

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, July 25, 2018 7:00 p.m.

CONDUCTING John Cowan, Chair

COMMISSIONERS Kirk Beecher, Kathy Marzan, Harold Nichols, Adam Billings (via telephone)

EXCUSED Ryan Frisby, Robert Mills

STAFF Jill Spencer, City Planner
 Daniel Jensen, Planner II
 Kim E. Holindrake, Deputy Recorder/Admin. Asst.

OTHERS Denise Alexander, Whitney Hathaway, David Morgan, Jeff Wood, Kerry
 Wilson, Jose Garcia, Sheila Craghead, Leon Allgood, Apolonio Garcia

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

Five commissioners present with one via telephone.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Beecher.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of July 11, 2018

MOTION: Commissioner Marzan – To approve the consent agenda. Motion seconded by Commissioner Nichols. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Kathy Marzan, Harold Nichols. The motion carried.

5. Public Forum (7:03 p.m.)

No public comments.

6. Review Items

6.1 PUBLIC HEARING – Request to amend the Payson City Zoning Map affecting Utah County Parcel 30:065:0082 located at approximately 1200 South 1950 West. The current zone is A-5-H, Annexation Holding Zone and the proposed zone is RMF-10, Multi-Family Residential. (Item to be tabled) (7:03 p.m.)

Staff Presentation:

Jill Spencer stated the applicant requested the commission table the item.

MOTION: Commissioner Beecher – To table item 6.1 to a future date where it will be rescheduled. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Kathy Marzan, Harold Nichols. The motion carried.

- 6.2 PUBLIC HEARING – Request to amend the Payson City Zoning Map affecting Utah County Parcels 30:057:0011, 30:057:0013, 30:057:0014, and 30:057:0015 located on the northwest corner of the intersection of 800 South and 800 West. The current zone is R-1-9, Residential and the proposed zone is S-1, Special Highway Service. (7:04 p.m.)

Staff Presentation:

Jill Spencer reviewed the zone change request from the R-1-9 to the S-1 Special Highway Commercial Zone, which requires a public hearing and recommendation to the city council by the planning commission. The property was purchased by Black Watch Payson LLC in 2004 through an agreement with the city and is currently used for the Orchard Hills Recreation Fields. A zone change is a legislative approval by the council where the council would address proximity to I-15, land use and economic goals, commercial uses for future growth, and existing development. The city needs to look at the anticipated uses of the property versus the allowable uses of the property. The approval of a zone change does not grant any type of development approval; but once the zone change is approved, any allowed use in the zone is permitted. The preliminary site plan process is the next step, which addresses utilities, access points, building sizes, off-street parking, and building design. The site plan process is approved at the staff level if the use is permitted. The relocation of the ball fields will occur north and south of the existing fields on Main Street so no open/green space will be lost by the city. A concern of residents was how the property would be laid out, and a conceptual layout was provided. The proposed concept includes a large anchor building and smaller buildings for commercial uses. There has not been any agreements with an anchor finalized by the applicant, but there are smaller commercial users currently interested in the site. Land use transition requirements, access points, parking stalls will all be addressed during the site plan process. The site plan can be completed building by building or phase by phase. The commission's recommendation should include consistency with the land use and economic goals of the city, support of commercial expansion needed to support future growth, enhancement of the economic vitality of the community, and consistency with the development property agreement dated March 31, 2004.

Developer Presentation:

Taylor Woodbury stated it has been a long time in coming. Woodbury has always looked at developing the entire parcel at the same time. At this time, they still looking for an anchor tenant so they are addressing the smaller commercial building pads. The development process will take the two southern most fields out of service and have tenants along 930 West and 800 South. They hope this will bring interest to the site. This process will allow them to begin relocation of all the ball fields, which will take three growing seasons for the new fields.

MOTION: Commissioner Nichols – To open the public hearing. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Kathy Marzan, Harold Nichols. The motion carried.

