

PAYSON CITY
PLANNING COMMISSION MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, December 9, 2020 7:00 p.m.

CONDUCTING Kirk Beecher

COMMISSIONERS Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner

EXCUSED John Cowan

STAFF Jill Spencer, City Planner
Chris Van Aken, City Planner II
Kevin Stinson, Administrative Assistant
Jeremy Searle - Consultant

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:05p.m.

2. Roll Call

Six commissioners present.

3. Invocation/Inspirational Thought – Invocation given by Commissioner Morgan.

4. Consent agenda

4.1 Approval of the minutes for the regular meeting on November 11, 2020

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

4.2 RESOLUTION – Planning Commission annual meeting dates and times.

MOTION: Commissioner Morgan- To approve the resolution with the change of moving the time to 6:30 pm to 9:30pm. Motion seconded by Commissioner Blair. Those voting yes Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

5. Public Forum

No public comments.

6. Review Items

6.1 PUBLIC HEARING - Request by Jeff Southard for Preliminary and Final Development Plan approval of a 210-unit apartment complex arranged on Utah County Parcel 66:747:0003 located in the RMF-20 Zone.

Staff Presentation: Jill reviewed the South Haven project. This is a large project that will be built over time and in steps.

The applicant is now looking for approval for the residential portion of this project. This will have 9 buildings project.

There will be some onsite amenities and some offsite for all the South Haven residents to utilize. The onsite and offsite open spaces together are more than are required for the whole project.

The applicant is proposing 2.5 stalls per unit. The code requires 2.25. They are asking to remove the RV parking.

Trails will be installed on the east side.

There will be 210 units with 20 units per gross acre. These will be three story structures with 1, 2 and 3 bedrooms. The applicant has gone above the required textures on the outside. The applicant has put a lot of thought into the architecture design.

Many of the amenities have been brought together in one location to allow every resident to use them and allow the applicant to provide more and better. They include, parks, clubhouses, pools, dog parks. There are open spaces in the residential area as well.

The applicant has far exceeded the requirements of the code. A development agreement will be addressed later

This is the one and only public hearing.

Jeff said they are looking to start early next year with construction. When they go to the townhome portion they might not be the builder, but will work with the builder closely to make sure they build to the quality they want.

The RV parking was removed to allow for two dog parks. If the RV is required they will remove one or both pet parks and some of the parking to allow for space.

Questions on how they came up with the design and size for the number of residents that will be using the club house, since it will be used by the residents and senior living. They toured locations that had 300 to 400 residents and have built similar. They will build the clubhouse after they have pulled the first 5 building permit and then not pull the 6 permit until the clubhouse permit is pulled.

MOTION: Commissioner Frisby- To open the public hearing for item 6.1. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Public Hearing:

Brian Holt owns the property to the east of this location. He is sad to see the farmland go, but can't say anything bad about the project.

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

Commission Discussion: Commissioner Marzan like the project, the silos, and the project is a great fit. She is in support of waving the RV Parking because of the applicants plan for the area.

Commissioner Frisby said this is a well thought out plan. It is nice to see a project with the nice amenities and made to be nice instead of how many units can be fit in the space.

Commissioner Morgan is in favor of the pet parks over the RV parking too. The importance of having RV parking is different for an apartment complex compared to townhomes or single families that have a greater need for the RV parking.

Commissioner Warner is also in favor of waving the RV parking. If someone in this area has an RV they will need to look into a rental facility. Do we need to look into the ratio of RV parking to housing in the community?

Commissioner Moore agrees that they have done a good job with this project. He would like to see a report on the amount of RV parking in apartment complexes and development.

MOTION: Commissioner Frisby- To recommend preliminary and final plat approval of the 210-unit apartment complex and consider waving the RV parking because there is a more robust amenity package being added to the development. The council should also take into consideration that the open space requirement be met through not only onsite open space, but with the additional clubhouse and development that will be included adjacent to this property. Due to adding the additional amenities and larger clubhouse it will meet the open space requirements. Recommendation is also based on meeting all staff redlines and conditions.

Motion seconded by Commissioner Marzan. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

6.2 PUBLIC HEARING – Request by Michael DeMarco for Preliminary Plan approval and use of the RMO-1 Overlay to create a Planned Residential Community on Utah County Parcels 08:087:0027, 08:087:0028 and 08:087:0029 located at 532 W, 550 W, and 554 W 100 North in the R-2-7.5 Residential Zone. The applicant is proposing an infill project that consists of three existing dwellings and five new twin home structures.

Staff Presentation: Chris stated this is a request to take 3 parcels and use an RMO-1 overlay to allow an additional 5 twin homes. The overlay is legislative and the Planned Residential Community subdivision is administrative, but cannot happen without the overlay. The overlay allows the new density and Planned Residential Community.

This is in the R-2-7.5 zone. Approval would need to consider the density, purpose of the infill development and compatibility with the surrounding area.

