PAYSON CITY

PLANNING COMMISSION MEETING

Payson City Center, 439 W Utah Avenue, Payson UT 84651

Wednesday, May 26, 2021 6:30 p.m.

CONDUCTING Kirk Beecher

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

EXCUSED Kit Morgan

STAFF Jill Spencer, City Planner

Chris Van Aken, City Planner II

Kevin Stinson, Administrative Assistant

Brady Hill - Intern

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 6:36 p.m.

1. Roll Call

Six commissioners present.

1. Invocation/Inspirational Thought – given by Commissioner Marzan.
2. Consent agenda
   1. Approval of the minutes for the regular meeting on May 12, 2021

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

1. Public Forum

No public comments.

1. Review Items
   1. PUBLIC HEARING – Request for approval to amend the Payson City General Plan, to include a Parks and Recreation Chapter and the Parks and Recreation Master Plan.

Staff Presentation: Jill stated this is the final chapter for the General Plan. We have put together a strategy of how we want to accommodate growth in the city. This chapter identifies the level of service we want in the city and identifies some of our deficiencies.

This is a new chapter, we have never had a parks and recreation plan. We have many awesome elements in our community, we now need to maintain them and expand them.

Karl Teemant stated they have this plan and they are now hoping to adopt it. This plan identifies the existing parks and what they have and what needs to be improved or added to the parks.

The mission statement for the City Park and Recreation department is to serve the community by providing and maintaining city owned parks and recreation facilities and running the community sports and other activities for adults and children.

We would like to receive and continue to receive community engagement. We need to acquire land to build future parks. We want connectivity from park to park and with people within the parks. We want the community to connect. We want to provide a high level of quality for the people. We currently have just over 7 acres of parks per thousand residents. We would like parks adjacent to homes. We want to maintain our parks at a high level of quality.

Discussion and demonstration of maps and inventory of parks.

Violet Brown talked about the “meat” of this plan is how the parks location’s need to where people can use them and where there is a desire for the people to use them. This includes new development too and will make sure the parks are accessible to the people in the neighborhoods.

We are growing and we can’t leave parks behind in that growth.

Commissioner Warner asked about the natural areas and open spaces. Where do we address the allowable uses in those parks? The land use chapter addresses preserving the open spaces and how development impacts housing and economic development and how it relates to nearby space.

Discussion on the different uses in the different parks.

Suggestion to add generally non-motorized to open spaces on page 45 under the open spaces.

Discussion on how to allow and limit uses on the different parks.

List the allowed uses in the park specific plan. Each park and parameters will be approved by the city council.

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

Public Hearing: No public comments.

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

Commission Discussion: This is a good step and a lot of good work has been done on this.

**MOTION: Commissioner Frisby- To recommend to amend the Payson City General Plan, to include the Parks and Recreation chapter and the Parks and Recreation Master Plan as discussed.** Motion seconded by Commissioner Marzan. A roll call vote was taken with those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore and Blair Warner. The motion carried.

* 1. PUBLIC HEARING – Request by Packer Wilkes for a recommendation of approval of South Haven Farms Plat B Preliminary Plan and Final Plat, a two-lot subdivision on Utah County Parcel 66:747:0004 located at approximately 50 South 1400 East in the RMF Multifamily Residential Zone. This will create a separate parcel for the clubhouse area shared by multiple South Haven Farms residential developments.
  2. PUBLIC HEARING - Request by Tyler Miles for a recommendation of preliminary and final approval of VALO at South Haven Farms development. This is for a 101-unit multifamily townhome project located on the west side of 1400 East between 50 South and 100 South that will include approval of private roads.

Staff Presentation: Chris stated this is a request for a 101 townhome development with a two lot subdivision with a shared clubhouse. This is in the southwest quadrant of the South Haven development.

Maps, layouts and elevations showing the layout of the townhomes and clubhouse.

The RMF focuses on the public road frontage. Storm drains will be used as a part of the open space. The clubhouse and other amenities will be 311 total units

Design standards of the RMF zone focus on public road frontage.

There are private road that will need approval.

Jeff Southward comment that this is what we have been presenting and working on in the last year and a half. The clubhouse is about 9500 square feet and is much larger than is needed. They have been consistent to follow through with what they have presented from the beginning.

The PO-1 area is currently under construction and is the two senior apartments.

In the GC-1 area, the goal is to wait until the parkway comes through so that it can develop with nice commercial.

