

PAYSON CITY  
PLANNING COMMISSION MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, January 22, 2020 7:00 p.m.

CONDUCTING            Kirk Beecher

COMMISSIONERS      Kirk Beecher, Kathy Marzan, Tyler Moore, Blair Warner

EXCUSED                John Cowan, Ryan Frisby, Kit Morgan

ABSENT

STAFF                    Jill Spencer, City Planner  
                              Daniel Jensen, Planner II  
                              Kevin Stinson, Admin Assistant

1. Call to order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:03p.m.

2. Roll Call

Four commissioners present.

3. Invocation/inspirational thought

Invocation given by Commissioner Warner

4. Consent agenda

4.1 Approval of the minutes for the regular meeting of January 8, 20

**MOTION: Commissioner Marzan- To approve the consent agenda.** Motion seconded by Commissioner Moore. Those voting yes Kirk Beecher, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

5. Public Forum

No public comments.

6. Review Items

- 6.1 PUBLIC HEARING – Request by Terry Harward for preliminary approval of Phases 8, 9, 10 and 11 of Villages at Arrowhead Park, a planned residential development located west of Arrowhead Trail Street at approximately 1500 North.

### Staff Presentation:

Jill pointed out some of the features. There are wetlands in the area. The applicant has been working with the army corps of engineers. The Beer creek channel will be included in this area. Utilities have been extended out to the area. They will be connected to Salem city sewer system. They have been working on road improvements and the trail system.

This project has been changing many times as each phase is completed. This is revision 27a.

Jill reviewed some of the developed phases and completed homes. Single family homes transition into multi-family homes in phase four.

These phases consist of single-family homes, twin homes and condominiums. There will be additional phases in the future.

The applications need subdivision so they will need preliminary and final plot approval, phase 11 will need the condominium approval. They are asking for the RV parking and storage waiver.

Phase 8 has a 6-foot setback request. Each phase will need approval of the housing product and the amenity package. Phase 8, 9 and ten will need modified street cross section to allow for the alley loaded houses.

In phase 8 the building inspector says with the 6-foot setback a fire wall will be required. Staff is concerned with the 6 foot setback. If it is not allowed the number of units will need to change and the development will need to be significantly changed.

Phase 8 the twin homes do not have back yards so the open space needs to be developed with the trail system and space in mind.

Sides and rear of homes will be stucco. Staff has not had time to review the submittals that came in only days ago. They are unsure if additional architecture features can be added, the firewall concern could affect this decision. The front of the houses do have enhanced features.

Phase 9 is 48 twin homes and has the same features on the front and stucco on the back and sides as phase 8.

Phase 10 has 43 single family homes. It has had a lot of changes because of the suggestion given in the work sessions. These are all detached single family homes on pads with alley back loaded homes. Staff suggest using the guideline in the planned community zone because it has porches in open space areas.

Phase 11 is 90 condominium units. One outlet will be onto a Salem city street. Amenities include basketball courts, playgrounds, bike racks among others.

The development agreement will include housing products, amenities, setbacks, street cross sections and parking/ snow removal, RV parking, many things in this still need to be worked out. Some information has not been submitted by the applicant; landscaping, fencing, final application materials, condominium plat and the title report. There is still additional review that needs to be done before staff feels comfortable to recommend this. The information is distributed to the DRC staff, all of the different department, so that we have a collective voice on the submittals. Staff has received some items yesterday and are still under review, revisions, modifications and design standards.

It is required that the following is approved; modified street cross section, RV parking and storage and modified setbacks, condominium plat, housing project for each phase, amenity packages, final plat and development agreements.

David Gardner, a partner in the project, talked about the process of getting the right builders for the projects. That is the reason for the delay in submitting information. Phase 8 with the 6-foot setback has been done in Salt Lake and is not a problem. He cannot remember the exact location. This will meet uniform building code adopted by the city with the 1 hour firewall. He does not want duplexes

here, but wants single family homes. Across the street is planned for RV parking in Salem City. It is not needed in this project and they do not want it in this project.

The street sections will have a valley in the center made from concrete. Each phase would have an HOA to care for the common area. Phase 9 and 10 any side of the houses that faces the street will have architecture features, not stucco. Stucco will only be on the non-street facing sides. Corner houses will have features and not stucco on the road sides. David pleads for forgiveness on the short notice and information. He is hoping for approval so that they can move forward.

HOA will be effective in preventing RV parking. The HOA will be well funded so that they can keep the location up and controlled. There will be a master association for the whole project and each phase will have their own smaller association. He apologizes for the late submittals and hopes for an approval because they are working on contracts with the builders. This whole project is important and they are trying to be the right builders.

Terry Harward stated this needs to be approved by phase. The idea of this community is to give a buyer many choices of what kind of house they can buy. He is not looking for an all or nothing approval. He requests each phase is talked about individually.

Jill stated that they can separate each phase if they feel one phase is complete enough to move on. She said that staff is not comfortable to say they are behind it because more review time is needed. Jill stated that staff is not comfortable with recommending approval by staff because they had not had time to review it properly.

