

Payson City Planning Commission Staff Report, January 24, 2018

Request for Approval to Construct a Pavilion at Memorial Park

Background

The Payson City Parks Department is requesting a recommendation of approval from the Planning Commission to construct a pavilion in Memorial Park located at 250 South Main Street in the R-1-9, Residential Zone. The pavilion is proposed to be located in the northern section of the park adjacent to 200 South Street and east of the pond. Details of the proposal are attached hereto for consideration by the Planning Commission. The City Council has already allotted funds for the construction of the structure; however, project details such as building placement, design, materials, etc. will be addressed through the Site Plan process.

In an effort to ensure that city-owned facilities are consistent with the land use and development ordinances, comply with adopted building and fire codes, and construction activities are properly coordinated, proposals to construct permanent structures on city property must be approved by the City Council, following a recommendation by the Planning Commission. Although a public hearing is not required, public input may be allowed at the discretion of the Planning Commission.

Analysis

Memorial Park is certainly the most recognizable park in Payson. Thousands of residents and visitors enjoy this park for a variety of activities, including numerous community events and celebrations. The park consists of the historic bandstand and monuments, pavilions, restroom facilities, green space, playground area, water features (i.e. pond and Petetneet Creek), barbecue facilities, among other improvements. Recognizing that Memorial Park is a key community destination, it is appropriate that additional consideration be given to the general appearance of the park and any proposed new facilities.

The Parks Department is requesting approval to construct a 44' x 56' pavilion that will be used as a gathering area for large groups, and once a year transformed into the serving booths for the annual Payson Salmon Supper. The structure will be constructed with materials consistent with, or complementary to, other structures in the park. The pavilion will be placed on a concrete slab and supported by twelve (12) steel pipe columns that will be concealed with a river rock stone veneer. The structure will have a metal roof and the ceiling and gable ends will consist of a fiber-cement material. City employees, under the direction and supervision of a licensed general contractor, will complete the majority of the work. The project will commence in early spring 2018 and completed in time for the Salmon Supper in August.

Staff has reviewed the proposed structure and determined that the structure is consistent with the land use and development ordinances in terms of height, size, color and materials, etc. However, staff has identified the following items that will need to be completed prior to or during the construction phase:

1. A building permit will need to be obtained prior to the commencement of any construction. The proposed improvements will need to satisfy all building and fire codes adopted by Payson City.
2. Following approval by the City Council, and prior to the commencement of any construction, a pre-construction meeting will need to be completed. At that meeting, all construction issues, timeframes, and coordination of city resources will be discussed.

These items represent the items City staff has identified following a review of the plans for the proposed pavilion in Memorial Park. The staff, Planning Commission or City Council may require additional information in order to make a well-informed decision.

Recommendation

The Parks Department is seeking approval from the Planning Commission and City Council to construct a pavilion in Memorial Park to accommodate large groups and as a support facility for the Payson Salmon Supper. The Planning Commission has several options including the following:

1. The Planning Commission may remand the application for the proposed pavilion back to staff for further review if it is determined that there is not enough information provided in order for the Planning Commission to formulate a well-informed recommendation.
2. The Planning Commission may choose to recommend approval of the proposed project with the conditions proposed by staff or with additional or fewer conditions. Staff would suggest that with satisfaction of appropriate conditions, the requirements of the land use and development ordinances of Payson City can be satisfied and proper construction of the facility will occur.
3. The Planning Commission may choose to recommend denial of the proposed facility. This action should be taken if the Planning Commission determines that the Parks Department is unable or unwilling to satisfy the development ordinances of the City.

The Planning Commission should include findings that indicate reasonable conclusions for their recommendation. The recommendation will be forwarded to the Payson City Council for consideration with the final decision.