Tyler Miles praised the staff in the development department they are professional and great to work with. He spoke on the building elevations in regards of how it fits with the code. The 40% masonry requirement to a public street has been kept. They continued this with the other homes that do not face the streets. They want the project to be beautiful from any direction inside and out.

The amenities are not just included in the clubhouse, there are many more. The clubhouse would typically be about 2000 square feet for a project this size. They want this to be great for the residents and that is why it is much bigger.

Question about where to put a personal barbeque for the residents. Each unit has a private patio.

Are the street wide enough for garbage collection? They do not like the “can after can” look down the streets. They have decided to use dumpsters. To get enough dumpster they eliminated two units and some parking.

Nestor talked about providing services for this development. There needs to be a bond for the utilities that will remain public, like the sewer line and water line.

The roads follow the regulations based on the requirements when the application was submitted.

They meet the requirements on the streets for fire safety.

**MOTION: Commissioner Cowan- To open the public hearing for item 6.2 and 6.3.** Motion seconded by Commissioner Warner. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore and Blair Warner. The motion carried.

Public Hearing: No public comments.

**MOTION: Commissioner Cowan- To close the public hearing for item 6.2 and 6.3.** Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore and Blair Warner. The motion carried.

Commission Discussion: There has been a lot of work on this for a long time. Commissioner Warner stated that the residents need some private space. This project has very little of that. How will this project look down the road several years? The HOA needs to be strong enough that this development can be kept in top condition.

Commissioner Frisby wants to know what can be done to keep this as individual ownership so that it is not broken up and quality does not go down.

Commissioner Cowan talked about parking problems for these units. Many of these people will have more than two cars and RV’s. Each unit is provided 3.3 stalls per unit when 2.25 are required and some of the driveways are 25 feet long.

Tyler stated that this is a new housing product that is unique. It is similar to an apartment, however this has a lot more private space than other projects of this size and apartment style.

This is not managed by an HOA, it is managed by a third party group for the whole project.

This is under one single lot so that it cannot be divided off to several owners. The development agreement will address this as well.

Chris stated that we are working on the development agreement. It will be more robust than standard agreements.

This will have 2-3 bedroom units and will be price around $1600 per month up to $1775. These will be one year or more contract.

**MOTION: Commissioner Cowan- To recommend preliminary and final approval of South Haven Farms Plat B Preliminary Plan and Final Plat, 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, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore and Blair Warner. The motion carried.

**MOTION: Commissioner Frisby- To recommend preliminary and final approval of the VALO at South Haven Farms development, based on the applicant addressing the project remaining under single ownership and based on meeting all staff redlines and conditions.** Motion seconded by Commissioner Cowan. A roll call vote was taken with those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore and Blair Warner. The motion carried.

* 1. DISCUSSION ITEM – Discussion and feedback on Appendix A - Non-Residential Land Uses.

Staff Presentation: Brady talked about Appendix A. He has made changes based on the commission’s suggestions. Categories have been added and made easier to see.

Discussion on the changes, clarifications and permitted uses addressed in appendix A.

As we make these changes and designations we need to look at the intent and purpose of the zones.

The goal of BPD is a transition between PO-1 and I-1 zones. It is a form of light industrial.

Ghost kitchens are professional preparation kitchens for food and delivery of meals. Where should this be allowed? Do we want this is the commercial areas? It will take up retail and walkability space. Should we allow it in the GC or I-1? There are a lot of business that need frontage on business streets.

Appendix A needs to have several categories to define what can be added in each zone. Uses needs to be broken out.

* 1. ACTION ITEM – Request by Ken Menlove for 90 day extension approvals associated with the Extra Space Storage project.

Staff Presentation: Chris stated the applicant is requesting an extensions for the Zelma storage subdivision preliminary and final plat, conditional use and Extra Space Storage site plan. They have provided a plan on how they will progress.

**MOTION: Commissioner Marzan- To grant approval the 90 day extension to the applications associated with the Extra Space Storage project.** Motion seconded by Commissioner Moore. A roll call vote was taken with those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Kathy Marzan, Tyler Moore and Blair Warner. The motion carried.

1. Commission and Staff Reports and Training

Jill reminded us about the scavenger hunt that is going on. We want everyone to know how awesome Payson is and to sign up.

We have our branding roll out on the 19th. Check it out and be apart of it. We have big prizes. Spread the word.

1. Adjournment

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

This meeting adjourned at 8:24 p.m.

Kevin Stinson, Administrative Assistant