

**Project Name:** Spring Creek Townhomes  
**Location:** Southwest corner of the intersection of 1130 South and 1700 West  
**Applicant:** Evan Nixon  
**Proposal:** Rezone and Development of Utah County Parcel 30-065-0076  
**Req. Approvals:** Zone Change; Preliminary Plan; Final Plat; Development Agreement  
**Date of Review:** January 24, 2017; March 15, 2017 (Items on Remand); **April 25, 2017**  
**Item on Remand:** Planning Commission meeting on March 8, 2017

On March 8, 2017 the Payson City Planning Commission remanded the Spring Creek Townhomes project back to staff for further review and additional information. The following issues will need to be addressed before the project is forwarded to the Planning Commission for further review.

- ~~1. Update the zone change written request to anticipate the rezone to the RMF 10 Zone. The letter currently references the older version of the RMF Zone. Completed~~
- ~~2. Provide a written explanation for each of the modifications or waivers requested:~~
  - a. You have requested modifications to the development review fees. You must demonstrate to City Council that the fees are inherently unfair otherwise you will need to submit payment for the additional units. Final Plat review fees will need to be paid before the project is scheduled with the City Council. **Explanation/request provided. City Council will need to determine if the proposed modification is justified.**
  - b. Alternate street cross-section. As mentioned in previous meetings, the width of the private street and maintenance of the road are key concerns of staff. You will need to provide information that includes the actions that will be taken to ensure the private street and utilities will be properly maintained. Furthermore, the project CC&R's will need to address ownership and on-going maintenance for the streets and utilities, as well as enforcement for on-street parking. **Explanation/request provided. City Council will need to determine if private streets are acceptable for this development and location.**
  - c. Recreational vehicle parking and storage requirement. You will need to provide justification and demonstrate what measures will be taken to ensure that recreational vehicle parking and storage will not occur within the development and obstruct access for city service vehicles and public safety equipment and apparatus. **Explanation/request provided. City Council will need to determine if the requested waiver is acceptable.**
  - d. The City Council will need to approve your request to use the acreage used for storm water facilities in the open space calculation. Please provide a breakdown of the open space area. The ordinance requires 30% open space and with 2.25 acres you exceed this requirement; however, it would be helpful to have a breakdown (acreage and percentage) that indicates the common area and limited common area (backyard area). Please provide information (acreage and percentage) of open space that will be used for storm water facilities as well. **It is proposed that the acreage of the drainage swales around the perimeter of the project be used in the open space calculation. What is the acreage of the perimeter drainage swales? If this acreage is removed from the open space calculation what is the deficiency of the open space requirement? Please provide a breakdown of the open space area and drainage acreage.**
    - With the re-design of the on-site drainage system the open space requirement is met without the use of counting the drainage swales as open space.
      - Total Area: 228,690 sqft.
      - Impervious Areas: 138,906 sqft.
      - Drainage Swales: 13,960 sqft.
      - Open Space: 75,824 sqft. (33.2%)
- ~~3. Provide elevations of the housing product that is consistent with the design standards of the RMF Zone. At the Planning Commission meeting it was suggested that the end units will be single story or 1½ stories. More information will need to be provided. The design of the structures and the use of exterior materials will need to be consistent with the RMF Zone. For example, all sides of the structures will need to incorporate design elements, especially the elevations that can be viewed from outside the project. At least 25% of the front vertical surface must contain brick or stone. Without square footage information for the wall face (less garage doors, windows, doors, etc.) staff is unable to verify if the color rendering or the pictures provided satisfy the minimum requirements of the zone. Also, the submittal does not indicate what design considerations will be incorporated into the elevations that will be visible from outside the development.~~

