

Minutes of the Payson City Council Meeting held at the Payson City Center, 439 West Utah Avenue, Payson, Utah on Wednesday, November 19, 2014 at 6:00 p.m.

ROLL CALL: Mayor Rick Moore; Councilmembers: JoLynn Ford, Kim Hancock, Mike Hardy, Scott Phillips, and Larry Skinner; City Manager Dave Tuckett, City Attorney Mark Sorensen and City Recorder Jeanette Wineteer.

PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Austin Anderton and Pledge of Allegiance led by Tyler Mathews, both scouts in attendance.

CONSENT AGENDA

MOTION by Councilmember Ford to approve the Consent Agenda consisting of approval of November 5, 2014 City Council Minutes. Motion seconded by Councilmember Phillips. Voting aye: Councilmembers: JoLynn Ford, Kim Hancock, Mike Hardy, Scott Phillips, and Larry Skinner. Motion carries.

PUBLIC FORUM

Kenneth Abbott stated that about two weeks ago his mom was in a rear-ended car accident, so she came down to the city and filled out a police report. The police officer said that it wasn't a priority because the damage was under \$1,500. His dad then called the Police Department and was told someone would call him back and still no one has. He believes, as we are looking for a new Police Chief, we need someone that is looking for crime instead of just going out for beautification. Mr. Abbott left his father's information with staff and Manager Tuckett will make sure someone calls him back.

COUNCIL AND STAFF REPORTS

Councilmember Ford said she is excited about the new Christmas lights that city crews are putting up right now on North Main.

Councilmember Hancock reported on UTOPIA/UIA meetings. He said their financial statements show that receipts are up and things are starting to look better this year. He said that they would like to show us what Murray is doing, so someone might be coming down to one of our meetings.

Councilmember Phillips wondered if our legislators could attend City Council Meeting next month. He understands that we need to stay in touch with them two or three times a year, and will come if invited.

He said that Street Department will be patching the next few days, and then they will probably be finished because the plants will shut down. Discussion was held regarding Century Link moving poles that are located in the sidewalk and Attorney Sorenson said that the poles should be moved soon.

Mayor Moore reported that Interfaith Meeting was held and the Christian Life Pastor has moved so there will be another person filling that position. The Interfaith Banquet along with entertainment will be held February 21st at 6:00 p.m. for a fundraiser.

SCOUT ATTENDANCE CERTIFICATES

Councilmember Ford presented attendance certificates to scouts in attendance: Austin Anderton, Tyler Mathews, Seth Holdaway, and Stuart Charles.

DANIEL BOLZ – PROPOSAL FOR MISS PAYSON ROYALTY PHOTOGRAPHS DIGITIZED ON CITY WEBSITE

Mr. Bolz wants to propose that he, with the help of Russell Brown at Memory Lane, will digitize the pictures of the Miss Payson Royalty that are at Peteetneet and ask that these pictures be linked to the City Website. The picture of the new royalty scrolls across the top of the webpage at this time, but there is no history.

He said that he and Mr. Brown (Memory Lane) are committed to get to the digital pictures, but it would require work from the webmaster to link the pictures and keep it updated in the future.

Councilmember Hancock wondered if they would have the means to fix the digital image of the older photos and Mr. Bolz said that he is not a professional but is sure Mr. Brown will do what he can.

MOTION by Councilmember Ford to approve the proposal as presented. Motion seconded by Councilmember Phillips. Motion carries.

APPOINTMENT – BYRON BASTIAN TO ECONOMIC DEVELOPMENT BOARD

Manager Tuckett said that the Economic Development Board meets once a month and are requesting to add a new board member, Byron Bastian.

MOTION by Councilmember Phillips to appoint Byron Bastian to the Economic Development Board. Motion seconded by Councilmember Hardy. Motion carries.

ORDINANCE AMENDMENTS TO TITLE 14 – FIREWORKS RESTRICTIONS

Manager Tuckett presented and explained that the proposed ordinance would restrict fireworks each year in certain areas. By putting this in ordinance form, the restrictions will be in place and we won't have to rush to get a resolution passed, if it is a dry year. Chief Spencer recommended moving the restrictions that were adopted in our resolution last summer at 680 East and move that restriction line to 600 East going east, so that line change is reflected in the ordinance.

