

**PAYSON CITY PLANNING COMMISSION
MEETING MINUTES
February 24, 2016**

REGULAR SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER: 7:04 p.m.

ROLL CALL: Commissioners Kirk Beecher, Adam Billings, Ryan Frisby, Harold Nichols, and Brandon Rindlisbacher; City Councilmember Michael Hardy; and City Planner Jill Spencer. Excused: Commissioners John Cowan and Blair Warner; and Planning & Zoning Specialist Kyle Deans.

MOTION by Commissioner Nichols to appoint Commissioner Beecher as Acting Chair. Motion seconded by Commissioner Frisby. All voting in favor. Motion carried.

INVOCATION: Commissioner Frisby

CONSENT AGENDA:

- Approval of Minutes for the Regular Meeting of January 27, 2016

MOTION by Commissioner Frisby to approve the meeting minutes as corrected. Motion seconded by Commissioner Nichols. All voting in favor. Motion carried.

PUBLIC FORUM

No public comment.

Acting Chair Beecher welcomed Commissioner Brandon Rindlisbacher to the Planning Commission. Commissioner Rindlisbacher was recently appointed by the Payson City Council to complete the term of George Van Nosedol who recently passed away. The members of the Planning Commission and staff introduced themselves and provided a brief background of their time on the service to the community.

REVIEW AND RECOMMENDATION REGARDING THE CONSTRUCTION OF A PAVILION IN THE PAYSON CANYON KIWANIS PARK LOCATED AT APPROXIMATELY 12000 SOUTH NEBO LOOP ROAD IN THE MH-1, MOUNTAIN AND HILLSIDE ZONE.

Planner Spencer presented the following staff report.

Background

The Payson City Parks Department is requesting a recommendation of approval from the Planning Commission to construct a pavilion at Payson Canyon Kiwanis Park located at approximately 12000 South Nebo Loop Road (Payson Canyon) in the MH-1, Mountain and Hillside Zone. Title 22, Public Facilities of the Payson City Municipal Code requires each proposed City structure to be reviewed by the Planning Commission and City Council to ensure compliance with the development ordinances and the adopted building and fire codes. In order to obtain approval to construct the pavilion, the applicant must receive a recommendation from the

Planning Commission and the City Council must grant approval. Although a public hearing is not required, public input may be allowed at the discretion of the Planning Commission.

Analysis

Payson Canyon Park was annexed into the municipal boundaries on August 29, 2000 and various improvements and amenities were incorporated to create a nature park within the community. The park consists of fire pits, a restroom facility, walking trails, a bridge over Peteetneet Creek, scenic byway information kiosk, paved parking, and a Frisbee golf course. In 2002, the Payson Kiwanis Club asked to sponsor the park and Payson City renamed the park to Payson Canyon Kiwanis Park in honor of the group's generosity in completing improvements within the park. Staff has discussed the new improvements with the Payson Kiwanis Club and they are supportive of the enhancements and are willing to provide additional funds to purchase tables for the new pavilion.

Located within Payson Canyon and along the Nebo Loop National Scenic Byway, the park is utilized year-round and extensively during the summer months. To accommodate the increased demand, the Parks Department is requesting approval to construct a 30' x 50' pavilion behind (east) of the existing restroom facility on the site. Although the structure will be located behind the existing restroom facility, the majority of the structure will be visible from the Nebo Loop Road. The structure will be constructed with split faced block consistent with the materials and colors of the existing restroom facility. The pavilion will be placed on a concrete slab and supported by twelve (12) steel pipe columns that will be concealed with a block and mortar casing. The structure will have a metal roof and the ceiling and gable ends will consist of a fiber-cement material (hardie-board). Other proposed improvements include: an additional fire pit area south of structure (provided by US Forest Service) and a gravel overflow parking area.

Staff has reviewed the proposed structure and determined that the structure is consistent with the development ordinances in terms of height, size, color and materials, etc. However, staff has identified the following items that will need to be completed prior to or during the construction phase:

1. A building permit will need to be obtained prior to the commencement of any construction. The proposed improvements will need to satisfy all building and fire codes adopted by Payson City.
2. Following approval by the City Council, and prior to the commencement of any construction, a pre-construction meeting will need to be completed. At that meeting, all construction issues and timeframes will be discussed.

These items represent the items City staff has identified following a review of the plans for the proposed pavilion in Payson Canyon Kiwanis Park. The staff, Planning Commission or City Council may require additional information in order to make a well-informed decision.

