

Planning Commission Staff Report

August 26, 2020

**Project Name:**

Villages at Arrowhead Park
Phases 5, 6 and 7

Applicant:

Terry Harward, representing
owner

Owner:

Polares Peak LLC

Location:

Property west of Arrowhead
Trail at approximately 1500
North and 1200 East

Zone:

R-1-A, Agriculture-
Residential (Specific Plan)

ATTACHMENTS:

1. Approved Layout
2. Proposed Layout
3. Request for
Modifications and
Waivers
4. PC_CC Work Session
Minutes 5-13-2020
5. PC_CC Work Session
Minutes 7-15-2020
6. DRC Redline Comments
7. Housing Product &
Amenities

REQUEST

Request for recommendation of preliminary plan approval of Phases 5, 6, and 7 of the Villages at Arrowhead Park, a planned residential development arranged on Utah County Parcel 30:009:0084.

BACKGROUND AND PROJECT DESCRIPTION

The Villages at Arrowhead Park development is arranged on approximately 95 acres and provides a wide variety of housing product and styles, including single-family, townhomes, and multi-family units. The development is located on parcels included in the North Payson Addition Annexation and the requirements of the specific plan, annexation agreement, and other land use documents will be incorporated into the project. The project will be completed in phases and a development agreement will be prepared for each phase for review and approval by the city council.

The Villages at Arrowhead Park development will consist of 654 units completed in various phases. The following is a breakdown of the number and types of units that have been approved to date:

- Phases 1, 2 and 3: 50 single-family lots
- Phase 4: 80 townhome units
- Phases 5, 6 and 7: 85 single-family lots (approved); 132 single-family lots (proposed)
- Phase 8: TBD
- Phases 9 & 10: 43 single-family lots and 48 twin home units
- Phase 11: 90 condominium attached units

In 2018, land use applications were submitted proposing 85 single-family lots within the boundaries of Phases 5, 6, and 7. The lots ranged in size between 6,668 square feet and 12,640 square feet with an average lot size of 8,047 square feet. Following a review by staff, a public hearing, and recommendation by the planning commission, the city council granted final approval on January 2, 2019.

Since that time, the applicant has re-evaluated the layout of the overall development and the housing product offered. The applicant believes there is a market for small lot zoning and has incorporated this design into these phases. The new proposal includes 132 single-family lots ranging in size from 3,600 square feet to 11,411 square feet, with an average lot size of 4,490 square feet. Because the changes are substantial and not consistent with the previously approved final plat, the modified layout will be processed as a new application, including review by the Development Review Committee (DRC), a public hearing, a recommendation by the planning commission and a decision by the city council.

The modified layout was discussed in a work session with the planning commission and city council on May 13, 2020. An additional work session was held on July 15, 2020. Copies of the meeting minutes are included in the packet.

APPROVAL PROCESS

To develop the property as proposed, the applicant will need to obtain legislative and administrative approvals. In addition to subdivision approval, the applicant is requesting modification to the requirements of the Payson City Code. The planning commission and city council will need to determine if the requests are appropriate and will further the land use goals of Payson City. The city council is not obligated to approve any modification to the Payson City Code.

- Subdivision approval, including preliminary plan and final plat
- Modified street cross-sections
- Waiver of recreational vehicle parking and storage
- Modified setbacks
- Housing project for each phase

The development requires approval from the city council following a recommendation from the planning commission. Prior to forwarding a recommendation to the city council, the planning commission is required to hold a public hearing to receive input from the public in relation to the proposal of the applicant. The public hearing has been properly noticed and courtesy notices have been mailed to property owners within five hundred (500) feet of the subject phases. It should be noted that only one public hearing will be conducted for this project. Public comment will be recorded, documented, and included in the city council packet for consideration prior to making a final decision regarding the land use applications.

EVALUATION

City staff has completed a review of the proposed project for compliance with the applicable requirements of the Payson City Code. Staff has provided a list of items that need to be addressed before preliminary plan approval, final plat approval, recordation or construction, as required by ordinance. The applicant must demonstrate the project layout and design, housing product, and amenities are consistent with the land use goals of the Payson City General Plan, the North Payson Specific Plan and Annexation Agreement, and the adopted land use and development ordinances.

To ensure compliance with the land use and development ordinances, the applicant will need to properly address the review comments provided by the Development Review Committee (DRC). Because the proposal includes modifications to the requirements of the Payson City Code, legislative approvals are necessary. If the modifications are not approved, preliminary plan approval should be granted until the layout is modified to conform to the adopted regulations.