Public Hearing:

Jill Spencer reported she met with Whitney Hathaway who is concerned with how the site will be developed regarding access, additional traffic, and light shining into her windows.

Jill Spencer received a letter from Bonnie Curtis who feels changing the zone for the ball fields is not in the best interest of Payson. Once a green space is lost, it's gone. Green space adds to the appeal of the community. The city needs both the Orchard Hills Ball Fields and the Gene Hillman Recreation Complex. Payson is growing and needs more fields added for our youth. She is not against commercial growth, but wants the city to be wise in planning.

Jill Spencer received and answered an email from Amy Cornell-Titcomb. Is it already known what will take the place of the ball fields? *The property owner provided a conceptual layout that is subject to change. The property owner is interested in constructing the buildings along 800 South at this time.* Commercial property will increase traffic on 800 West, which is already busy. It will create safety issues for the residents and children who walk to and from school. Would improvements to 800 West be required to increase safety? *There would be minimal improvements to 800 West because there is already curb, gutter, and sidewalk. The property owner proposes new access points and landscaping along 800 West.* The crosswalk on 800 South is dangerous with children having several close calls. Commercial will make the crosswalk even more unsafe. What safety enhancements would be required to protect those who use the crosswalk? *Only the zone change request is being reviewed at this time. Staff will address pedestrian access and safety with the site plan. Staff has discussed with UDOT a future signalized intersection at 800 South and 930 West. If or when a signal is installed, the crosswalk may be relocated.* Home values may decrease with commercial development because the area becomes unsafe. She doesn't want to see large businesses across from her home or rezoning encroaching further down the street. *Staff cannot provide a professional opinion on property values. Site plan review will contemplate interaction with existing development in the area to avoid negative impacts.* Does the Payson City Code 19.6.14.14 transition into residential apply? *Yes, however, this code section was recently amended to remove the building size requirements and other requirements added.*

Denise Alexander stated many residents welcome and are excited about the opportunity of businesses coming to Payson. She has concerns with traffic, safety, and green space. The relocated green space doesn't help residents in this area. Along with traffic, kids walking to and from school is scary. It may be difficult to get out of the agreement from 2004, but she proposed not rezoning the ease portion along 800 West. The area could be a green space with a splash pad with picnic tables. Green space is a wonderful buffer between residential and commercial and would also draw people to the businesses. She is okay with a parking lot in the current location but not a road that feeds from 800 West to the businesses. These compromises creates a win for residents and Payson. The access to the ballfields from 800 West is already bad. These are families who watch their children.

Whitney Hathaway stated she lives across from the current parking lot. Access from parking lot creates light shining into her house but isn't as bad as commercial traffic. She agrees the city does need businesses coming to the city. She asked to consider access points and the effect to the residents.

David Morgan stated he would like to see no access on 800 West because it makes it safer for residents and kids. He loves the idea they are proposing, and the city will grow.

Jeff Wood referenced the flood plain maps that are being updated. About five years ago, the area had flash flood storm issues. His corner has minimal drainage on the south side. There is a catch basin on corner of his block where all the water comes from 1400 South. The water has to go somewhere, and he doesn't want his basement flooded. He welcomes a light at 930 West. There is minimal traffic

enforcement at this location. He currently enjoys the lighting from the fields to his home because he can mow his lawn late in the day.

Kerry Wilson stated his home will face the large anchor building. He has concerns with traffic. He likes the suggestion of having a green space strip along 800 West. He questioned any ideas of widening 800 South. He would like to see commercial develop to the west instead of the east. He is not in favor of the proposal.

Josie Gracie stated she can't get out of her driveway because of the temple road traffic so a signal light would be nice. The traffic will back up with people trying to get into the shops and create a bottleneck.

Sheila Craghead stated it's impossible getting out of her driveway now. She questioned why development is being proposed on something that is already developed instead of areas that are an eyesore by the theaters.

