

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, April 26, 2017 7:00 p.m.

CONDUCTING John Cowan, Chair

COMMISSIONERS Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner

EXCUSED Adam Billings

STAFF Jill Spencer, City Planner
Kim Holindrake, Deputy Recorder

CITY COUNCIL Mike Hardy

OTHERS Mike DeMarco – Salisbury Homes, Jerry Bradford, Darrick Whipple – Strawberry High Line Canal, Jon Mott, Kim Mott, Cheyenne Robinson, Dakota Hawks – Verizon Wireless, Shane Bassir, Matthew Jenson, Bert Butler, James Farrer, Lynn Rindlisbacher, Don Oldham

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 Frisby.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of April 12, 2017

MOTION: Commissioner Frisby – To approve the minutes from the previous meeting of April 12, 2017. Motion seconded by Commissioner Beecher. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

5. Public Forum

No public comment.

6. Review Items

- 6.1 PUBLIC HEARING – Request for Preliminary Plan approval of the Springside Meadows Planned Residential Development (PRD) generally located east of State Route 198 and west of the High Line Canal between approximately 1700 South and 2000 South. The subdivision is arranged on approximately 80 acres and includes a mixture of single family dwelling lots and townhome units (7:03 p.m.)

MOTION: Commissioner Nichols – To open the public hearing. Motion seconded by Commissioner Hiatt. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

Staff Presentation:

Jill Spencer stated the request is for preliminary approval for the Springside Meadows PRD by Salisbury Homes. This was part of the Mower Addition Annexation with a specific plan and annexation agreement in 2003 with specific requirements for use of densities. Past approvals were preliminary approval in 2006 with 413 units and final approval for Plats A, B, and C. There has been a variety of redesigns over the past 10 years. This proposal decreases the density in the development and makes significant modifications in the plan so the current application will be processed as a new development. The applicant's timeline is for approvals in the spring of 2017, installation of improvements the spring and summer of 2017, and construction of dwellings in the summer and fall of 2017. The project now includes 252 units with 85 townhomes, 167 single-family homes, and 5.77 acres of public use. It is proposed that the preliminary plan be approved with final engineering being completed with final approval. The applicant has contacted the Bureau of Reclamation and the High Line Canal regarding construction along the canal. The applicant is requesting the RV parking and storage be waived, and is proposing to phase the project. The applicant may request some setback modification with the final plat. They are looking to first complete the area between Spring Lake Elementary, the existing Springside Meadows, and 1800 South. Street layout and lot access includes the completion of two arterial roads with Main Street and 2000 South and the extension of 500 West to Spring Lake Elementary. Roads will also be extended to provide access to adjacent properties. A connection to SR-198 will be completed with approvals from UDOT. The development includes two points of ingress and egress with every phase, and the townhomes include access and turn-around. Access along Main Street and 2000 South will be limited to no direct driveway access. To alleviate a tunnel affect along Main Street, the proposal creates private drives to allow homes to front Main Street and 2000 South. The applicant realizes every neighborhood will be different and has provided housing products from other areas they have developed with exterior materials including brick, stucco, and stone with a request to use an LP siding product in some phases. Each phase will have a development agreement. There are challenges in developing this area that include limited capacity in the existing sewer line, irrigation facilities located in the area, the need for an electrical substation, and the extension of utilities along frontage parcels. The developer will extend and size utilities for the entire area, and a utility extension agreement will be completed as other developments connect to the systems allowing reimbursement to the applicant. The open space will be consolidated as well as including the electrical substation site and a fire station site. Pedestrian and trail connections may include access to the elementary, various neighborhoods, and the future Bonneville Shoreline trail.

Applicant Presentation:

Mike DeMarco stated they feel they have a good grasp on the challenges and requirements for the development. All the property proposed for development is owned by the company. The LP siding

product is considered an upgrade and high-end product. The canal is in better shape than others, and they have been in contact with the company. The purpose of the townhomes is because there is a need in Payson. It works very well next to the school and is a good location in the development.

Public Comment:

Shane Bassir stated he is concerned with the condos being so close to the school. There will be a lot of traffic and kids playing in the streets. It is great that there are sidewalks on both sides of the streets. He would like to see the condos in a different area.

Jerry Bradford stated the project has been a long time coming and the community needs something like this for the future of our kids and families. He is concerned with the condos and maybe a fence around it would help keep the kids safe. He doesn't want them to look slummy in the future. He is concerned that his home west of the school will lose water pressure for irrigation, which occurred previously because of development. The sewer needs to address the needs for the entire area. He is concerned that access and a barrier is needed so construction vehicles don't access his private road.

