

Planning Commission Staff Report

August 25, 2021

PAYSON
UTAH

Project Name:

Villages at Arrowhead Park
Phase 12

Applicant:

Terry Harward, representing
owner

Owner:

Polares Peak LLC

Location:

Approximately 1750 North
1300 East

Zone:

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

REQUEST

Request for recommendation of preliminary plan approval of Phase 12 of the Villages at Arrowhead Park, a planned residential development, arranged on a portion of Utah County Parcel 30:009:0106. Note: The request is limited to preliminary plan. The final plat will be reviewed once a complete final plat application is submitted.

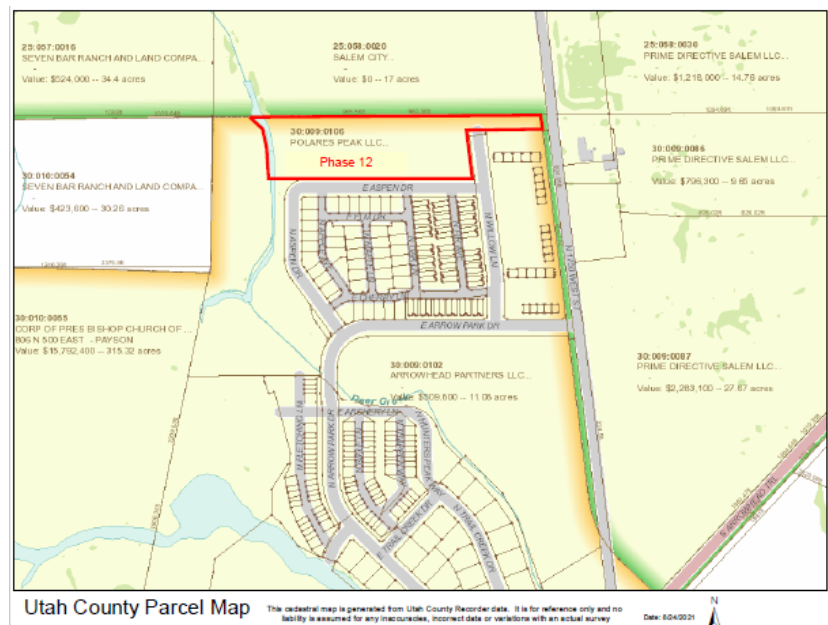
BACKGROUND AND PROJECT DESCRIPTION

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. Furthermore, a development agreement will be prepared for each phase for review and approval by the city council.

ATTACHMENTS:

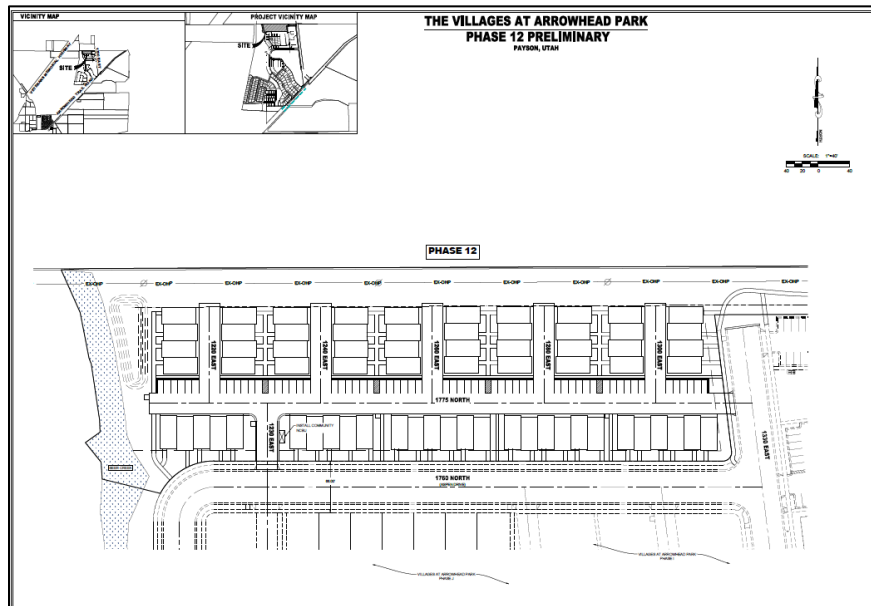
1. Locator Map
2. Overall Concept Plan
3. Phase 12 Overview
(applicant)
4. Civil Drawings (clean)
5. Color Rendering
6. Housing Product
(elevation)
7. Beer Creek Picture
8. DRC Redline Comments

Phase 12 is located in the northern portion of the development and shares a property line with land located in and owned by Salem City (wastewater treatment plant). There is a power line operated by South Utah Valley Electric Service District (dba SEDS) that traverses the property (east-west) along the north property line. Beer Creek is along the west and separates Phase 12 and Phase 13 (future). Access to the Beer Creek channel must be accommodated for public access and maintenance purposes.



