

**PAYSON CITY PLANNING COMMISSION
MEETING MINUTES
March 9, 2016**

REGULAR SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER: 7:05 PM

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

INVOCATION: Commissioner Frisby

Introduction of Commissioners, staff, Council and public to Commissioner Rindlisbacher

CONSENT AGENDA:

- Approval of Minutes for the Regular Meeting of February 24, 2016

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

PUBLIC FORUM

Commissioner Warner, lives on 600 South between 300 and 400 West. There are trees growing in the public right of way. He feels it might be a safety hazard and may need to be trimmed.

DISCUSSION REGARDING CURRENT PROJECTS, UPCOMING PLANNING PROJECTS AND THE UPDATE TO THE PAYSON CITY GENERAL PLAN

Planner Spencer presented updates on Community Development Projects.

Wignall Annexation:

The City Council recently approved the annexation. Annexation consisted of approximately 100 acres; there are several projects in the works for this area.

Wasatch Mental Health is planned for the area, as well as a regional sewer lift station.

Commissioner Warner asked if they are oversizing the lift station for future growth.

Planner Spencer explained that as staff looked at it over time they felt that rather than a private onsite lift station, that a larger, regional lift station should be built. City Council discussed several options on costs and reach of a lift station. The proposed lift station will accommodate about 48 acres, but the area continues to slope downward to the north and the east. There is an existing development that has a private lift station, which would like to connect into the new regional lift station.

Utah-American Crossing Complex”

Planner Spencer explained the area where Utah-American Crossing will be located. The proposal is an extension of American Way to reroute the truck route, which was part of the

annexation of the area. The development will extend the first phase of the truck route. The developer will be subdividing the area into five lots, selling the western three and keeping the two eastern parcels, with plans to build multi-tenant buildings of multiple sizes. Planning Commission had previously recommended approval and City Council approved.

Heritage Village Active Adult Community:

Planner Spencer explained the location and scope of the project, 95 lots total, only 1 lot left in Phase 1. Phase 2 has been recorded and the applicant with Council approval can start to develop the existing lots of Phase 2 that face Phase 1.

The project has been a success, even to the surprise of the developer. The developer when purchasing it from bankruptcy tried to get the 55 and older restriction removed, council said no.

Heritage Village Assisted Living Center:

Recently submitted a zone change and conditional use application. City Council approved a conditional use permit for a 65 bed facility, accessed via Turf Farm Road. They have not received site plan approval, only use approval. They still need to take care of all civil engineering details.

Commissioner Warner asked if the bridge over the channel issue had been resolved.

Planner Spencer said that they are aware of the issue, but it has not yet been resolved.

Payson Storage:

Planner Spencer gave a description of the location in relation to other developments, which will consist of the extension of 170 N to provide access to a building, east of Apex storage.

SX3 Subdivision:

Planner Spencer described the location, at the 800 S interchange, just west of Wendy's. The applicant has subdivided it into four lots, three will face 800 S, and lot 3 will be accessed from the 7-11/Wendy's access which is on her property.

The applicant is moving a home based ammo business to the development and building a retail store on lot 3, and building an underground shooting range, beneath all the lots. Subdivision is approved, but no site plan approval yet. They do have a business interested in lot 1 and 2, building on lot 2 with expansion to lot 1 as there is a need.

Development Review:

Projects that are in the process.

Draper Subdivision:

Planner Spencer said that it will be on the next Commission agenda and described the location of the project. Two parcels that they will develop into three lots.

Wasatch Mental Health Complex:

They have a 5-acre parcel that they will be developing consisting of an office building on the NW corner of the parcel, and will be offering the highway frontage to a potential retail business.

They are designing the building larger than needed and reaching out to state agencies to occupy portion of the building.

It's anticipated that site plan will be submitted shortly. The road will be dedicated to Payson City.

Payson Business Park:

Planner Spencer, the business park will be rezoned into a Business Park Specific Zone, rather than the existing I-1 zoning. Council has approved the zoning ordinance and it will simply need to be applied to the Business Park.

Professional Dental Office:

Planner Spencer described the location, just north of UCCU. Looking to build two office buildings 6,000 square feet each, perched right at the top of the slope of the Gateway area. He will own the buildings and lease the space for offices.

Farr Left Field:

Planner Spencer described the location of the project, across from UCCU and next to Payson Fruit Growers. The applicants have put together a concept plan, Phase 1 will include Farr's Ice Cream, looking to have room for the expansion of office space on the west side with shared parking in the middle, with the potential of an assisted living center in the back for Phase 2.

Commissioner Rindlisbacher asked about the 2 parcels. Planner Spencer explained that the developer had reached out to the owner of the already developed offices to see if they wanted to work together.

American Tubular Belt Conveyor:

Planner Spencer explained the location on 800 West and Utah Ave. The applicant is looking to rent an existing building in the development and building a demonstration unit behind the building, to demonstrate the demonstration unit.

Planning Projects:

South Meadows Planning Area

Planner Spencer explained that the City took 2015 to plan the area consisting of South Meadows. The City tried to create communities on both the East and West Side of I-15.

Commissioner Beecher brought it to the attention of the commissioners that not all the area on the South Meadows plan was currently annexed into the city.

Planner Spencer mentioned that the City Council approved the plan in December. When the LDS Temple was announced the City had a lot of requests to develop. The City was able to answer many through the process. There are still three main issues; Access to the Highline Canal Company to tap lateral 20 to provide pressurized irrigation, a connection to lateral 20 would allow us to serve the planning area. There is also a possible connection on the west side of I-15. The second issue is a storm water system, there are some challenges due to topography, and a regional system is being developed. Third is sewer capacity; the city currently has the capacity to serve a large part of the planning area, but there will need to be an expansion of existing lines in the future.

