

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, February 21, 2024

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Taresa Hiatt, Brian Hulet (5:32 p.m.), Anne Moss (5:34 p.m.), Ryan Rowley, William R. Wright

STAFF PRESENT David Tuckett, City Manager
Cathy Jensen, Finance Director
Kim E. Holindrake, City Recorder
Jason Sant, City Attorney
Brad Bishop, Police Chief
Robert Mills, Development Services Director
Travis Jockumsen, Public Works Director/City Engineer
Scott Spencer, Fire Chief
Jill Spencer, City Planner
Michael Bryant, Planner II
Shawn Black, Power Director

OTHERS Chris Scadden – Payson/Santaquin Chamber of Commerce, Rhett Huff – President, Payson Lions Club, Shantell Major, Isaac Major, Chuck Blackhurst, Paul Johnson, Matt Workman, Jenny Spencer,

A. CALL TO ORDER

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 5:30 p.m. The meeting was properly noticed.

B. ADJOURN TO CLOSED SESSION

MOTION: Councilmember Christensen – To adjourn to closed session. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes - Brett Christensen
Yes - Taresa Hiatt
Yes - Ryan Rowley

1. Pending or reasonably imminent litigation

C. ADJOURN FROM CLOSED SESSION

MOTION: Councilmember Christensen – To adjourn from Closed Session. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Yes - Brett Christensen

50 Yes - Taresa Hiatt
51 Yes - Brian Hulet
52 Yes - Anne Moss
53 Yes - Ryan Rowley
54

55 D. PRAYER & PLEDGE OF ALLEGIANCE (6:10 p.m.)

56
57 Prayer offered by Bill Wright.

58
59 Pledge of Allegiance led by Anne Moss.

60
61 E. CONSENT AGENDA

- 62 1. Approval of the February 7, 2024, City Council Meeting Minutes
63 2. Resolution - Lunaria Springs Annexation petition for consideration of acceptance and further
64 review located at approximately 1500 East and 100 South consisting of 16.229 acres
65 3. Resolution – Land Lease and Disposal Agreement with VanCon Inc
66 4. Resolution – Empower Agreement to provide recordkeeping and other related services for the
67 administration of Payson City’s retirement investment plans
68 5. Resolution – Settlement Agreement with South Utah Valley Electric Service District (SESD)
69

70 **MOTION: Councilmember Rowley – To approve the consent agenda except with regards to line**
71 **item 5 to approve the resolution and agreement excluding exhibit H version 2.** Motion seconded
72 by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

73
74 Yes - Brett Christensen
75 Yes - Taresa Hiatt
76 Yes - Brian Hulet
77 Yes - Anne Moss
78 Yes - Ryan Rowley
79

80 F. PETITIONS, REMONSTRANCES & COMMUNICATIONS

- 81 1. Payson/Santaquin Chamber Business, Employee, or Community Service Award
82

83 Chris Scadden announced the Chamber Business of the month for December 2023 is Walmart, which
84 opened its doors in 2003, employees over 400 people, and provides over \$10,000 yearly in community
85 grants. Construction is completing on a new gas station that will be done in April. Kaden Goodall with
86 Walmart accepted the award.

- 87
88 2. Presentation of Victim Services Report
89

90 Chief Bishop stated the Victim Advocate Services if funded by a BOCA grant, which requires a
91 presentation to the council twice per year. Victim Services is funded by a 70% grant. Ruthie Pedregon
92 is the city’s victims advocate and has been with the city for four years and has 20 years of experience.
93 It has been a great addition to the city to have a victim advocate. The programs have served 217
94 individuals, 193 cases, and 143 defendants. This totals 3,103 services including emotional support,
95 information referrals, criminal/civil justice systems, person advocacy, and accompaniment. As you can
96 see, Ruthie is very busy. The Department takes these cases very seriously, and it goes a long way to
97 have her help with victims.

98
99 Mayor Wright noted he was on the police force for 31 years and didn't have this service. It's a great
100 asset to the department and community.

101
102 3. Public Forum (6:21 p.m.)

