in the area.

David Walters expressed concern about water availability.

Sean Holt would rather see single-family dwellings.

Brett Christiansen is opposed to the RMO-1 Overlay and twin homes in this area. His most significant concern is the topography of the parcel. He would support a single-family dwelling with an accessory dwelling unit.

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

Commission Discussion:

Commissioner Marzan questioned whether units would be sold separately or rented, and whether city engineers have any concerns.

Commissioner Morgan not in favor of twin home.

Commissioner Warner not sure of any significant impact between twin home and single-family residence with ADU. In favor of infill.

Commissioner Frisby questioned whether a single-family was feasible with the high costs of development.

Commissioner Beecher commented the lot size is adequate.

Commissioners collectively discussed options concerning this request.

MOTION: Commissioner Beecher – To recommend approval to City Council. Motion seconded by Commissioner Warner. Those voting yes: Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, Blair Warner. Those voting no: Kit Morgan. The motion carried.

5.4 PUBLIC HEARING - Payson View Estates Plat C Preliminary Plan: Request by Ken Berg for approval of a 360-lot subdivision located in the R-1-9 and R-1-12 zones. The proposal is located at approximately 450 East 1500 South and on the following Utah County Parcels; 30:072:0163, 30:071:0007, 30:071:0009, 30:072:0110, 30:072:0088, 30:072:0020, 30:085:0018, 30:071:0006, 30:071:0008, 30:072:0099, 30:072:0164, 30:072:091, 30:072:0111, 30:072:0081, 30:072:0095.

Staff Presentation:

Staff gave a thorough overview of the applicant’s request seeking Preliminary Plan approval for a PRD, Planned Residential Development, noting that the PRD allows flexibility in lot size, altering from allowable sizes for traditional zoning designations. This large, multi-phase development consists of 15 parcels with a total of 288.46 acres. It is located at approximately 450 East 1500 South. Details were given regarding the total number of homes on each lot size. Staff requested clarification from applicant concerning actual number of lots to be developed. Approvals are still needed from Rocky Mountain Power, Dominion Energy, Bureau of Reclamation, and the Highline Canal Company. There are existing sensitive land issues with additional information needed to address fault lines, slopes, potential landslides, protection of the ridgeline view corridor, slope stabilization, and Wildland Urban Interface Zone. A development agreement is recommended. Staff is recommending Preliminary Layout approval, enabling the applicant to obtain both Preliminary and Final Plan approval at a smaller, more manageable scale, instead of Preliminary Plan approval at this time. The Preliminary Layout approval will create a development agreement that will address density, identify development obligations, and determine what vesting occurs, if any.

Applicant Comments:

Ken Berg clarified there will be 360 lots, and provided additional details to various questions from Commissioners concerning time frame for build-out, type of dwellings, open space, traffic study, and road connections.

Staff further elaborated on slope grade, and fault lines.

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

Public Comment:

Dan Davis had concerns regarding traffic and density. Riley Dr. is a main concern. He does not want to see it become a main thoroughfare. He sees a possible need for breaking up the streets.

Ryley Enz also stated concerns about density. Questioned whether there were plans for parks, and trail system.

Van Deverol questioned what has changed, and has concerns about the traffic.

Rustin Jacobson feels access points should be priority. He is concerned about culinary water usage and how this will affect it. How will it affect the tank? He has questions about fire protection, and the impact on the schools.

Connie Hansen is concerned about fire. She is also concerned about off-road vehicles and dirt bikes speeding on the canal road and Riley Dr.

Devin Weaver has questions concerning density – Does the PRD exceed allowable zoning? Secondly, regarding open space development – Is open space usable? What is the plan for open space? Lastly, concerning fire and water usage – What is the plan for landscaping?

Cody Fitzwater feels this property is prime real estate, and Payson would be better served having this area be a higher-end, lower density residential development.

Ben Gowans commented the front and back landscaping was required on previous phases. He recommends more drought tolerant landscaping to conserve water usage.

Rustin Jacobson is concerned retaining walls for slopes and plans to control erosion.

Byron Haslam has concerns about habitat preservation. Feels density should be lower and have more native landscaping.

Matt Wilson is concerned about access to his property from adjacent properties.

Ross Welch from Patterson Construction further elaborated on various elements of the development, how it has evolved over the years, and their plans for this project.

Ken Berg addressed the previous questions from the residents, explaining in greater detail concerning the undevelopable land, water usage and tank capacity, density, variety of lot sizes, parks and connecting trails to work into the development and beyond. He addressed trail width to allow accessibility for fire crews, should the need arise. He addressed the detailed grading plan to handle the lot-to-lot drainage issues. Regarding traffic mitigation, they will be working with staff to handle those issues.

Dan Davis requested clarification concerning zoning.

Cody Fitzwater was generally supportive. He is not in favor of smaller lots, but likes the development.

Bob Provstgaard, member of the City Council, spoke in favor of the single-family homes, however, does not favor small lots. He asked for clarification on whether Mr. Wilson will have access to his lot.

Abbey Haslam is opposed to high density zoning.

Ross Welch responded by explaining plans for the 6500 square foot lots. Development will have a wide variety of housing options available, and will definitely be nice homes on a variety of lot sizes.

Ken Berg addressed access to Mr. Wilson’s land.

MOTION: Commissioner Beecher – To close the public hearing. Motion seconded by

Commissioner Frisby. Those voting yes: Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Commission Discussion:

Commissioner Warner feels this area should be reserved for larger, executive housing. He would like to see a higher percentage of larger lots. He is opposed to the 6500 square foot lot size.

Commissioner Cowan likes the single-family homes, also would like to see larger lot sizes. He has questions concerning infrastructure on culinary water and sewer. He would like there to be a discussion about zero-scaping. Minimum lot size he would like to see is 9,000-10,000 square feet.

Commissioner Warner would prefer at least 8,000 square foot minimum.

Commissioner Morgan agrees.

Commissioner Marzan agrees, but personally feels this should be remanded as there is a lot left open and they are not quite ready.

Commissioner Frisby generally supports the lot sizes and layout. He feels the property dedicated to the city could become a liability.

Commissioner Moore agrees with Commissioner Frisby, also feels the numerous open spaces will help smaller lots seem larger.

Commissioner Warner would like to see Critical Hillside Ordinance.

Staff clarified questions from Commissioners concerning preliminary layout approval.

MOTION: Commissioner Frisby – To recommend to City Council Preliminary Layout approval of Payson View Estates Plat C with the understanding that the issues concerning density and traffic flow be addressed. Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Tyler Moore, Blair Warner. Those voting no – Kathy Marzan, Kit Morgan. The motion carried.

6. Commission and Staff Reports and Training

Staff announced to Commissioners the second meeting in September will be replaced with a South County training, hosted by Payson at the Plunder Building.

7. 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, Blair Warner. The motion carried.

The meeting adjourned at 8:23 p.m.

/s/ Marty Dargel
Marty Dargel, Planning Technician