

Payson City
Planning Commission Meeting and Work Session
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, December 8, 2021 6:30 p.m.

Conducting: Kirk Beecher

Commissioners: Kirk Beecher, John Cowan, Ryan Frisby, Tyler Moore, Kit Morgan, Blair Warner (via Zoom)

Absent: Kathy Marzan

City Council: Linda Carter, Taresa Hiatt, Brian Hulet, Bob Provstgaard

Staff: Robert Mills, Development Services Director
Jill Spencer, Planner
Chris Van Aken, Planner II
Kim E. Holindrake, City Recorder
Marty Dargel, Administrative Assistant
Dave Tuckett, City Manager

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 6:30 p.m.

2. Roll Call

Six commissioners present.

3. Invocation/Inspirational Thought – John Cowan

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of November 10, 2021

MOTION: Commissioner Frisby - To approve the November 10, 2021 meeting minutes.

Motion seconded by Commissioner Morgan. Those voting yes – Kirk Beecher, John Cowan, 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 Marty Larson for approval of a zone change for Utah County Parcels 30:067:0043 (portion), 30:067:0036, and 30:067:0035 located at approximately 1600 South and 1080 West. The property is currently zoned A-5-H, Annexation Holding Zone. The

applicant is proposing a combination of R-1-9, Residential, R-1-10, Residential and R-1-20, Residential in the project area. (Item to be tabled)

- 6.2 PUBLIC HEARING - Request by Marty Larson for preliminary plan approval of the Black Hawk Subdivision arranged on Utah County Parcels 30:067:0043 (portion), 30:067:0036, and 30:067:0035 located at approximately 1600 South and 1080 West. The applicant is proposing 26 single-family lots. (Item to be tabled)

Commissioner Beecher stated the applicant requested these items (6.1 and 6.2) be tabled.

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

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

- 6.3 Request by Scott Peterson for Final Plat approval of the Rock Pit Subdivision arranged on Utah County Parcel 08:081:0006 located at 590 East 300 North

Staff Presentation:

Chris Van Aken stated this is a two-lot subdivision. The project meets city code, the General Plan, and underlying zone requirements. Preliminary approval was given in October. The final plat does not conflict with the preliminary plan. The Planning Commission is the final land use authority

MOTION: Commissioner Frisby - To approve the Rock Pit Subdivision final plat as long as they continue meeting all staff redlines on the project. Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, John Cowan, Ryan Frisby, Tyler Moore, Kit Morgan, Blair Warner. The motion carried.

- 6.4 WORK SESSION – Overview and discussion regarding progress of the Red Bridge development (6:37 p.m.)

Staff Presentation:

Jill Spencer reviewed the Red Bridge Development located west of I-15 at approximately 1700 West and 800 South and comprising approximately 100 acres. This area includes a development node on the General Plan. The purpose of this work session is to bring the City Council and Planning Commission up to date on this project. Staff wants to ensure everyone understands where this project is in the process. This development is complex and has a lot of moving components. The desired outcome is to have a walkable, mixed-use, urban center and the MTECH campus.

As background, the project includes an MTECH campus, memorandum of understanding between the developer and City, property sale for MTECH campus, public infrastructure districts (PIDs), transportation/transit, site constraints with wetlands and flood plains, studies (land use, utilities, transportation), parking analysis, and new ordinances (mixed use overlay) adopted.

Recent progress and updates include land use and development, 800 South Transportation Study, and commencement of utility installation by the PID.

- Land Use and Development
 - General plan amendments (specific plan) included support for a mixed-use development and to adjust the land use for the MTECH campus.
 - Zone change for phases 1A and 1C.
 - Preliminary development plans for phases 1A and 1B are currently under review by staff.
- 800 South Transportation Study
 - Recommended alignment has been identified from about 1800 West to 5600 West in the West Mountain area.
 - Consultant finalizing document.
 - Staff is working with the development team on adjustments to the Red Bridge layout to accommodate the 800 South corridor. This is in the long-range plan, and no funding has been identified. This is a city road west of I-15.
- Commencement of utility installation (PID)
 - Utility modeling is complete.
 - Culinary water including drilling a well is complete and testing for the well productivity is underway.
 - Wastewater is in process to install the off-site improvements.