- Stone masonry will be provided for the bottom half of the first floor elevation (minimum), with portions of the first story completely covered by masonry. The second story would be fiber cement siding. On a linear basis this meets the 25% requirement (1/2 of 2 stories).
- Because the major portion of the first story is garage door, all of the first story and some portion of the second story (above the intermediate roofing) would need to be stone if the 25% is on a square foot basis.
- Before spending time and money to develop a new elevation based on a square foot basis, I would like to get some feedback from the Planning Commission and City Council as to their intent.
- Design Considerations for elevations visible from outside the development:
  - The side of end units (1-story) will have a bay window incorporated into the floor plan/elevation. Sides facing public ROW and internal roads will have stone masonry on the bottom half of the elevation
  - The back of the units will be offset from each other (either 1' or 2'), with some units being gabled, and siding for the units will vary in material/configuration (stucco, board & batten, lap, and shake) and color.
  - Where the back of the units faces public ROW (bldg. #2), fencing of the limited common area is proposed, therefore, any material placed on the bottom half of the first story would not be visible; so no separate treatment (i.e. masonry) is proposed.

The Background Information page indicates the unit types that will be provided in the development. Please indicate on a separate plan the location of each type of unit (2-story w/ two-car; 2-story w/ single-car; 1-story w/ two-car, etc.).

- The requested information on unit type has been incorporated into the Preliminary Plans on plan sheet DT-03.
  - 35' wide units (10) – 1-story, 2-car garage
  - 30' wide units (6) – 1-story, 1-car garage
  - 25' wide units (32) – 2-story, 2-car garage
  - 20' wide units (5) – 2-story, 1-car garage
- In general:
  - Each building will have 1-story units on each end.
  - 1-car garage units will be in the 3 buildings along the west side of the development (up to approx. 1/2 of the units for these 3 buildings).

Provide more information on project amenities. This information is necessary to prepare the development agreement.

- a. Clubhouse – Design, architecture, exterior materials, indoor amenities, etc. **Not a lot of information was submitted for the clubhouse and a rendering of the building has not been provided. A higher quality project isn't defined by the number of amenities, but the quality of amenities. It would be helpful to have more information on the design and floorplan of the clubhouse. Will the clubhouse be furnished? Will there be exercise equipment or other services provided? Again, there isn't a lot of information provided.**
  - Floor plan and elevations will be prepared when the proposed layout of the development receives preliminary approval (road widths, etc.) and available for review before final plans/plot submittal.
  - Clubhouse will have a kitchen (full size range, refrigerator, and sink) and two (2) bathrooms. No additional facilities or furnishings.
- b. Sport court – what type: volleyball court, tennis court, basketball court? Need the type and the amenities that will be provided (i.e. basketball standard/hoop/ball). **Pictures of the proposed facilities will need to be helpful for future presentations and inclusion in the development agreement. Pictures will help define the quality of amenities provided.**
  - The intent is to provide a half court basketball court that can also be used for net sports such as volleyball or paddle/pickle ball.
- c. Picnic area – pavilion, number of tables, barbecues, etc. **Pictures of the proposed facilities will need to be helpful for future presentations and inclusion in the development agreement. Pictures and/or drawings of the pavilion, picnic tables, BBQ facilities, etc. will help define the quality of amenities provided.**
  - The intent is to have a gabled end pavilion (other end attached to the clubhouse) constructed with simple steel or wood columns and standard attic trusses. The trusses would either be left open and painted black or covered with soffit/siding material. Additional features of the pavilion include:
    1. 6 - picnic tables (6' & 8')

