

Payson City Planning Commission Agenda Request Form

DATE OF COUNCIL MEETING: August 23, 2017

WHO IS REQUESTING: Jill Spencer, City Planner

TELEPHONE NUMBER: (801) 465-5233

TITLE OF ITEM FOR AGENDA: Request for Recommendation of Approval of Plat D of the Springside Meadows Development

LENGTH OF TIME REQUESTING: 15 Minutes

DETAILED REASON FOR REQUEST & EXPLANATION:

The applicant, Mike DeMarco is requesting a recommendation of approval of Plat D of the Springside Meadows Development generally located between 1690 South and 1800 South (north and south) and between Main Street and 360 West, immediately east of the Spring Lake Elementary School. Typically, Final Plats are only reviewed by the City Council; however, because there are items that need to be addressed phase by phase, the Planning Commission will provide a recommendation for the Final Plat of each phase.

Attached is a copy of the revised drawings for consideration by the Planning Commission. Most of the technical details of the project drawings have been addressed at a staff level. The Planning Commission will need to address the following for each phase:

- *RV Parking.* The applicant is requesting the City Council waive the project RV parking and storage area. Staff would suggest that each dwelling be shifted as close to the non-garage side as possible to accommodate on-site storage of extra vehicles, recreational vehicles, etc.
- *Housing Product.* A primary element in the Specific Plan is the creation of various neighborhoods to accommodate a mixture of housing products. The applicant is proposing to utilize similar housing designs and elevations as those found in Plats A-C to complete this neighborhood.
- *Exterior Materials.* The exterior materials will be similar to those used in Plats A-C (masonry materials with use of brick and stone elements). The applicant is requesting that the Planning Commission and City Council allow engineered wood siding as an acceptable material in this neighborhood.

RECOMMENDATION

The Planning Commission may recommend approval, approval with conditions, or remand the proposed Final Plat back to staff for further review or with direction to provide additional information. Any motion of the Planning Commission should include findings for the recommendation to the City Council.