

Payson City Planning Commission Staff Report, March 14, 2018

Request for Recommendation of Approval of the Creek Hollow Subdivision

Approval Process:

Development Review Committee:	Technical and Administrative Review
Planning Commission:	Recommendation to City Council
City Council:	Approval or Denial

Background

The applicant, Jerry Robinson, is requesting a recommendation of approval from the Planning Commission and approval from the City Council for the proposed Creek Hollow Subdivision arranged on 30:069:0129 located on the east side of 930 West at approximately 1150 South. The development includes ten (10) single-family dwelling units on 2.61 acres in the R-1-9, Residential Zone. The Dry Creek channel traverses the subject parcel and a portion of the property is included in the FEMA floodplain. Access to the site will be obtained from a private road (vehicular) and the continuation of the public non-motorized trail system (pedestrian). The trail is required by City ordinance and will be installed by the applicant and dedicated to Payson City for long-term use by Payson City residents.

To develop the property as proposed, the applicant is required to obtain approval of two (2) land use applications: RMO-1 Overlay Zone and Subdivision approval (preliminary and final). On December 6, 2017, the City Council granted approval for use of the RMO-1 Overlay Zone to accommodate a Planned Residential Community on the subject parcel. The applicant will need to obtain approval of the Preliminary Plan and Final Plat to advance the subdivision proposal.

Prior to forwarding a recommendation to the City Council, the Planning Commission is required to hold a public hearing in order to obtain input from the community. The City Council will consider the recommendation of the Planning Commission prior to reaching a final determination of whether the Preliminary Plan and Final Plat are consistent with the land use and development ordinances of Payson City. Property owners within five hundred (500) feet of the proposed project have been notified, the notice has been posted in appropriate locations, and the public hearing was advertised in the newspaper for a minimum of fourteen (14) days.

Analysis

The applicant is proposing to create a small-scale community in an existing residential neighborhood. The community will consist of clustered housing units designed with an increased level of interaction among neighbors, shared outdoor space connected by sidewalks and a trail connected to the public trail system along the Dry Creek channel. To ensure compliance with the overlay zone approval, the density, project layout and design, and housing product will need to be consistent with the overlay zone approval previously granted by the City Council. Staff has determined the density is consistent with the minimum lot area requirements of the Planned Residential Community outlined in Section 19.6.8.3 of Title 19, Zoning Ordinance, the project layout and design is consistent with the previous approval of the City Council, and the housing product will satisfy the design guidelines outlined in City ordinance. Building materials, dwelling size and height, general architecture and other design details will be included in a development agreement recorded in the office of the Utah County Recorder.

At this time, the Planning Commission will need to determine if the proposed subdivision is consistent with the land use and development ordinances of Payson City. The drawings must be consistent with the adopted ordinances and all improvements completed consistent with the specifications of Payson City. Each lot must have access to municipal services and the applicant is responsible to provide utility services to each lot and unit, including, drinking water, pressurized irrigation, wastewater, and power service. The applicant has been provided a list of items that

need to be addressed prior to Final Site Plan approval or construction, as required by ordinance. Staff will continue to work with the applicant to ensure the minimum requirements are addressed.

The Planning Commission and City Council may require additional information in order to make a well-informed decision or impose additional conditions to ensure the development will satisfy the regulations of the land use and development ordinances, and the land use goals of Payson City.

Recommendation

The applicant is seeking preliminary and final approval of the proposed Creek Hollow Subdivision, a Planned Residential Community in the R-1-9, Residential Zone. The Planning Commission will need to determine if the proposal is consistent with the overlay zone approval and the applicant has adequately addressed the regulations of the land use and development ordinances to accommodate ten (10) single-family dwelling units on the subject parcel. Following a public hearing to receive public comment, the Planning Commission may:

1. Remand the request for Preliminary Plan approval back to staff for further review or with direction to provide additional information. This action should be taken by the Planning Commission if it is determined that there is not enough information provided by the applicant in order for the Planning Commission to make a well-informed recommendation.
2. Recommend approval of the Preliminary Plan contingent upon the satisfaction of staff suggestions and any additional conditions formulated from public comment. Staff would suggest that if the Planning Commission recommends approval with the conditions proposed by staff, the Preliminary Plan would satisfy the regulations of the land use and development ordinances as well as the land use goals and objectives of the City Council.
3. Recommend denial of the proposed Preliminary Plan. This action should be taken if the Planning Commission determines the applicant is unwilling or unable to satisfy the regulations of the Payson City Municipal Code and the land use goals of the City Council.

Each recommendation of the Planning Commission should include findings that indicate reasonable conclusions for their recommendation.