Steps Moving Forward

- Project implementation includes consistency with adopted plans as well as agreements and approvals, utility studies, and 800 South corridor protection.
- Land use approvals includes zoning, overlays, preliminary/final development plans, and legislative and administrative decisions. Legislative has more deference in addressing the city's vision, land use goals, and economic goals. Administrative checks the boxes as far as code requirements.
- The role of the Planning Commission and City Council includes making sure everyone is on the same page including contracts, agreements, and negotiations. The Planning Commission addresses the details.

Discussion:

- Commissioner Morgan stated he struggles with the growth concept; but in reality, it's coming. The City needs to do everything in its power to make this a well-built project that works for the City. He hasn't seen the alignment of 800 South to 5600 West, which will be a major artery.
- Councilmember Hiatt questioned who in the City is watching over the PIDs. Jill Spencer stated the installation of infrastructure is with the city engineer because it is inspected by the City and eventually maintained and owned by the City. Dave Tuckett stated financially, the PIDs have approved regulations to follow and have bonded for the infrastructure (sewer and water). The City inspects the infrastructure for compliance to city regulations. Councilmember Hulet stated the PIDs set up an organization/board. The City doesn't want to be involved because of liability. It is upon them. The City makes sure the infrastructure is put in correctly. The City doesn't want to be responsible for finances. The bonding company will follow this very closely.
- Commissioner Cowan by action of the Legislature, MTECH may be moved north by the Utah Valley University (UVU) campus. He questioned if MTECH is moved, what is plant B and will it kill any development in the area. Councilmember Hulet stated the City Council did have a little bit of a concern about this. MTECH owns the land so what happens to the land if MTECH moves. The City put together a memorandum of understanding that if MTECH doesn't build there, then the land reverts back to the City so the City has control. The City can then bring someone else in. MTECH moving won't kill the development but just makes it nicer to have MTECH in the middle

146 of it. It will still be a high-density development with commercial. He doesn't think MTECH will
147 move, and the City will know in two months when the Legislature meets. This MTECH project
148 has been voted #1 for funding for higher education.

- 149 • Commissioner Cowan stated he drives 1700 West at least twice a day, and there is so much truck
150 traffic. He questioned if the truck traffic could be rerouted. There are many young families in the
151 area. Dave Tuckett stated he discussed the issue of the truck route with the mining operations, and
152 there isn't a better route for the trucks. This is why the new road is needed. There isn't anything
153 the City can do to stop the trucks.
- 154 • Councilmember Hiatt questioned the zone changes for phases 1A and 1C and the number of
155 residential units that could be built before commercial is required. If there is no commercial,
156 residents will have to travel to town. She spoke to several realtors who do not like these types of
157 developments because they become transient. The realtors found a large percentage of the
158 residents don't use the commercial there. The residents get in their cars and drive to their favorite
159 stores. Jill Spencer stated the zone changes were because these areas needed to be 100%
160 residential and were currently commercial. Phase B is currently commercial, and the developer
161 will be asking for a mixed-use overlay. The overlay has not been approved yet and determines the
162 amount of commercial on the main floor. Councilmember Provstgaard stated from a builder point
163 of view, there has to be a certain percentage of retail space on the main floor before building
164 above with residential. They have to build commercial before residential. The City has only
165 approved the zone changes. Jill Spencer stated staff received and is reviewing preliminary plans
166 for phases A and B. Councilmember Hulet stated he understands the concern. Hopefully, the
167 location by I-15 and with transit, the commercial will come and hopefully be used.
- 168 • Commissioner Frisby noted his concern that the City spent years developing a plan in this area;
169 but it seems every time a developer comes, they want more density. He questioned the reasons or
170 justification for giving more density. If there isn't a good reason or justification, the City should
171 stick with the plan. If there is something major or extenuating, then the City can allow more
172 density and adapts. Parking is also a huge concern with 1.9 stalls per unit. He's looking 20 to 30
173 years down the road. He doesn't want to make the mistake like Midtown 360 in Orem or
174 Saddlebrook in Payson with sidewalk on one side of the street. He wants to make sure the City
175 addresses these types of issues. Councilmember Hulet stated one issue that's come up with this
176 project is that taking 800 South to the west took up a lot of land. He questioned how does the City
177 make it fair for everyone. The actual density has come down from when this project was first
178 proposed. Jill Spencer agreed with sticking with the plan; staff has asked continually to follow the
179 plan. The burden is on the developer to request changes to the plan by providing information to
180 show the reasons for change. The developer for this project did request changes to the plan, and
181 the City adopted those changes.
- 182 • Councilmember Hulet noted his concern that if MTECH gets funding, it will be ready to build this
183 summer and will the City be ready.
- 184 • Jill Spencer noted Utah Transit Authority (UTA) studied and recently completed the South Valley
185 Transit Study from Provo to Santaquin. The Study looked at different alignments and modes of
186 transportation. The local preferred alternative is for FrontRunner from Provo to Payson with an
187 express bus to Santaquin. Their projections in 20 to 30 years is enough ridership to support
188 FrontRunner to Payson (2050). Staff's planning efforts is for transit with the FrontRunner station
189 at the new north interchange.
- 190 • Commissioner Morgan stated the transportation challenge will be at the north and south ends of
191 the City. He is concerned with buildout on the west side with an overpass with only two lanes. Jill
192 Spencer noted staff meets with UDOT and UTA officials often to discuss these issues.
- 193 • Jill Spencer noted Representative Welton and Senator McKell will be at the next council meeting
194 to update the City on issues and upcoming bills prior to legislative session. We want to share with