Modified Street Cross-Sections

The applicant is proposing an alternate street cross-section for the public streets in Phases 5, 6 and 7. It is proposed that some of the public streets be design with a cross-section 49' in width with 34' of asphalt. Section 20.19.1 of the Subdivision Ordinance enables the city council to approve an alternate street cross-section, but the city council is not obligated to approve the request. If the alternative street cross-section is not approved, the subdivision cannot be approved as proposed because the development will not meet the minimum requirements of the land use ordinances.

Recreational Vehicle Parking and Storage

City ordinance requires applicants to address the provision of recreational vehicle parking and storage. The applicant is requesting the city council waive this requirement. The applicant has provided a written request for consideration by the planning commission and city council. The applicant must sufficiently demonstrate to the city that elimination of the required RV parking and storage area will not be detrimental to the project and adequate enforcement measures are implemented to avoid parking within the driveways and within the public right-of-way.

Modified Setbacks

The applicant is requesting modified setbacks for Phases 5, 6 and 7. Section 20.10.4.7 of the Subdivision Ordinance enables the city council to approve modified setbacks, but the city council is not obligated to approve the request. The applicant is proposing the following setbacks:

- Front setback: 20 feet from the property line vs. 25 feet for standard single-family lot

- o The driveway will remain 20 feet behind the sidewalk
- o Request to allow porches to extend as close as 14 feet from the property line
- Side setback (internal): 5 feet from property line vs. 8 feet for standard single-family lot
- Side setback (corner side): 15 feet from property line vs. 20 feet for standard single-family lot
- Rear setback: 20 feet from the property line vs. 25 feet for standard single-family lot

Housing Product

The North Payson Specific Plan and Annexation Agreement requires the creation of distinct neighborhoods to accommodate a mixture of housing products. Information has been submitted for Phases 5, 6 and 7. The planning commission and city council will need to determine if the housing is consistent with the intentions of the annexation agreement. Specific design criteria will be included in the development agreement to ensure the finished product is consistent with the Plan.

Project Amenities

Project amenities are an important element of residential neighborhoods. The applicant has proposed private open space areas throughout the development and will be integrating a public trail system; however the neighborhoods do not include other amenities that are essential for growing families. The number of units in these phases is proposed to increase by 47 units and the lots are much smaller with less “backyard area”. The development is removed from the core of Payson and the residents will not have direct access to public parks and amenities. Staff would suggest the applicant consider the target population and the number of units and incorporate amenities into these phases.

Compliance with City Regulations

City staff has completed a review of the proposed project for compliance with the applicable requirements of the Payson City Code. The applicant has been given a list of items (i.e. redlines) that need to be addressed prior to preliminary plan and final plat approval, recordation or construction, as required by ordinance. Staff is concerned with the number of outstanding issues and would prefer the redline comments be properly addressed before a recommendation is forwarded to the city council. Moreover, the applicant will need to be aware that no more than 400 units may be constructed within the overall development until the pressurized irrigation main line is extended beneath Arrowhead Trail and the development is properly connected to the secondary water system.

These items represent the issues staff found to be inconsistent with the Payson City Code or need additional approvals. The planning commission and city council will need to determine if the proposed project is consistent with the adopted land use goals, ordinances, and policies or if modifications are necessary to accomplish the goals established in the Payson City General Plan and/or the North Payson Specific Plan and Annexation Agreement. The staff, planning commission and city council may require additional information in order to make a well-informed recommendation or decision.

RECOMMENDATION

The applicant is seeking a recommendation of preliminary plan approval for Phases 5, 6, and 7 of the Villages at Arrowhead Park development. The planning commission, following a public hearing to receive public input, may:

1. Remand the proposed request back to staff for further review. This action should be taken if it is determined there is not enough information provided by the applicant for the planning commission to formulate a well-informed recommendation. Staff is supportive of this action and believes that with additional information the planning commission can make a well-informed recommendation on the request.
2. Recommend approval of the proposed preliminary plan contingent upon the satisfaction of staff suggestions and any additional conditions deemed necessary to achieve the land use goals of Payson City. The planning commission may recommend preliminary plan approval contingent upon the satisfaction of appropriate conditions; however, if the applicant were required to address the redlines prior to a recommendation, the planning commission will have the information necessary to make a well-informed recommendation.

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 Code and the land use goals of the City.

The staff, planning commission and city council may require additional information in order to make a well-informed recommendation or decision. Any motion of the planning commission should include findings that indicate reasonable conclusions for the recommendation forwarded to the city council.