Phase 12 includes 68 townhome units distributed in four- to six-unit structures. The market of these units is for family rentals. The units may be sold individually (one townhome) to an investor for rent or in groups of four to six units for rent.

The phase is accessed by a public road (1760 North – Aspen Drive) with interior private drives and alleys. An attached two-car garage will be provided for each unit with additional visitor and overflow parking. The garages will be behind the units to allow the front of the dwellings to face landscaped areas and avoid garage dominant design.



APPROVAL PROCESS

To develop the property as proposed, the applicant will need to obtain administrative and legislative approvals. In addition to subdivision approval (administrative), the applicant is requesting private drives and alleys (legislative). 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 requirements.

The proposed development requires approval from the city council following a recommendation from the planning commission. A public hearing is required before the recommendation of the planning commission. Property owners within five hundred (500) feet of the proposed project have been notified, the notice has been posted in the proper locations, and the public hearing was advertised in the newspaper for a minimum of fourteen (14) days.

EVALUATION

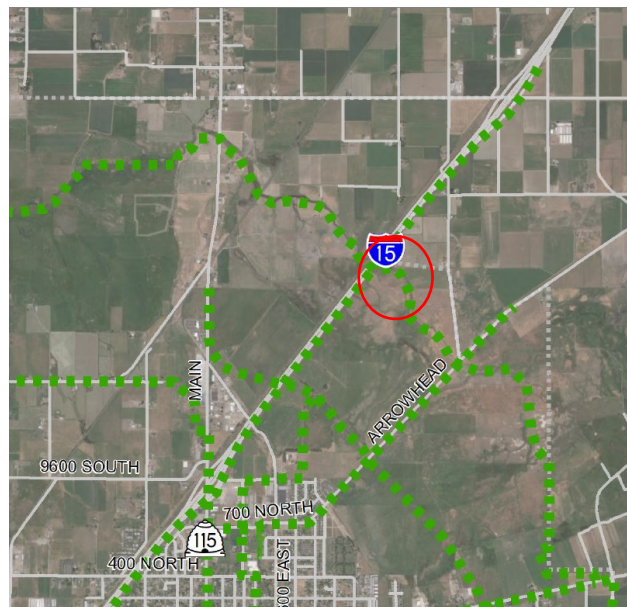
City staff has completed a review of the proposed project for compliance with the applicable requirements of the Payson City Code. Staff has provided a list of items that need to be addressed before preliminary plan approval, final plat approval, recordation or construction, as required by ordinance. The applicant must demonstrate the project layout and design, including housing product 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 not be granted until the layout is modified to conform to the adopted regulations.

There are issues that warrant consideration and direction by the planning commission. The redline comments provided by staff will be conditions of approval, including any direction provided on the following issues.

City-wide Trail System

The Payson City Trails Master Plan indicates a trail along the Beer Creek channel. The current layout does not accommodate the city trail. The applicant has cited concerns with the elevation difference between 1760 North (Aspen Drive) and Beer Creek, adjacent properties (i.e. wastewater treatment plant (fenced)), and location of retention basin. Aspen Drive was built up more than five feet from the channel and the slope leaves little room for a trail without disturbing wetlands or cutting the slope adjacent to the road. The plan provides connectivity among phases, but not to the larger community. **Staff recommends the applicant propose an alternate trail alignment for consideration by the planning commission and city council.**



Housing Product

The North Payson Specific Plan and Annexation Agreement requires the creation of distinct neighborhoods to accommodate a mixture of housing products. The front elevation of the residential structures has been provided for review (included in packet). Staff is reluctant to recommend preliminary plan approval until the elevations for all sides of the structure are provided. **Staff recommends the applicant provide elevations for all sides for consideration by the planning commission and city council. The specific design criteria will be included in the development agreement to ensure the finished product is consistent with the Plan.**



Engineering Comments

- Extension of Payson City utility main lines and services to the development, including the installation of the pressurized irrigation system. No more than 400 building permits (units) will be issued in 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. The applicant anticipates completing this improvement during the upcoming winter months. The utility design and civil drawings must be submitted to staff for review and approval. Timing of installation must contemplate design, approval, installation, inspection and acceptance by Payson City. This includes any lots/units sold to other parties.
- Perimeter streets are public streets that satisfy the minimum requirements of the Payson City Development Guidelines. Private drives and alleys require legislative approval by the city council.
- Utilities and infrastructure outside of the public right-of-way are the ownership and maintenance responsibility of the applicant.

These items represent the issues staff found to be inconsistent with the adopted ordinances of Payson City 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 Phase 12 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.
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. Staff would suggest that if the planning commission recommends approval of the preliminary plan contingent upon the satisfaction of appropriate conditions, the applicant will be required to satisfy the regulations of the Payson City Code and the land use goals of the City.
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 planning commission may require additional information in order to make a well-informed recommendation. Any motion of the planning commission should include findings that indicate reasonable conclusions for the recommendation forwarded to the city council.