

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

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

50

51 Reed Finch Property Site plan

52 Morning Meadows Subdivision

53 Grand Vista Senior Housing Rehabilitation Project

54 Mountain View and Mountain View East Apartments Rehabilitation Project

55 Pritchett Subdivision and Overlay Zone Request

56 ANC Enterprises Subdivision and OMAG/Ames Industrial Project

57 Schmirler Subdivision and Overlay Zone Request

58 Residential Apartment Application

59 Freedom Plaza Subdivision

60 North Pointe Annexation

61

62 Commission Discussion:

63

64 **MOTION: Commissioner Warner - Having determined that the procedures of Section**
65 **20.11.11 of the Subdivision Ordinance have been satisfied, to terminate the projects as listed.**

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

68

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

75

76 6.2 Discussion regarding the South Utah County Active Transportation Plan

77

78 Staff Presentation:

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

85

86 Plan Vision and Goals (Page 6)

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

92

93 Plan Organization – 6 Chapters (Page 9)

- 94 • Chapter 1 – Introduction to the plan

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

102

103 Bicycle and Pedestrian Facilities (Pages 12-16)

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

108

109 Focus Areas (Page 17)

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

114

115 Payson Downtown Area (Pages 26 & 27)

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

120

121 Existing Facilities (Page 40 and 41)

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

124

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

128

129 7. Commission and Staff Reports

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131 Tiny Home Development

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

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

150
151 Mountainland Association of Governments (MAG)
152 There is a MAG open house on transportation and planning, on Thursday, October 13th from 4:30
153 to 6:00 p.m. at the north park pavilion by Costco in Spanish Fork.

154
155 City Council Work Session
156 There will be a city council work session on development next week Wednesday, October 19th on a
157 multi-family project southwest of Ridgestone condominiums. The project is 10 units per acre.

158
159 Meetings
160 Just a reminder that meetings are being recorded so be specific when speaking. The person
161 conducting needs to announce what meeting it is along with the date and time. When motions are
162 made, the chair needs to announce who makes the motions, who seconds the motion, and the vote.

163
164 New Commission Email Addresses
165 The city's IT department has created a city email address for the commission.

166
167 8. Adjournment
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169 **MOTION: Commissioner Warner – To adjourn the meeting.** Motion seconded by
170 Commissioner Frisby. Those voting yes: Kirk Beecher, Adam Billings, John Cowan, Ryan Frisby,
171 Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

172
173 The meeting adjourned at 8:05 p.m.

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178 _____
Kim E. Holindrake, Deputy City Recorder