Leon Allgood stated he is concerned for the children walking from the school and crossing 800 West. The traffic is appalling at times. The street is in disrepair to begin with. Openings to 800 West will create a lot of problems for school kids. He doesn't like the ballparks where they are because the trash blows and accumulates on his property. The traffic on 800 West is a problem between 7 and 10 a.m. and 1 to 4 p.m. He believes 800 South may have to be widened at some point.

John Cowan stated the city has no information on expanding 800 South. He lives on the east side of town but drives 800 South several times a day. He drives the speed limit, which irritates other drivers. A light at 930 West would be the best thing to slow the traffic.

Apolonio Garcia stated there is only one posted speed limit sign stating 35 mph on 800 South from State Street going west.

MOTION: Commissioner Billings – To close the public hearing. Motion seconded by Commissioner Beecher. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Kathy Marzan, Harold Nichols. The motion carried.

Taylor Woodbury stated Woodbury is actively marketing the gravel pit as a major center, but it's very different from this site. This is very conceptual, and the specific size of the anchor building is unknown. They will push for an access to 800 West to cross the front of the anchor building. The majority of traffic will access from 800 South. Appropriate traffic studies and cross walks will be part of the discussions with the anchor site. The lighting system will include led lights pointing down. A detention pond will be addressed with the site with civil engineering to accommodate drainage. The green space is at about 15% greater in the replacement fields. He answered questions from commission. Because he doesn't know the anchor type, he can't answer the question regarding a transition space along 800 West. As ball fields are put out of service, construction will begin on the new fields. Two fields will come out of service and six installed before the remaining fields are removed. They can look at types of trees and berms to have the proper transition buffer. The project will need an access point on 800 West.

Commission Discussion:

Commissioner Nichols stated he likes the transition done by the Payson Fruit Growers between the site and residential.

Jill Spencer noted the commission recommended a 150-foot transition area and the council changed it to 100 feet. Staff brings up the signal light at 930 West at every quarter meeting.

Commissioner Beecher clarified the commercial building setback is 25-feet that includes 10 feet of landscaping. UDOT will not pay for a signal until a traffic study warrants it. The city could pay for the signal light to get it done.

Commissioner Marzan stated her kids walk to the school and do cross the street so it's a big concern.

Commission Billings questioned the ownership of 800 South.

Commissioner Cowan stated 800 South is a state road at 35 mph and 800 West is 25 mph.

MOTION: Commissioner Beecher – To recommend to the city council the zone change from a residential zone to the S-1 Zone and that it is consistent with the land use and economic development goals of the city, it is consistent with plans for commercial expansion in this area, it could enhance the economic vitality of the city, and it is consistent with the property development agreement that was done in 2004. When staff looks at the site plan and concept plan, to consider the public comments made here tonight. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Kathy Marzan, Harold Nichols. The motion carried.

7. Commission and Staff Reports (8:16 p.m.)

Jill Spencer reported the next development report would be out on August 1.

Jill Spencer reported the general plan is moving along. The consultants are trying to identify a date in August to meet with the steering committee to address some of the feedback received from the public. Another round of open houses will be in September. She encourages residents to go to imaginepaysonutah.com to provide comments.

Daniel Jensen reported the commission and council recently reviewed a parking waiver at 99 S Main. The city council had concerns about downtown parking so he has been counting cars and parking spaces at different times and on different days. He has also counted bicycles. Commissioner Beecher questioned what businesses are the parking lots serving. Daniel Jensen stated the gym has the most vehicles in the morning and at lunchtime. ACE Hardware is busy on the weekends but not so much during days and nights. Jill Spender stated it would be helpful to show which buildings are occupied and which are not to show the vacancy.

8. Adjournment

MOTION: Commissioner Billings – To adjourn the meeting. Motion seconded by Commissioner Nichols. Those voting yes – Kirk Beecher, Adam Billings, John Cowan, Kathy Marzan, Harold Nichols. The motion carried.

This meeting adjourned at 8:25 p.m.

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