103
104 Rhett Huff stated the Payson Lions Club is celebrating 100 years in Payson, which was organized
105 January 8, 1924, and recognized by Lions Club International on January 24, 1924. The founder Melvin
106 Jones made the journey from Chicago to Payson to personally present the charter to the first president,
107 Dr. Grover Christiansen. Payson is the second oldest Lions Club in Utah. A 100-year celebration open
108 house will be held March 9 from 5:30 p.m. to 7:30 p.m. at the Peteetneet with a short presentation at
109 6:30 p.m. He invited the council and all those who want to attend. The Lions Club provides eye exams
110 and glasses to children at Payson schools, a yearly scholarship to Payson High School, a fund raiser
111 before the Memorial Day Parade serving scones and honey butter, and volunteer at the Salmon Supper.
112 The Lions Club recently completed a large project by raising 1 million pennies (\$10,000) for the
113 Payson Library, which was matched by the city. These funds were used to create the Lion's Den at the
114 library. Anyone interested in, joining, or participating in the Lions Club can go to Facebook or just ask.
115

116 Shantell Major stated she moved into Quail Mountain Estates in July as the first home. The residents
117 have noticed manufactured homes being built in the subdivision, which brings many reasons for
118 concerns. When she called the city, she was told there are laws in place that can't discriminate against
119 manufactured homes and the city can't make regulations on how houses are built. When she looked
120 into this, she found the East Side Comprehensive Plan, which covers her area. This Plan is in place to
121 protect the beauty of the area and direct the growth of the area. A manufactured home doesn't meet the
122 standards of the Plan. The manufactured homes are listed at \$488,000, which aren't worth that. The
123 manufactured homes are being built under the laws for affordable housing, but they aren't affordable
124 housing. These manufactured homes will devalue our homes; our homes were built with quality work.
125 It robs us and our neighbors. Manufactured homes devalue over time, it's difficult to get financing, and
126 the materials used won't stand the test of time. Currently, two homes are already there and three are
127 scheduled to be built. She knows the city is working to bring these homes up to standard. She wants
128 the two homes to truly be brought up to standard code and not allow the other three homes to be built.
129 Only homes that meet the East Side Comprehensive Plan should be allowed to be built.

130
131 Issac Major echoed the sentiments of Shantell Major. Payson is in a growth phase and developing as a
132 city. This is an opportunity for us to protect Payson and put foundations down now to make what
133 Payson needs to be in 10 years. The comprehensive plan was done in 2009 and was tremendous
134 forethought on what Payson can become. These homes set a precedent for Payson in a negative way.
135 He provided pictures of the manufactured homes. He has nothing against manufactured homes. As
136 Payson continues to grow, developers will look at this. Payson needs to take a stand to ensure this
137 behavior and price gouging doesn't take place with more of these homes and developments. This
138 builder is using this neighborhood to extrapolate and pull money out of it. Those here tonight represent
139 hundreds of people we have talked to that are maffled as to why this type of behavior is being
140 permitted and approved Payson. True homebuilders have to meet requirements, material lists,
141 engineering, and other steps and are getting a bad taste for Payson. He doesn't want to lose those
142 builders because of these manufactured homes. This is an opportunity for Payson to put legislation in
143 place like most surrounding cities and raise the bar and avoid this.

144

145 Mayor Wright stated Development Services is aware of the situation and watching the state legislative
146 process.

147
148 Chuck Blackhurst stated he owns two lots in Quail Mountain Estates and is a homebuilder. Payson is a
149 breath of fresh air on the south end of Utah County. He is excited for those who want to come to
150 Payson. He looked at the neighboring developments to Quail Mountain Estates, and this was the
151 expectation of the area. After some of the homes began being built, these manufactured homes showed
152 up on trailers. He has been building for 21 years and has never seen a manufactured home put in a new
153 neighborhood like this. Surely this isn't what Payson wants or allows according to the East Side
154 Comprehensive Plan. The Plan describes the traditional neighborhood to new estate home
155 neighborhoods with larger homes and upgraded buildings. The Plan has a ton of forethought, details
156 strict building in the area, and states following the Payson Code 12.12 related to planned residential
157 development of minimum standards for the housing. These manufactured homes don't meet the
158 minimum requirements or the intention of the Plan. He talked with the Planning Commission and
159 others and saw that there was a lack of knowledge the Plan. There is certainly a disconnect and
160 mistakes made. A home is a great investment to homeowners. Values in the neighborhood decreased
161 when those manufactured homes showed up. From a builder's perspective, submitted plans are drawn
162 by an architect, stamped by a licensed engineer, and detail all the features of the home. If information
163 is missing, it is kicked back to him. These manufactured homes should not have received a building
164 permit and continue to be out of compliance. The building of the home is the most important. Please
165 make sure all builders and buildings are in compliance.

166
167 Paul Johnson noted he lives in a condo and is a big advocate for affordable housing. Thousands more
168 units are needed in Payson. He lived in a manufactured home twice since being married, and they are
169 not easy to maintain and degrade fast. Half a million for a manufactured home is not affordable
170 housing. He recently tried to buy the condo he's living in for that price and couldn't afford it. It will be
171 a heavy burden on those moving into the manufactured homes.