MOTION by Councilmember Hardy to adopt Ordinance 11-19-14, an ordinance enacting Title 14, Chapter 4 restricting fireworks in certain locations of Payson City, with the restricted line being at 600 East. Motion seconded by Councilmember Phillips. Voting aye: Councilmembers: JoLynn Ford, Kim Hancock, Mike Hardy, Scott Phillips, and Larry Skinner. Motion carries.

AGREEMENT TO JOIN THE UTAH TRANSPORTATION COALITION

Manager Tuckett presented a letter and draft agreement for Payson City to become a member of the Transportation Coalition. It is sponsored by the League of Cities and Towns and the Salt Lake Chamber of Commerce.

The intent is to help change legislation to allow cities to receive more funding for transportation. Our assessment would be \$500 based upon population. I think it would be a good use of the funds to see if we can change the B&C formula and allow the city to receive more funds for transportation.

MOTION by Councilmember Ford to approve Resolution #11-19-14, A Resolution approving the Agreement to join the Utah Transportation Coalition and authorize Mayor Moore to sign. Motion seconded by Councilmember Phillips. Voting aye: Councilmembers: JoLynn Ford, Kim Hancock, Mike Hardy, Scott Phillips, and Larry Skinner. Motion carries.

DECISION REGARDING MAG SPEED STUDY

MOTION by Councilmember Ford to table this item until Street Superintendent Fowden and Acting Chief of Police are in attendance. Motion seconded by Councilmember Phillips. Motion carries.

DISCUSSION REGARDING INCENTIVES FOR INDUSTRIAL BUSINESSES

Manager Tuckett explained that with our new Economic Development Board and having Coldwell Banker Commercial Group helping us with FRI responses, we have had several discussions on what Payson City could offer as incentives to bring industrial businesses to town. The Board came up with a list of potential incentives:

- Expedited permitting
- Business Park Zoning in place
- Create another EDA/RDA
- Post-Performance Incentives
- Impact Fee Rebates (once the business has been established for a couple of years)
- Gravel for construction
- Landfill usage
- Property Tax Rebate (City Portion)
- Sales Tax Rebates
- Utility Credits
- Economic Development Board to assist
- Recycling Zone established

Discussion was held regarding time-limits on incentives, performance, employment, etc.

Consensus of the Council was that negotiation could be held with any business for any of these items.

DISCUSSION REGARDING DEVELOPMENT NEAR THE LDS TEMPLE

Manager Tuckett explained that staff has prepared and put out to bid the project of planning the area surrounding the temple as well as the West Meadows Annexation Area. The bid process closed on November 12th. The project will more than likely will not be completed until June or July.

There is a desire on the part of a developer as well as staff to move forward with some development just north of the temple. We wanted to have some discussion and to update you on a visit we had to an assisted living facility that is being proposed for the location. They are proposing that 3 acres of the area north of the temple be for assisted living and the rest for single family homes. They would like to put up some model homes by this spring but the plan will most likely not be completed.

Councilmember Hancock feels this area is supposed to be for single-family residences.

Councilmember Skinner worried about letting anyone jump-start and allow something before the plan is in place. The concern is that we are not sure it is the best place for assisted living. This is a prime location for them not for us.

Manager Tuckett stated that there would have to be a development agreement before anything goes in and it would require a zone change regardless, unless you want to leave it at one to 5 acres.

Planner Spencer read the following letter from Steve Young and Randy Campbell:

“This letter is to reinforce some of the benefits of having the Assisted Living Facility located within the Wilcock parcel.

1. The community is quiet with residents remaining in the facility most of the time.
2. There is very little traffic vs the traffic one would experience with 73 homes in a neighborhood.
3. No impact on public services, police, fire, snow removal, garbage, etc.
4. Beautifully and professionally maintained

The Assisted Living Communities are really a hybrid of residential and Office/Professional zoning; they really fit in either zone comfortably. The developers of these communities prefer to be nearer to a residential area so that their residence feel more a part of a neighborhood vs a professional plaza or shopping center; like a hospital may be.