Mike Demarco complimented the help staff has given him on this project. He has worked with the residents and his team to revitalize this portion on the neighborhood. They believe they have a product that is good for everyone involved and uses the space very well. He went to about 30 of the residents and presented his project. For the most part he got favorable responses, but took the feedback and incorporated them into the project.

MOTION: Commissioner Morgan- To open the public hearing for item 6.2. Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Public Hearing: No public comment Matt Cahoon asked about if the overlay zone over rides the requirements of the density. Yes it does. An R-2-7.5 lot needs 7500 square feet. The project has twin homes with spared space and has asked for the change. They feel it is a good use of the space and good for the neighborhood.

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

Commission Discussion:

Question on the RMO-1 overlay. The 4500 square feet per unit is per unit not per building.

MOTION: Commissioner Warner- To recommend preliminary plan approval and use of the RMO-1 Overlay. Motion seconded by Commissioner Marzan. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. Commissioner Morgan voted no. The motion carried.

MOTION: Commissioner Marzan- To recommend preliminary plan approval and use of the Planned Residential Community on the condition of meeting all staff redlines and codes. Motion seconded by Commissioner Marzan. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. Commissioner Morgan voted no. The motion carried.

6.3 **PUBLIC HEARING – Proposed amendments to Title 19, Zoning Ordinance, Title 20, Subdivision Ordinance, and the Payson City Development Guidelines.**

Staff Presentation:

Jill stated we are working on expanding our trail standards and we have brought Jeremy Searle on talk about we have done.

Jeremy talked about the new section in the trail guidelines. Many of these guidelines come from MAG and are already used around the county. The guidelines cover cross sections, asphalt and concrete standards, signage, weed control, drainage and many other standards.

Chris talked about some changes from the city engineer with reference to sidewalk thickness to change from 4” and 6” and ADA standards.
Change tire sales to be allowed in the S-1 zone.

Jill talked about the General plan is in need of new zoning tools. We are looking for new development nodes with a mix use and transit oriented development node plan. Legislative approval will be needed and each project will be evaluated on a case by case basis. Location, size and proximity to destination and transit.

This is a two-step process. There will be an overlay and a development plan.

The mixed use is to create a downtown atmosphere without all of the buildings look the same. The overlay allows for a project master plan that may be developed over many years. Each project will have a design booklet required for the life of the project.

The development plan will finalize all of the details.

This can be used as a tool to help with the transition to a transit oriented development.

Question on the design standards booklet. If the developer starts what standards will he have to follow? The standards will be specific to this and only this project, not for other projects throughout the city. If the applicant would like to request an amendment to the booklet that can be done.

If the city wanted to change it, it would need to go through an amendment process. If we wanted an applicant to do something not in the booklet, we can ask them to do it, but cannot hold them to it.

This is currently for the S-1 Zone. We would like to keep it here to try it and test it. It can be expanded as it is refined.

MOTION: Commissioner Warner- To open the public hearing for item 6.3. Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Public Hearing: No public comments.

MOTION: Commissioner Marzan- To close the public hearing for item 6.3. Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Commission Discussion: Commission Warner likes the changes and thinks it is well done. We can change things we have not foreseen later.

MOTION: Commissioner Frisby- To recommend approval to amend Title 19, Appendix A to adjust for tire centers. Change the development guidelines to concrete thickness and include the new ADA standards. Recommend approval to adopt the proposed mixed use overlay. Motion seconded by Commissioner Morgan. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

6.4 PUBLIC HEARING – Request to amend the Transportation Master Plan, an appendix to the Payson City General Plan.

Staff Presentation:

Chris stated this is the area where the old Flying J was located, 920 North from 300 East to 500 East; 300 East from 600 North to 920 North and 500 East from 600 North to 920 North to change them from local road to major collector roads. This will change the road width from 34 feet to 50 feet.

There is a lot of truck traffic on these roads and it will allow for wider roads

We need to acquire right of way to make these changes. The right of way will be needed before building can happen. It will only be acquired when the resident is willing to sell the land or the city buys the land. This is just the alinement and classification of the road. It is in preparation for the new RV business coming to the area.

MOTION: Commissioner Morgan- To open the public hearing for item 6.4. Motion seconded by Commissioner Marzan. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Public Hearing: No public comments.

MOTION: Commissioner Morgan- To close the public hearing for item 6.4. Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

Commission Discussion: Commissioner Morgan feels we need more information on the impact to the residents.

This area in question is around the old Flying J area. There are no residential homes impacted by this. This is an industrial and farm area. The future development shows this area as commercial. This cleared up the concern.

MOTION: Commissioner Marzan- To recommend approval to amend the proposed change to the Transportation Master Plan. Motion seconded by Commissioner Moore. A roll call vote was taken with those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

7. Commission and Staff Reports and Training

8. Adjournment

MOTION: Commissioner Morgan– To adjourn with a great holiday season. Motion seconded by Commissioner Marzan. Those voting yes Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

This meeting adjourned at 9:01p.m.

Kevin Stinson, Administrative Assistant