Darrick Whipple stated they don't have any issues with phase 1 at this point. He does have concerns with the legislation that has been presented at the state level by developers to override the rights of the canal. They are working to pipe the canal at a 120-million-dollar venture. He doesn't have a time line but hopes it will be less than 10 years. They do see the need and urgency to have it piped. Once piped they are working with the county for a trail similar to the Murdock Canal. He wants to make sure their easement is identified during construction. Maintenance of the canal is done by the Bureau of Reclamation according to a regular schedule.

Jon Mott questioned the timing of 2000 South being installed. He would like to know the access point for all the construction vehicles. As part of the specific plan, they wonder about the requirements of this development and do the requirements apply to other developments and land. He has a concern with the sewer as well being available.

Jill Spencer stated the features in the specific plan will be equally applied to all development.

Matthew Jenson stated he would really like a sewer connection so he can finish his basement. He is concerned with higher density because of crime especially when they are used as rentals. He is concerned with the current speeding on the arterial roads.

Kim Mott stated the condos will create congestion, fast driving, and there will be a lot of children. She would like to see a crossing guard in place and cross walks for the children. She would like to split her property but has concerns with having to complete the road improvements.

Bert Butler stated early on the city was worried about school congestion. He hopes there is still a plan for the congestion.

Jill Spencer clarified that the specific plan shows how the road network is laid out for the area with the extension of Main Street, 2000 South, and a connection to the highway. Another access point for the neighborhoods to get to the arterial roads to move traffic is the connection of 1750 South. Engineering is looking at making an additional connection to the highway from 1750 South, but there are resident concerns.

Cheyenne Robinson stated she is looking to have more property and space so the thought of bigger lots is a draw to her. Her family enjoys Payson because of the land, space, and community. She agrees with the growth but would like the opportunity for bigger lots. She doesn't feel Payson is the place for townhomes.

James Farrer stated he doesn't have a problem with the townhomes. Trying to put any regulations on the number of rentals prohibits someone from being able to sell and do what they want with their property.

Commission Discussion:

Commissioner Beecher stated the lots along the canal would need a grading plan and questioned how the city tracks the requirements.

Jill Spencer stated this will be included in the development agreement and a note on the plat.

Commissioner Hiatt understands the concerns with the townhomes. This has been a concern of hers with other townhomes and becoming rentals. She questioned who is responsible to keep up the townhomes. When families need to move to a larger home, they may rent their townhome. In other states rentals have to be registered to ensure the property is taken care of.

Mike DeMarco stated he manages Salisbury's multi-family housing. Some units are rented but most are those who need a place to live. Not everyone can afford a house. Their sales agents don't sell multiple units to investors. The townhomes will be HOA maintained. They see the trend to be owner occupied. He hasn't seen any of their projects as slums. He can't legally restrict who he sells too. Families do move on, but he doesn't know how many people could keep the townhome for a rental and move to a larger home.

MOTION: Commissioner Beecher – To close the public hearing. Motion seconded by Commissioner Warner. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

Further Discussion:

Commissioner Cowan stated the issue of RV parking needs to be addressed so that RV's aren't parked on the street. He would like to see each final plat come back to the commission.

Commissioner Beecher stated this project has lower density and meets the requirements of the initial approval. Based on that it meets the needs the city intended for this area. This layout is better than originally planned and approved. There is a market for townhomes, and they shouldn't be clustered together.

Commissioner Nichols likes the lower density. Regardless of what the developer or others want, units will be rented. Some rental residents are good and others are not. This commission has approved several townhome projects in Payson. His experience living near townhomes is that there is a high turnover in the single-family homes.

Jill Spencer stated the city meets and exceeds the moderate income housing requirements for the state. Keep in mind there was a specific plan adopted for this area in 2003, which is what governs this area. A discussion of where multi-family housing is appropriate would be addressed in the general plan and zoning.

Commissioner Warner stated there are concerns with these high-density developments, but the city is much better off spreading them around the city. There is another 60 acres that will be low density around these townhomes. These single-family homes will raise the income level as well to give the city that demographic. There is always some compromise.

Commissioner Hiatt stated these are more expensive townhomes, and they are putting a lot into this development.

Commissioner Frisby stated this development is a huge improvement over what is there. It is not this developer's problem to address and fix issues outside his development.