195 them what we see for Payson and south Utah County. We need to keep voicing the needs of the
196 City to become the priority.

- 197 • Councilmember Hulet stated the 800 South overpass is on the agenda for UDOT to upgrade. Jill
198 Spencer clarified it is on UDOT's plan as a phase 2 project listed for 2031 to 2040. Commissioner
199 Beecher stated it is not on UDOT's current STIP but could change with MTECH. Jill Spencer
200 stated it's important to keep the city's plans up to date because Mountainland Association of
201 Governments uses the city's plans to update their plans.
- 202 • Councilmember Carter stated she is always concerned with how much building there is but it's
203 needed. This project is a good place for it.
- 204 • Commissioner Moore questioned ways to find larger businesses such as grocery stores for this
205 project since this will be a biking and walking community. Jill Spencer stated larger businesses
206 such as grocery stores is a function of the market. The City plays a vital role with zoning in
207 certain areas and pedestrian connections. Councilmember Hulet noted a key is the pedestrian
208 crossing over the overpass to allow access for shopping at Walmart and other businesses.
- 209 • Commissioner Warner stated this development will be affected with the extension of 800 South as
210 well as the Spring Creek area. The City needs to talk to the Legislature for help in building 800
211 South because it will be expensive.
- 212 • Councilmember Hulet noted the City has a lobbyist that assisted the City in getting the \$5 million
213 for Main Street. The Council asked the lobbyist to focus on funding for the new interchange. He
214 questioned if the lobbyist should work on funding for the south end instead. What is the priority of
215 this group? The consensus of this group is the north end.
- 216 • Commissioner Frisby stated Red Bridge is looking at 1,000 plus units, and questioned the type of
217 amenities the City wants to see in this development. Councilmember Beecher mentioned trails and
218 open space for sure. Jill Spencer clarified each zone requires a certain number of amenities
219 whether those are neighborhood and regional. Councilmember Hiatt noted Arizona plans
220 development out in 100-acre subdivisions with a pool, dog park, large sidewalks, clubhouse, and a
221 large park.
- 222 • Jill Spencer noted the wetland studies have not been completed for this Red Bridge development.

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224 7. Commission and Staff Reports and Training (7:35 p.m.)

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226 No reports or training.

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228 8. Adjournment

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

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234 This meeting adjourned at 7:36 p.m.

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Kim E. Holindrake, City Recorder