Recommendation

The Parks Department is seeking approval from the Planning Commission and City Council to construct a pavilion in Payson Canyon Kiwanis Park. The Planning Commission has several options including the following:

1. The Planning Commission may remand the application for the proposed pavilion back to staff for further review if it is determined that there is not enough information provided in order for the Planning Commission to formulate a well-informed recommendation.
2. The Planning Commission may recommend approval of the construction of a pavilion, as proposed. If the Planning Commission chooses to recommend approval of the project as proposed, staff would suggest that an opportunity to require the Parks Department to satisfy the development ordinances of Payson City will be missed. Staff would suggest that without the inclusion of the conditions proposed in the staff report, there are issues in the development ordinances of Payson City that have not been satisfied by the Parks Department.
3. The Planning Commission may choose to recommend approval of the proposed project with the conditions proposed by staff or with additional or fewer conditions. Staff would suggest that with satisfaction of appropriate conditions, the requirements of the development ordinances of Payson City can be satisfied and proper construction of the facility will occur.
4. The Planning Commission may choose to recommend denial of the proposed facility. This action should be taken if the Planning Commission determines that the Parks Department is unable or unwilling to satisfy the development ordinances of the City.

The Planning Commission should include findings that indicate reasonable conclusions for their recommendation. The recommendation will be forwarded to the Payson City Council for consideration with the final decision.

Mark Hyland, Payson City Parks Superintendent added that the pavilion is similar to the design of the structure located in Dry Mountain Park located along 1400 South at approximately 100 West. However, this facility will be larger. The structure has been engineered by Burton Lumber and will be constructed of maintenance-free materials to help with long term maintenance. He commented that the Payson Canyon Kiwanis Park is utilized more than the other parks in the city.

Acting Chair Beecher asked if city crews will be constructing the building or if a contractor will be hired.

Superintendent Hyland replied that the Parks Department will be constructing the building. He explained that the Parks Department has previously built three (3) similar structures and are familiar with the building plans and use of materials.

Acting Chair Beecher stated that the location of the pavilion is quite close to the Peteetneet Creek and wondered if this creates any concerns.

Superintendent Hyland agreed that it is close, but the pavilion is located above the stream and he does not believe this will be a concern.

Acting Chair Beecher wondered if the building would be located in a floodplain.

Superintendent Hyland replied no and indicated that the pavilion will actually be sitting higher than the existing restroom structure.

Acting Chair Beecher wants to make sure the construction does not impede the conveyance of water.

Superintendent Hyland explained that they explored several locations for the pavilion and the Parks Department determined this is the best location. There is a natural spring that runs through the open meadow area and they didn't want to damage this facility. They also didn't want to place it too close to the roadway.

Acting Chair Beecher asked if the overflow parking area would consist of asphalt.

Superintendent Hyland stated that the parking area will be gravel at this time and hopefully in the future it will be paved.

Commissioner Billings asked how the construction will impact the utility road that is behind the restroom structure.

Superintendent Hyland stated that there is a utility road further to the south and it would not be impacted by the proposed improvements. He stated that the closest improvement they would impact is the Frisbee golf course which gets close to one corner of the pavilion.

Commissioner Rindlisbacher asked if the pavilion is too close to the restroom structure and would it affect the swing of the restroom doors.

Superintendent Hyland explained that typically the restrooms and the pavilion are attached. This structure will be located approximately three (3) from the restroom structure and the doors for the restrooms are on the opposite site of the building.

Acting Chair Beecher asked if there were any concerns with possible odors from the restrooms. He said that may be a disadvantage to having the pavilion in this location.

Superintendent Hyland stated that the restrooms consist of vault toilets which use special chemicals to break down the waste and eliminate odors.

Discussion was held regarding use of building materials, lighting, access to drinking water, and other proposed improvements.

Acting Chair Beecher explained the various recommendation options for the Planning Commission.

MOTION by Commissioner Frisby to recommend approval of the proposed pavilion at Payson Canyon Kiwanis Park contingent upon staff conditions. Seconded by Commissioner Billings. Motion carried.

COMMISSION REPORTS AND PLANNING DISCUSSION

Planner Spencer informed the Planning Commission of the items for the next Planning Commission agenda.

MOTION by Commissioner Billings to adjourn.

Meeting adjourned at 7:25 p.m.