General Plan:

Planner Spencer explained that this is our road map to the future. It includes seven elements, three are required by State Code, Transportation, Land Use and Housing. The City has chosen to have other elements that are critical to maintain the community and the history of the area. Staff started to update the plan in 2010, but hasn't had time to do much updating since that time. Planner Spencer explained that she has updated four of the elements; and that housing has to be submitted every other year.

Transportation and Land use are probably the most important ones to be updated soon.

Councilman Hardy asked about West Mountain City.

Planner Spencer said that they missed the time line to put the petition on the ballot. Parts of West Mountain are in the future plan area of Payson, and that if it became a city the impacts would be substantial to Payson.

Annexation Policy Plan:

This is in relation to the east side. This map shows the agreed upon areas of Payson, Salem and Elk Ridge. Payson would be the majority of the area, including Haskelville, including the Allred Orchards

Mr. Haskel and family own about 70 acres. He approached the city council to allow him to develop into Elk Ridge rather than Payson. It was taken to City Council, but Payson has already planned the area, he wants to develop because Elk Ridge has utilities currently available. The City has reached out to Elk Ridge to see if they would allow us to use their utilities, water and PI, but annex the area into Payson. The City has met with the Allred's, who are concerned about any development in the area; they were very instrumental in the east side planning effort. Allred's like our lower density plan vs Elk Ridge higher density.

Commissioner Frisby asked if Elk Ridge had culinary and PI.

Planner Spencer stated that they have only one system.

Payson Main Street Interchange EIS:

UDOT had been studying it since late 2014, it is a two-year study and they should have a decision by the end of this year. UDOT has developed several alternatives. The Main St interchange will fail by 2040. Planner Spencer explained the various alternatives, including only improving, relocated and a combination of existing and new. Relocation was eliminated completely, this left improvement and combined. UDOT went through a second screening and have narrowed it to four, and hope to have it down to one preferred option. One improved and three combined. They will be presenting the findings to Council next week.

The City has had a lot of interest for development around the north interchange and while the City wants to promote development, as soon as they hear that UDOT is doing and EIS they lose interest and back off.

South Utah County Active Transportation Plan:

Springville and all cities south are all working together with Utah County to develop a regional trails and bike master plan, in order to develop a long term regional trail system. The consulting firm is looking to have some proposed routes by early May.

Hollow Park Master Plan:

The City received a grant from the Nation Park Service two years ago; the grant was for time from the NPS staff to assist us in the Planning project. There have been challenges on their side, and recently our contact informed us that he is leaving the NPS and we will jump on it as soon as we have a new contact. We are hoping to get the project done as quickly as possible.

Inquiries:

Depot Apartments

Located on the west side of the Main street interchange, it was rezoned for high density in 2010. There have been challenges along the way with various density proposals. The applicant is still planning on the project

Arrowhead Trail

Staff has received requests for areas along Arrowhead trail, which would require annexation.

The City has had requests on all sides of the city and what challenges come with each area, but the City is unable to grow in all directions at this time. Staff plans to take the options to City Council and explain what needs each area has and the City is going to need to participate and Council will need to decide what direction they want to go in.

Assisted Living Center:

There is a proposal on 800 S, next to McMullin Park. Looking to purchase 13 acres around 5th 6th west for this type of facility.

Payson Business Park:

For several months, there has been a food manufacturer looking at several sites, Payson is the only Utah site, and they are looking at a site in Arizona as well. They will make a decision in the next few months. Water and Sewer is a big issue for this project. The company may need to do some onsite prescreening in order to discharge into our system

Plunder Design has been doing well in the Business Park and they are looking to purchase property and build a new building.

The city owns two parcels that someone is looking to purchase with plans to build a multi-tenant building.

Chairman Cowan asked about the regional sewer plant. Councilman Hardy explained that it is dead as of last council meeting. Salem and Woodland Hills will be participating in our expansion.

Redbridge will be expanding and building more units

Others:

Public Works:

Received transportation funding from the county and state
Curb Gutter and sidewalk on the west side of 198, south of Payson Junior High School that should be completed this season.

Funding for 600 E, 100 N to the mouth of the Canyon to complete curb gutter and sidewalk east side.

The City applied for 2016 TIP funding; only one of our projects was considered, Goosenest and Salem Canal Road. The City is putting an application and will know by the end of May if we get funding.

Gladstan Well:

Purpose is to serve the East Side, still need the storage facility.

Metering PI system:

The City received Grant money which will require a City match. The water department is deciding on a meter to use.

Staff is working on updating impact fees. We have updated everything except Public Safety and Parks.

Events:

The City has the regular ones, plus some others.

Peteetneet Antique & Vintage Expo (May 14th)

Tour of Utah is coming back, Aug 3rd

Billy Dean concert and Dutch Oven Dinner at the Peteetneet

Community Sign in Centennial Pioneer Plaza. Looking to upgrade the sign with some Grant Money, with an LED pole sign.

Prioritization

Planner Spencer; A lot of things are happening, with not a lot of time to do it. If Planning Commission feels there are things that are a priority and move them to the top of the list.

Staff has a lot of ordinances that need to be updated and created, particularly zoning district specific to South Meadows.

Councilman Hardy brought up the new light at 1400 South and Hwy 189, the City should know in two weeks when that will go in.

COMMISSION REPORTS AND PLANNING DISCUSSION

MOTION by Commissioner Warner to adjourn.

Meeting adjourned at 8:30 p.m.