Jim Zufelt working on phase 11. He feels that this phase is ready for approval with conditions. He asked what conditions would need to be met for Jill to feel comfortable for approval. Jill responded that the whole team has not had a chance to review all the information and she does not feel comfortable speaking for the engineers and the rest of the DRC team. Jill recommends that if this is sent forward to city council that this is held until full submittals have been reviewed by the DRC staff. Phase 11 has never changed and is the one with the least amount of concerns, however we still do not have the overall voice of the DRC. Jill feels that there are still some refinements that need to be worked out. Jill recommends that if this is approved that we do not schedule this for city council without a review from staff.

**MOTION: Commissioner Warner- To open the public hearing.** Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

Public Hearing: No public comment

**MOTION: Commissioner Marzan- To close the public hearing, item 6.1.** Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

Commission Discussion:

Commissioner Marzan understand the timing issues. This seems very rushed and after reading the information this does not feel right to her. The planning commission is charged with doing what is right for Payson and this does not feel right to her. If it can be done phase by phase then she would feel better about it.

The building material on the homes is okay as long as those building sides facing the roads are similar to the front of the houses. This is what we want.

Commissioner Warner feels comfortable with moving forward when staff is comfortable with it being complete.

Commissioner Beecher feels the modified street crossing for 8, 9 and 10 if it is addressed as discussed for drainage and valleys has been addressed. RV parking is not needed. Setbacks need to be addressed by the fire marshal.

The cross section needs to be addressed for fire access. This is part of the review that still needs to be reviewed by staff.

Six foot setbacks do work and he is fine with it if the fire marshal is okay with it.

Phase 11 looks good and is in the direction that we want.

**MOTION: Commissioner Warner- To recommend preliminary approval of Phases 8, 9, 10 and 11 of the Villages at Arrowhead Park planned residential development on the condition that the preliminary plan is not forwarded to the city council until staff has completed a review and additional information is provided as needed. When staff and DRC are comfortable with all of the features and it is ready to go to the city council with the confidence of the staff. Finding that this development will be an asset to the community if properly done and finding that this is a very difficult and complex issue and needs to be handled with care.** Motion seconded by

Commissioner Moore. Those voting yes – Kirk Beecher, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

- 6.2 PUBLIC HEARING – Request by Garrett Seely for preliminary approval of the Pine Ridge Apartments, a 100 unit apartment complex located at 614 N 400 W in the RMF-20, Multi-Family Residential Zone.

Staff Presentation:

Daniel stated that this is similar to the last project we have redlines out for staff to review. He reviewed the process of the time line on review. This was approved to bring RMF to this plot. This is in line with the general plan for high density development in this area and the new interchange for I-15. Daniel review the traffic conditional that this development would bring. It has been reviewed by the engineer and has no concerns. He felt flow will be fine not have any blocks.

A new plat has been submitted recently, but has not had sufficient time to be review by the DRC team. He review the architecture designs of the adjacent projects like The Depot. This has proposed elevations and similar features as The Depot. The amenities are proposed a clubhouse, pool, play structure and shelter. Staff feels that this meets the code requirements as long as it is harmonious with the design structure and The Depot.

The applicant request no RV parking, a pool instead of a sports court, is a bike rack required? There has been a pool added in place of the required sports court and second picnic area. There is a concern with the elevations and pitches not being consistent with the Depot.

The concrete fence was required on the freeway side, is it included? The garages where moved because of the easement. The fence is on the redlines and because it has not been fully reviewed, staff is not sure if it has been addressed. This fence needs to be complete and along the freeway side.

**MOTION: Commissioner Warner- To open the public hearing.** Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

Public Hearing:

Steve Woolsey lives across from the Depot. There is not enough parking at The Depot. Everyone is parking on the main road. If more apartment are coming in, where are the cars parking Justin Hill – owns land nearby. Stated there only two out roads right next to each other.

**MOTION: Commissioner Marzan- To close the public hearing, item 6.2.** Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

Commission Discussion:

Commissioner Warner has questions for the application, but he is not here. He has questions on the HOA. Is this rental or owner occupied? It is both, but will be considerably rentals. Parking provide is 258. This is information from the first submittal plans. The new plans have changes. There is a sewer line in the area that cannot be built on. Why is the roof line different than the Depot? The sides are bland and not consistent with the Depot. The sides of building sides need more. What can be done with no on street parking? It will be addressed in DRC meeting.

RV parking should be waved. The street is not part of the development and there should not be street parking.

The pool in place of the sports court is a good substitution.

Bike racks are a good idea if they are in higher traffic areas or visible areas to reduce theft.

Elevations need to match the Depot. The sides of the buildings need to have more reliefs and changes. The roofline is not an issue.

**MOTION: Commissioner Marzan- To remand this back to staff to allow them to complete a review of the recently submitted information and cover the things we have discussed.** Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

7. Commission and Staff Reports and Training

8. Adjournment

**MOTION: Commissioner Marzan– To adjourn.** Motion seconded by Commissioner Moore. Those voting yes Kirk Beecher, Kathy Marzan, Tyler Moore, Blair Warner. The motion carried.

This meeting adjourned at 8:42p.m.

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Kevin Stinson, Administrative Assistant