

PAYSON CITY  
PLANNING COMMISSION MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, August 25, 2021 6:30 p.m.

CONDUCTING            Kirk Beecher

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

STAFF                    Jill Spencer, City Planner  
                              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 6:29p.m.

2. Roll Call

Seven commissioners present.

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

4. Consent agenda

4.1 Approval of the minutes for the regular meeting on August 11, 2021

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

5. Public Forum

No public comment.

6. Review Items

6.1 PUBLIC HEARING – Request by Terry Harward for a recommendation of a preliminary plan approval for Phase 12 of Villages at Arrowhead Park located at approximately 1700 North and 1200 East. Phase 12 consists of 68 attached residential units.

Staff Presentation: Jill stated this is phase 12 for the village’s development. This is the very north end of the development. This site does have wetlands and the applicant will work with the army corps of engineers. There is a water channel on the site that will be worked around. City utilities will need to be extended. They are connecting the sewer to Salem. One road is located in Salem. The roadway will be improved. The trail system is being developed through this area.

It is anticipated for attached housing with 4-6 units per building. The roads will be internal. There will be 68 townhome units. This is a rental product. This will be front load products from the public street. There will be a landscape buffer between the Salem and this phase.

The trail is anticipated to continue along the east side of Beer Creek, but staff is open to a proposed new location.

The housing product will need elevations presented to staff. There are other engineering redlines and comments.

A development agreement will also need to be ratified before building begins. There will not be an additional public hearing at the city council meeting.

Terry Harward stated they were out looking at where to place the trails. They are wanting to place them where they will be the most beneficial to the most people. The trails currently is proposed to go through the wet lands. They suggest that it the trail be moved to the west side of Beer Creak. The army corps of engineer requires boardwalks in the wetlands. By putting the trail on the other side of the creek, it allows the trail to go around the property. The new proposed location is good flat land without the berms that have been built to create the road.

The base density is 654 units. Currently there are 216 occupied or under construction. Part of the agreement is that no more than 400 units are occupied until the pressurized irrigation is put in. They are currently far away from that number. They are looking to put the pressurized irrigation in, sometime in the middle of next year.

There was a question about how many units were approved for the whole project. The number was in the minutes of concept 12.

Questions on garbage collection. Where will it be done? Some will be done on the public street. They have worked with Kent Fowden to work it out. Units to the Northwest will have to bring their cans down to the road.

This section does not have additional amenities, other than the trail system. They can walk across the public road and trough the buildings to use the amenities behind those buildings. There is almost 50 feet from the back of the units there that they can use.

Questions: If these are to be rental products who will regulate these? The HOA will be done with a sub-association. All units to the north have private driveways for rear entry access. They have worked with Scott on fire considerations. Scott has some items that they are adding. Each unit has a two-car garage in addition to the more than 2.25 parking per unit.

Some of the major trails will connect to Salem's trail system. We need to coordinate with Salem, specifically with the trails to the east, to make sure the trails connect.

If the trail is moved to the other side of the creek, when will it be built? They are building trails as they develop the phases they are in. Moving the trail will move it out of this area. Currently they do not have an answer for that part of the project. They will make sure that the trail will be put in.

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

Public Hearing: No public comment

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

Commission Discussion:

Commissioner Morgan does not like that several houses will have to drag their garbage down the street for pick up.

Commission Warner would like to see more color and texture to the front of the house. This is a non-color rendering. As the project progresses there will be more color and pop outs.

Commissioner Warner appreciates staff and their comments and thoughts.

Commissioner Morgan would like to see the agreement on the number of units.

Commission discussion on timelines with the final plat and what might need to be included in the motion. Things to include are the trails, engineering, building elevations and product.

**MOTION: Commissioner Warner- To recommend the preliminary plan approval for Phase 12 of Villages at Arrowhead Park based on meeting all staff redlines and conditions and addressing what we talked about including trails, garbage, texturing and color of the façades. There needs to be a more firm agreement with the establishment of the utilities lines with Payson City. Once they meet these items, the planning commission finds this to be consistent with the plan.** 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, Kit Morgan and Blair Warner. The motion carried.

7. Commission and Staff Reports and Training

There is the south county wide training on September 14<sup>th</sup>.

The 8<sup>th</sup> south meeting had some public input on the ideas. The timeline is 10 years out. It is too long. Commissioner Cowan read on KSL about a developer that made promises on building amenities and then bailed out before he completed them. Do we require bonding for amenities? Developers all over the state have made promises but then bailout on them at the last minute. How can we prevent that in Payson?

We do not require bonding for amenities, we require timelines in the development agreement. This is something that we should talk more about.

Commissioner Warner followed up with his sidewalk questions from last meeting.

8. Adjournment

**MOTION: Commissioner Beecher– To adjourn.** Motion seconded by Commissioner Marzan.

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 7:34 p.m.

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Kevin Stinson, Administrative Assistant