2. direct access to clubhouse kitchen
  3. gas BBQ
  4. 1 - freestanding BBQ
- In addition to the pavilion, other picnic areas facilities will include:
  1. 2 - picnic tables (in addition to pavilion tables)
  2. 1 - freestanding BBQ
  3. 2 - park benches
  4. 1 - horseshoe pit
- d. Project fencing – need information on fencing for limited common areas (backyard) and along 1130 South. The Background Information page indicates the installation of a pre-cast/masonry fence along the west and south sides with Phase II. Staff will be recommending the fence be installed with Phase I. Please provide a detail or picture of a similar type fence. The submittal also suggests that the limited common areas will be fenced in two phases: sides at time of occupancy, and the backyard by owner only as requested. Staff will be recommending the limited common area (backyard area) be completely fenced (enclosed) at the time of occupancy. Please provide detail of fence (height, material, color).
  - The intent is to have the pre-cast masonry fence pattern and color(s) match as close as possible the masonry installed in the building units.
  - I would like to discuss with the Planning Commission and City Council about the potential of not installing pre-cast masonry fencing along the south boundary of the development. The intent of the masonry fencing to the separate the development from other uses. The adjacent property is currently pasture, with the next (nearest) residence nearly 600 feet away. If and when the adjacent property to the south is developed the South Meadows Specific Plan call for RMF-10 zoning, the same as the proposed development. I have discussed with adjacent landowner the potential of fencing along the south boundary using an updated “horse fence”. In lieu of installing masonry fencing along the south boundary, masonry fencing would be installed for the privacy fencing facing 1130 South (vs. vinyl).
  - I would also like to discuss the potential of using SimTek fencing in lieu of masonry. SimTek fencing is made from a proprietary Linear Low Density Polyethylene (LLDPE) blend and is reinforced with galvanized steel in every post and every panel. It is very durable and comes with a 30-year warranty. See <http://www.simtekfence.com/> for more information.
  - Privacy fencing for the development would consist of colored vinyl privacy fence, 6’ tall. Color would be based on general color of adjacent units.
4. At the Planning Commission meeting you present
5. ed changes to the project that have not been discussed with staff. For example, you suggested that some of the units will have a single-car garage and that fencing of the limited common areas will not be completed by the developer, but rather on a lot by lot basis at the expense of the unit owner. Staff will need to have a clear understanding of these project details before the Planning Commission meeting.
  - a. ~~For the single car units you will need to demonstrate that a vehicle parking in driveway (2<sup>nd</sup> parking space) will not block the sidewalk and pedestrian access or project into the street. The plans indicate a 20’ driveway which should be deep enough to accommodate the second off-street parking stall.~~
  - b. Because the project layout suggests that limited common area (backyard) will be provided for each unit, staff will recommend that fencing be required at the time of issuance of a building permit to delineate between common area and limited common area. Your proposal suggests partial fencing of the backyard areas. Staff will be recommending the backyard areas be fully enclosed by fencing at the time of occupancy.
  - c. It was mentioned that changes will be made to the picnic and playground area, specifically that the pavilion will be attached to the clubhouse. More information will need to be provided on this change. More information is needed regarding the design, materials, etc. of the proposed pavilion.
    - See pavilion information above and file attached.
  - d. It was mentioned that a certain percentage of the units will be required to be owner-occupied. You will need to clearly indicate how this will be implemented and enforced. If you are still exploring this requirement you will need to provide additional information on how this will be implemented and enforced by the HOA.
6. During the Planning Commission meeting there was a lot of discussion regarding storm water and other project improvements. The following issues will need to be addressed: You will need to work with other staff members to adequately address these issues prior to scheduling the project on a future Planning Commission meeting.

- a. *Potential Flooding*. The construction of basements and the concern with potential flooding due to the high water table in the area.
  - b. *Project Fencing*. The fencing along the full length of the west property line will need to be completed with Phase 1.
  - c. *Storm Water*. Finalize the storm water plan for the project consistent with the regulations of Payson City.
  - d. *Potential Contamination of Well*. Provide response on these concerns.
  - e. *Streets and Access*. Concern regarding width of roadway improvements and transition with existing roadways.
  - f. *Turning Radius*. Concern with fire apparatus maneuvering around corners within the development.
  - g. *Snow Push Outs*. Location and potential flooding of basements.
- 7- The project drawings will need to be updated to include the changes requested by the Planning Staff, City Engineer and the members of the Development Review Committee. (This information was provided in previous correspondence.) **Once the items listed herein have been properly addressed the item will be placed on the next available Planning Commission meeting agenda.**