

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 12, 2016 7:00 p.m.

CONDUCTING John Cowan, Chair

COMMISSIONERS Kirk Beecher, Adam Billings (7:03 p.m.), Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner

STAFF Jill Spencer, City Planner
Kim Holindrake, Deputy Recorder

OTHERS None

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:00 p.m.

2. Roll Call

Six commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Blair Warner.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of September 28, 2016

MOTION: Commissioner Billings – To approve the minutes from September 28, 2016. Motion seconded by Commissioner Hiatt. Those voting yes: Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 Review and decision regarding inactive land use applications

Staff Presentation:

Jill Spencer reported staff has followed the steps outlined in Section 20.11.11 of the subdivision ordinance to terminate files. The ordinance requires the applicant be given a thirty-day written notice informing them of the city's intent to terminate the project. Written responses were received on all but four projects. Staff recommends that the Commission approve the request to formally

terminate these land use applications. The Commission needs to determine if the procedures of the Subdivision Ordinance have been satisfied and if the proposed termination is appropriate.

Reed Finch Property Site plan
Morning Meadows Subdivision
Grand Vista Senior Housing Rehabilitation Project
Mountain View and Mountain View East Apartments Rehabilitation Project
Pritchett Subdivision and Overlay Zone Request
ANC Enterprises Subdivision and OMAG/Ames Industrial Project
Schmirler Subdivision and Overlay Zone Request
Residential Apartment Application
Freedom Plaza Subdivision
North Pointe Annexation

Commission Discussion:

MOTION: Commissioner Warner - Having determined that the procedures of Section 20.11.11 of the Subdivision Ordinance have been satisfied, to terminate the projects as listed.

Motion seconded by Commissioner Frisby. Those voting yes: Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

Commissioner Cowan asked about having an expiration date on the applications. Jill Spencer stated there is language in the code stating if an applicant wants to continue there are mile stones that they have to complete to move forward. Final approval expires in one year from approval. The code could be strengthened. Items like a non-conforming use can't be taken away. Commissioner Cowan would like to look at the code to strengthen it. Jill Spencer will include this in the next packet for review as a discussion.

6.2 Discussion regarding the South Utah County Active Transportation Plan

Staff Presentation:

Jill Spencer stated this is a project that the communities of south Utah County have been working on for about 18 months. Through Mountainland Association of Governments (MAG) the south county cities applied for transportation funding to put together a regional pedestrian and bicycle plan for the communities. The plan gives a background, gives a purpose, and identifies goals. There is site specific information on a bike community. There are a couple of areas for the Commission to focus on to prepare a recommendation.

Plan Vision and Goals (Page 6)

- Institutionalizing trails as integral to our growth and future
- Creating regional connections and routes
- Developing well-used active transportation facilities
- Creating collaborative energy and a shared vision between municipalities and others
- Developing design and maintenance standards

Plan Organization – 6 Chapters (Page 9)

- Chapter 1 – Introduction to the plan

- Chapter 2 – Overview of bicycle and pedestrian elements
- Chapter 3 – Pedestrian Element
- Chapter 4 – Bicycle Element
- Chapter 5 – Programmatic Elements including education, encouragement, enforcement, and evaluation
- Chapter 6 – Implementation including cost estimates, design guidelines, and funding strategies

Bicycle and Pedestrian Facilities (Pages 12-16)

- Terms have been defined and examples shown.
- Some corridors could have multiple trails because of the width.
- Traffic calming identified.
- Plan is to connect all trails from north to south.

Focus Areas (Page 17)

The focus area for Payson is in downtown, which is where the residential is located. Most traffic in Payson is for recreation and not a lot is for employment. Interestingly there are no sidewalks in the business park. The city needs to look at providing sidewalks on both sides of streets, trails, and cross walks.

Payson Downtown Area (Pages 26 & 27)

The Payson downtown area is south of 100 North and east of Main Street extending up to the Peteetneet and includes commercial, residential, recreational, and cultural activities. It includes suggestions on how to implement some of the recommendations to make the area walkable and for cycling.

Existing Facilities (Page 40 and 41)

For some reason the map doesn't show all the existing trails in Payson. They are shown on the map on Page 47, which includes proposed trails.

There are some sections of the plan for other departments to review such as enforcement. She asked the commission to review the document and be prepared to possibly recommend approval to the council at the next meeting or thereafter.

7. Commission and Staff Reports

Tiny Home Development

Commission Hiatt stated she doesn't feel the small home concept presented at the last meeting is a good fit for Payson. It would work well in a big city. Jill Spencer stated there are many ways to provide development patterns and housing products for this type of development. There are many different planning tools to consider. Commissioner Warner stated maybe the Commission has questions of where this type of development would work. It isn't a bad idea to have in our bag of tools. Commissioner Beecher stated he doesn't want to exclude it. Jill Spencer stated if FrontRunner has a stop in Payson, it is anticipated there will be higher density in that area to act as a receiving zone. This is what makes master planning important; now is the time to look at it. Commissioner Frisby stated it may be a good way to attract white collar work. Commissioner Billings asked if there was a survey that the residents could complete on what they want to see in Payson. He

questioned how the city determines how development will happen. Jill Spencer stated it is based on an economic analysis and population projections. There are many things to look at to determine what type of development and growth come to the community. Mountainland Association of Governments (MAG) looks at things on a regional basis for cities to address land use planning and transportation planning. MAG feels Payson has a huge amount of industrial area and feels the city should reduce the industrial area. The challenge of the city is it's difficult to get industrial back if you shrink it. Over the years there have been some requests to turn industrial areas into housing especially in the late 1990's.

Mountainland Association of Governments (MAG)

There is a MAG open house on transportation and planning, on Thursday, October 13th from 4:30 to 6:00 p.m. at the north park pavilion by Costco in Spanish Fork.

City Council Work Session

There will be a city council work session on development next week Wednesday, October 19th on a multi-family project southwest of Ridgestone condominiums. The project is 10 units per acre.

Meetings

Just a reminder that meetings are being recorded so be specific when speaking. The person conducting needs to announce what meeting it is along with the date and time. When motions are made, the chair needs to announce who makes the motions, who seconds the motion, and the vote.

New Commission Email Addresses

The city's IT department has created a city email address for the commission.

8. Adjournment

MOTION: Commissioner Warner – To adjourn the meeting. Motion seconded by Commissioner Frisby. Those voting yes: Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

The meeting adjourned at 8:05 p.m.

Kim E. Holindrake, Deputy City Recorder