In speaking to multiple builders and in consultation with several other developers, the jury seems to be out with regards to predicting the success of this project next to the temple. The reality of the “Temple Effect” is very difficult to predict due the Payson’s southern Utah County location and the proximity to core amenities and lifestyle conveniences. (theaters, restaurants, shopping malls, university’s etc.) We feel that the quaintness of Payson and the rural ambiance is one of the benefits and strong points of living in the community, there are others that believe that this is a negative for growth. It is true that when the real estate boom hit, urban sprawl pushed out towards the edge of suburbia but the real estate bust caused housing to shrink back towards the core. The real estate market is in recovery but the renewal or revival of the urban sprawl is happening very slowly this time around with builders moving cautiously and hesitantly.

We believe that the growth in this area of Payson will hinge on the success of this development next to the temple. This project will establish a precedence of quality and raise housing pricing in the community. Insuring that this project is successful should be priority number 1 for every planning commission and city council member. Committees, long range planners and economic studies can pontificate all they want about numbers, demographics, growth projections in 10, 20, and 50 years but in reality it’s any ones best guess. From recent experience we know now that these projections can change overnight with an economic meltdown or catastrophic event.

However, life goes on, our kids are having kids and they need to live somewhere but where will they go? In our experience we have learned that the success of a new development is having potential buyers see sticks and bricks going up. No one wants to be the first one moving into the neighborhood. Seeing others moving in increases the confidence level in the decision they have made. We believe that the same will hold true for the development of this area. As our Temple Rim project builds out, others will want to be in the area too, thus creating the momentum for the build out of the entire area.

For Temple Rim to be successful, we need to hedge against any negatives by including every element that will bridge uncertainty and hesitancy. Having the temple there is great, having Disney Land along with the temple would be even better but in lieu of this, including various housing types that will draw potential buyers to the area is essential. Traditional, large, beautiful homes and yards, affordable homes

for young families, care fee homes for aging adults, homes for the elderly, hitting every demographic is essential to generating the sticks and bricks necessary to create momentum. Consolidating this housing mix together will raise the success of all housing types, “a rising tide, raises all ships”. We are committed to establishing attractive streetscapes along 930 W and 1400 S, beautiful entrances into the subdivision and assisted living facility to overcome concerns that some might have of “moving out” to a positive feeling of “moving up”.

We hope that you will strongly consider including the Assisted Living Facility in our community. Quite candidly it’s not only essential to the city’s success but our success as well.”

Loretta Massey lives on 953 S 930 West and has done so for 36 years. They have faced assisted living across from their home and now it is a 12 step program. The last thing we want is more of that down the street from us. They can change an assisted living to a drug rehab at any time if it is allowed in the zone. The new road with the island and the temple going in down there has prompted the homeowners along 930 West to upscale our homes and make improvements.

Manager Tuckett stated that they wanted discussion with the Council and didn’t schedule a public hearing because that would be done if the Council decides to do a zone change.

Councilmember Skinner wondered if the developer was bringing water and not just paper water because the last few years has shown us that we need wet water. Planner Spencer said there is Strawberry Water on part of the property.

Manager Tuckett thought we might need to address wet water in our ordinances because it now allows them to bring paper water.

Councilmember Ford said we have all types of homes in our community; it doesn’t have to all be in that development.

Councilmember Hardy would like to jump start development, but we need to be very particular about what goes in right next to the temple.

Ron Phillips representing the LDS Temple and Special Projects said that they wanted him to just listen tonight and let the Council know that they appreciate that you want to see quality development occur around the new temple.

ADJOURNMENT TO CLOSED SESSION

MOTION by Councilmember Hardy to adjourn to Closed Session to discuss land acquisition. Motion seconded by Councilmember Ford. Motion carries.

Council adjourned to Closed Session at 7:18 p.m.

RECONVENE

Council reconvened at 7:54 p.m.

ADJOURNMENT

MOTION by Councilmember Phillips to adjourn. Motion seconded by Councilmember Skinner. Motion carries.

November 19, 2014 Payson City Council Minutes

Council adjourned at 7:54 p.m.