PAYSON CITY

JOINT PLANNING COMMISSION & CITY COUNCIL WORK SESSION MEETING

Gladstan Golf Course, 1 Gladstan Dr, Payson UT 84651

Wednesday, May 12, 2021 6:30 p.m.

CONDUCTING Kirk Beecher

COMMISSIONERS Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan (arrived 6:40), Tyler Moore, Kit Morgan and Blair Warner

COUNCIL MEMBERS Mayor Bill Wright, Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet and Bob Provstgaard

STAFF Jill Spencer, City Planner

Chris Van Aken, City Planner II

Kevin Stinson, Administrative Assistant

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 6:32 p.m.

1. Roll Call

Six commissioners present and six council members

1. Invocation/Inspirational Thought – given by Commissioner Frisby.
2. Consent agenda
   1. Approval of the minutes for the regular meeting on April 28, 2021

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

1. Public Forum

No public comments.

1. Review Items
   1. WORK SESSION – Spring Creek Planning Area discussion.

Jill introduced the consultants and the area to discuss. This is the area around West Mountain and is about 960 acres. We are looking at additional planning in this area and what we want in the future. We are looking for feedback from the commission and council to see what their goals are for this area.

Steve Jones with Hansen, Allen and Luce, talked about the team and process so far

Mark introduced the vision and rolls. They have four teams working together on this project. Hansen Allen & Luc, Parametrix, Landmark and Zions Public Finance.

He showed the area and talked about the rail line and creek going through the area. They have been looking at property ownership. There are several large and small land holders.

The project scope will cover community engagement and reaching out to the different parties involved. They have reviewed the existing plans and documents. There has been research on the existing conditions, the different development opportunities and how they will fit with the budgets and growth of the city. Land use options were talked about. This area will most likely not see much development for a few decades. Opportunities were looked at in market analysis, development, density and growth.

One goal is to maintain the character and sense of area. There will need to be road extensions for Utah Avenue and 800 South, as well as transit considerations. This will also lead to the West Mountain Recreation Area. Utilities to accompany the growth will be a barrier that will need to be addressed.

Brian Hulet would like to see more half or one acre lots to keep the rural feel. The west side of the tracks could be industrial.

The Mayor would also like to see an equestrian center in the area.

Commissioner Warner would like to see something for the bike riders in the area, bike paths for the road bikes. There is a popular ride around West Mountain.

John Cowan grew up in the area. The current development is 5 acre lots and some people are not maintaining them. He is concerned with the lot sizes. He would like to make sure the lots are taken care of.

Taresa Hiatt talked about other developments in other cities where several large homes share a horse arena. Several cities around the state have already done this.

A community center will be needed. This area is farther out from the rest of the city. Commercial will be needed so they do not have to drive as far.

Lot sizes were talked about with relation to animal rights.

Commissioner Beecher suggested nodes of housing with open space around them.

Taresa Hiatt has disclosed that she owns land in this area. Many of the people from 5600 west do not want to develop. The rest would like to develop. Farmers are not making the money they were making in the past. Developers are coming in and offering more for the land than the farmers can make by farming. RCS is trying to protect the farmlands. This is prime farm land. Other land is not this good. If we build on this the land will kill the soil.

Treatments centers can be another option that will provide farm experience to help troubled kids.

Indoor areas can be used for therapeutic horse. We could team up with a school.

These are ideas to make a unique experience in Payson.

The project needs to flow. Roads need to be look at from the beginning so that they line up. The people in the area need to be considered too and validated.

This current generation does not want to sell and develop, but the next generation might think differently. We need to look at 5, 10, 20 year plans. We need to identify the areas that will be slower to develop.

We needed to stand together on the lot size because the developers will say if they do not get the density they cannot afford to bring the utilities out there.

In Arizona homes are more clustered and on tighter lots.

We need single family homes on big enough lots that we can have large homes, with 5-6 bedrooms and 3-4 bathrooms. Bob Provstgaard said developers are buying up a lot of good property and saying they cannot make money unless they have density. As a builder he knows they can make good money with single family homes. Everything does not need to be multi family homes. We need to stick to this plan and future councils and commissions need to stick to it. The multifamily is getting burned out. As we expand we do not want them. We do not want what happened in vineyard. The traffic, the density, the sprawled commercial.

Consensus discussion on wanting single family homes, not multi-unit buildings. We want single family, not connected homes in this area with larger lots.

We need to set the zoning and vision for what this grows into and we need to stick to it. We seem to be driven by the developer. They are only driven by profits. When they are done they leave and do similar projects somewhere else. They are not here when the problems come 5 -10 years later.

The high density is easier to sell, but the larger single-family homes and larger lot are in demand too.

We want to create an oasis in Utah County that will give the more rural setting and still provide the needs to the families.

We need a mission statement.

One word summary of what we are looking for:

Openness

Pleasant

Peace and quiet

Growth

Cluster

Oasis

Pastural

Managed

Standards

Breathable

Breathtaking

Home to adventure

Different – not mirrored to what we already have on this side of the freeway

Tranquility

Comfortable

The consultants are looking at having this together by January 2022

* 1. DISCUSSION – Historic Downtown Main Street.

Brian Hulet talked about his work on the historic downtown area. He has been working on this for over 20 years.

Payson is growing and we want something significant for the people. We want something for the people to hold on to. Every city has shopping, pool etc. Payson has a large historic downtown. We are unique. People come to look at downtown and love it. This is a gathering place and attracts people to downtown. This is an anchor and destination for the city. The Huish Theater is an anchor to the downtown area. Theaters are always subsidized, like a park. They attack people to the area. Culinary areas also attract people. The city was able to get $500,000 in grants to bring a food hall to the area.

Win Jeanfreau talked about his work in helping the downtown area. Historic retail will not comeback. A culinary hall is wanted by the people. They want a place to eat food and recreate. Food halls are where you go to eat different foods. This is like Trinity Groves.

We are working with MTECH, UVU, SLCC and Park City Culinary to make this work.

This is also a date night place, and you can take classes. These are places with interactive retail. If you need a belt, you learn how to make it and get it.

The city also has procured 5 million dollars to fix the infrastructure on Main Street. This will be a great gathering place for Payson.

This area has an overlay on it. There is a cap zone meaning the main floor businesses need to bring people into the area while the upper floors would be more insurance type businesses that don’t have as much foot traffic.

We need to include a lot of public input for this development. This will be the home to adventure we are looking for. We need to grow into making this foot traffic only. Speakers will be added to the downtown area so we can always have music. We need to get the community involved.

How can we address parking? Brian Hulet said it is not a parking problem it is a lazy people problem. Jill Spencer commented that we need to create a pleasant pedestrian access so they don’t mind walking.

We need to develop this to bring the foot traffic. We have to commit to a master plan that all owners of the buildings must agree to.

Questions on the library leaving to a new location. Suggestions to move the library near the pool areas and tie the city facilities together. We can connect downtown and memorial park.

Discussion on the library size and growth.

1. Commission and Staff Reports and Training
2. Adjournment

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

This meeting adjourned at 8:20p.m.

Kevin Stinson, Administrative Assistant