

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, June 12, 2019 7:00 p.m.

CONDUCTING John Cowan

COMMISSIONERS Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore

EXCUSED Adam Billings, Robert Mills

CITY COUNCIL Mayor William Wright, Brett Christensen, Brian Hulet

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

OTHERS Jerry Robinson, Joe Spencer, Sheila Thomas

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:02 p.m.

2. Roll Call

Five commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Moore.

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of May 8, 2019

MOTION: Commissioner Beecher - To approve the consent agenda. Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore. The motion carried.

5. Public Forum

No public comments.

6. Review Item

6.1 Proposed amendment to the Payson Gateway Subdivision located at the northwest corner of 800 South and 800 West (7:05 p.m.)

Staff Presentation:

Jill Spencer reviewed the proposed amendment to the Payson Gateway Subdivision that includes increasing the lot depth of lots 2, 3, and 4 along 800 South. There are no additional lots added. Notice was sent to the property owners immediately across the street. UDOT owns 800 South so there is limited access with a shared right-in and right-out to the subdivision. The depth increase to the lots will give additional parking.

MOTION: Commissioner Frisby - To recommend to the city council, to accept the revisions to the Payson Gateway Subdivision as laid out on the proposed plat. Motion seconded by Commissioner Beecher. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore. The motion carried.

7. WORK SESSION - Discussion regarding amendments to the South Meadows Area Specific Plan specifically property located at 800 South and 1700 West. (The Payson City Council has been invited to participate in the discussion.) (7:11 p.m.)

Staff Presentation:

Daniel Jensen stated this discussion represents the growth that is occurring in Payson and is a conceptual level discussion. Prior General Plan discussions have included growth scenarios, nodal development, prioritization plan, and costs of sprawl. The South Meadows Area Specific Plan (SMASP) was adopted in January 2016 and falls within the 10-year development plan. The SMASP included an economic analysis, land use component, variety of housing types, potential Transit Oriented Development (TOD), and a facility of higher education. There were two land-use plan alternatives, i.e. Base Scenario and TOD/Higher Education. The applicant has submitted a request to amend the SMASP for the northern area to include a two Frontrunner stations, a TOD with parking reduction and walkable design, higher education/university (MTECH), high density housing with a maximum of 60 units per acre, and mixed-use TOD with commercial, office, and housing. The total area includes 112+ acres with 106+ acres of non-commercial use, wetlands, and 2,450 total units with an adjusted average density of 32 dwelling units per acre. The entire SMASP includes 5,500 to 6,000 units.

Presentation:

Jerry Robinson stated it's the high density that allows them to give away land to MTECH and the Utah Transit Authority (UTA). The wetlands will be open with trails as well as pocket parks throughout. The density types include 60, 40, 30, and 15 units per acre. The plan focuses on walkability and trails. The main road will have a divide in the middle with low-water landscaping. There will be a tree plan of around 1,000 trees for the entire project for continuity. The parks will include playgrounds and pavilions with gathering places and benches. People will recognize the area as a place. UTA has stated the FrontRunner will not go beyond this point.

Joe Spencer stated they would like to make the project as useable as possible with multiple uses for the spaces. They anticipate a community center with useable exercise equipment and feel MTEC would find it useful. There will be a need for more wedding venues and wedding reception centers because of the proximity to the LDS Temple.

Staff and the applicant answered questions:

Jerry Robinson stated currently, there is no access to the parking facility to the north because the property owners have not been willing to give access. Sewer and water infrastructure is unanswered at this time. Tonight, he is looking for a general response to the concept; there are many details to be worked out. His

plan is to start with the lower densities. If UTA doesn't come, then changes would need to be made to the plan.

Daniel Jensen clarified that staff met with UTA who has not run modeling for this area. Their basic modeling doesn't show a second station in Payson. In this proposed concept plan, there are about 2,500 units in the TOD node. Scenario - UTA's modeling for 5,000 units in a TOD generates 25,000 commuter trips per day. Those 25,000 could take FrontRunner, Trax, or a bus. The optimal level would generate 12% of those on the FrontRunner. At 12% of 5,000, generates 3,000 trips per day and UTA has stated that would not entice them to put a second stop in Payson.

Joe Spencer stated in a public meeting, MTEC voted and accepted this location, which is a major campus similar to the Lehi location. MTEC will not come without receiving the land. UTA is more likely to have a station at the end of the line as well as a maintenance area, which UTA is interested in doing.

Jerry Robinson stated UTA plans that this station will pick up traffic from the south as well. The property to the north that is not part of the plan will eventually be developed and give additional units. It is a chicken and the egg scenario where UTA won't come without the rooftops and the rooftops won't come without UTA.

Discussion:

Councilmember Christensen pointed out that if there is no UTA then the parking has to be adjusted to accommodate the need for vehicles.

Councilmember Hulet stated he attended a meeting by MTEC to get funding from the Legislature. They are looking at two 98,000 square-foot buildings. They feel they have a good chance at funding the second year. MTEC would like a FrontRunner station but you don't get the FrontRunner without density. The business park would like more transportation options. Balancing it all needs considerations; it's a lot to look at and digest. The city needs to decide what it's willing to give up for two FrontRunner stations. It would be great to have two stations.

Councilmember Christensen stated he worries long term if the units are bought, owned, or rented and who will maintain them. He worries about an apartment complex scenario. They tend to run down faster. He worries a great deal about parking. The concept of 123 units on 2.25 acres is a concern. He questioned if the units are one, two, three, or four bedroom units. A lot of bedrooms can be put behind a door that may then have multiple cars. He likes the green space and trails. He's not slamming the door or giving it a green light.

Commissioner Cowan stated he is concerned with density. Within this area and West Mountain, there are very opposite densities. The possibility of 60 units per acre is an ultra-high density. The county is allowing five-acre lots, which is insane because people can't afford the equipment to manage the property. He doesn't want Payson to look like Orem or Provo. He understands the need for growth, tax revenue, and a UTA station. There are a lot of questions to answer before getting to this point.

Commissioner Marzan likes the idea of MTEC coming for the community but likes the small town feel of Payson. She understands the need to grow.

Commissioner Moore lived in a similar community near Salt Lake City but everything was there. There needs to be a plan A and B if UTA doesn't come. Parking will be a nightmare. Parking was a mess at the Salt Lake City location.

Commissioner Frisby stated there are a lot of unknowns. The north interchange will get UTA first and will need to pan out prior to this station coming. The current SMASP is the city's best bet at this time.

Commissioner Beecher questioned how the city could make this pan out when one depends on the other. There needs to be more studies as to viability. He recognizes there will need to be higher density in Payson. The overall density in this isn't that bad. Sixty units per acre in one area is pretty high for Payson. Overall 20 to 25 units per acre in one area isn't that bad.

Jerry Robinson stated he appreciates the comments. The layout of UTA can be worked out. At the most, the community is one or two bedrooms and studios aimed at young singles and couples. To the south, the units will have families with yard space.

8. Commission and Staff Reports (8:10 p.m.)

No reports.

9. Adjournment

MOTION: Commissioner Frisby – To adjourn. Motion seconded by Commissioner Beecher. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore. The motion carried.

This meeting adjourned at 8:12 p.m.

/s/ Kim E. Holindrake

Kim E. Holindrake, Deputy City Recorder