MOTION: Commissioner Beecher - To recommend to the city council, approval of the preliminary plan with the caveat that the commission receive final plans back for review of specific areas, all staff recommendations, and that we look at the additional engineering. To recommend to the city council that they consider waiving of the RV parking on a case by case basis for each phase, that the city council consider the use of the hardy board type siding as some of the materials but not be the total area, and that the homes are looked at for style and features and what they are on a phase-by-phase and neighborhood basis to give continuity and uniformity in what they look like and how they function. Also that the High Line Canal be addressed to meet the United States and High Line Canal's requirements and any irrigation facilities be thoroughly studied and engineered and brought back for review when that point comes. Motion seconded by Commissioner Warner. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

6.2 Review and recommendation regarding a request for a Conditional Use Permit to install and operate a single rooftop antenna and a single ground-mounted equipment cabinet on the Wal-Mart site located at 1052 S Turf Farm Road (9:02 p.m.)

Staff Presentation:

Jill Spencer reported Verizon Wireless wants to install a structure on the Walmart building with a cabinet area with a chain link fence and vinyl slats so the antenna is not visible from the front of the building. The area has specific design guidelines so the commission needs to determine if this type of screening is acceptable.

Applicant Presentation:

Dakota Hawks stated they are adding these across the state to test small antennas to see their effects on the network. It is a single antenna and single cabinet so the visual impact is minimal. The antenna height is less than nine feet from the roof deck with a four-foot tall cabinet. The cabinet only holds one radio head to support the antenna. They are not looking at anything larger at this time. It serves the surrounding stores with a 600-foot radius.

MOTION: Commission Frisby – To recommend approval of the conditional use permit for the antenna on Walmart. Motion seconded by Commissioner Nichols. Those voting yes: Kirk Beecher, Ryan Frisby, Taresa Hiatt, Harold Nichols, Blair Warner. The motion carried.

7. Commission and Staff Reports

7.1 Discussion regarding the long-term vision and improvement goals for Downtown Payson
(9:08 p.m.)

Jill Spencer stated staff was contacted regarding the goals for the downtown area as to encouraging residential, mixed use, architectural theme, etc. There are some opportunities for redevelopment in the downtown area. She suggested that the commission start identifying the features the city wants to see in the downtown area such as walkability, residential, and land uses. One question is what encompasses downtown. It may be a large area, but the uses may be different in areas.

Lynn Rindlisbacher stated he purchased the property at 51 North 100 West, which is about ½ acre. He needs to know what to do architecturally on the building. He isn't set on a certain building style but likes the idea of a theme for the future when buildings are remodeled or replaced. He likes downtown being walkable. They are thinking about three-story building with multi-use for commercial and about six executive type apartments on top. They would like to build something by next spring. He has met with UDOT, and they have plans to widen the road.

Don Oldham stated his property is two lots on ½ acre at 21 South 100 West and is zoned commercial. The city needs people in the downtown area as well as commercial. The current zoning doesn't support that. He is looking at a two-story building with laundry on the bottom and offices on top in the front and four units of residential in the back on top and bottom. Mixed use that increases the amount of residential is needed. If it works over time, he would remove the house and duplicate the building. This is what the state's master plan is for revitalizing urban areas. Growth is near I-15 so downtown is dying. There is a demand and need for good rentals.

The commission brought up the following items of discussion and that need to be addressed for the downtown area.

- Current ordinance is two to one but favors commercial.
- Architecture should be addressed.
- Distinguish between Historic Main Street and Downtown.
- Parking is an issue.
- Envision of SR-198 corridor is needed.
- A Historic Main Street look may be overkill.
- Historic Main Street needs to feed into downtown.
- Building should be close to the roads with parking behind. Parking lots shouldn't be the feature. An issue is if UDOT widens the road, then buildings would have to be removed.
- A business should look like a business. 800 South has a theme and a business is recognizable but each building isn't a cookie cutter building. Buildings can look commercial with apartments on top.
- Professional offices are a good option.
- Elevators would be needed in businesses above the first floor.

- Mixed use needs flexibility depending on the land and can go vertical. The ordinance can't be too restrictive specifically the ration between commercial and residential. The ordinance is written for new development and not really for redevelopment.
- The city blocks are smaller in the downtown areas. This will restrict the type of buildings that can be built.
- Create a new zone or an overlay zone to accommodate the uses. Change the ordinance for Mr. Rindlisbacher and add a new overlay for Mr. Oldham.
- Public transportation is used heavily by renters.
- The city needs to look at downtown for the long term.

Moving forward staff will create an overlay zone or multiple use zone with flexibility to allow individual configuration in the multi-use zone. The commission will address this issue in a future meeting.

8. Adjournment

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

The meeting adjourned at 10:03 p.m.

/s/ Kim E. Holindrake
Kim E. Holindrake, Deputy City Recorder