172
173 Matt Workman stated his kids are living at home because they can't afford an apartment or home
174 because housing costs are so high. When thinking about these homes, it seems like predatory home
175 building. They are taking advantage of those who can't afford a home and have to settle for whatever
176 they can find. These manufactured homes instantly won't appraise at that price again. It's the city's
177 chance to make a statement and not accept this behavior. Many things have been missed, and it's a
178 horrible situation.

179
180 Jenny Spencer noted this specific area is some of the best property in the entire city. It's beautiful and
181 has been farmland forever. She considered moving when the apartments went up in such a small area.
182 Over 20 years ago, she moved to the area for a reason, which is slowly being taken away. She begged
183 the council to protect this area with nice neighborhoods and decent sized lots. She's not looking for
184 multimillion-dollar homes. There is a place and need for manufactured homes, which look like trailers.
185 Please protect the area.

186
187 Brian Hulet appreciates everyone coming and talking about this. The East Side Comprehensive Plan is
188 a great plan. The State Legislature is tying the city's hands and has changed a lot of rules overall. They
189 are telling cities what they can and can't do. He asked those present to watch what the State
190 Legislature is doing. The city may not be able to follow the Plan because of State.

191

192 Councilmember Hiatt stated she has a single-wide trailer on her property for an employee. The quality
193 is not there, and she understands what is being said. They are not built to withstand people living there,
194 especially with kids.

195
196 Chuck Blackhurst shared that the state regulation in reference to building design elements states a
197 municipality may not impose a requirement for building design element on a one or two-family
198 dwelling. It also says it does not apply to building design elements agreed to under a development
199 agreement. The State Legislature’s intent is not to remove development agreements. It also mentions
200 land-use regulations specific to planned residential developments. The East Side Comprehensive Plan
201 is a development agreement, and this legislation does not discard it.

202
203 Mayor Wright thanked everyone for their opinions. He will work with staff to look at what options are
204 available.

205
206 **MOTION: Councilmember Hulet – To close the public forum.** Motion seconded by
207 Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

208
209 Yes - Brett Christensen
210 Yes - Taresa Hiatt
211 Yes - Brian Hulet
212 Yes - Anne Moss
213 Yes - Ryan Rowley
214

215 4. Staff and Council Reports (6:55 p.m.)

216
217 Staff Reports

218 CHAMBER OF COMMERCE – Chris Scadden thanked everyone who attended the Chamber Gala
219 earlier this month. The upcoming annual meeting will be March 18 at the South County Lanes with
220 free bowling, laser tag, food, and raffle prizes.

221
222 ELECTRICAL – Shawn Black thanked the council for approving the SESD agreement, which has
223 been a lot of years coming. He recognized the Power Department employees and Brad Kearl for their
224 help.

225
226 DEVELOPMENT SERVICES – Robert Mills stated staff is aware of the manufactured homes at Quail
227 Mountain Estates. There is nothing the city can do to prevent an applicant from placing a manufactured
228 home in the city. The city can and staff has explained the requirements as far as design elements that
229 are referenced in the East Side Comprehensive Plan (ESCP) and Payson Code zoning requirements.
230 The ESCP is an advisory document and not code. Staff is looking at ways to beef it up. The best way
231 to ensure those design suggestions of the plan are in place is when property comes before the council
232 for a zone change or planned residential change. The Council can then encumber those items on the
233 property with a development agreement. The manufactured homes already on a foundation have not
234 been completed yet and no certificate of occupancy has been issued. One manufactured home was
235 placed on a lot that is not associated with a building permit and has been red tagged. He noted the State
236 Legislature has been very specific in eliminating design requirements and a city’s ability to impose
237 design requirements. Jason Sant clarified the ESCP is part of the general plan and a guideline. It is
238 followed for zoning and the types of homes in those zoning areas. This is a neighborhood that is a little
239 different because the lots are sold individually to different builders and not under the same builder.

240 Because there are no CCR's, those individuals have the right to put in the home they want within
241 reason such as a required foundation. Councilmember Rowley stated this is a tricky situation with
242 personal land rights and a developer. He doesn't like it; it's an eyesore; it doesn't fit in this
243 neighborhood.

244
245 Council Reports

246 Councilmember Rowley recognized Travis Jockumsen and Shawn Black for their time, energy, and
247 dedication to Payson City. There are a lot of projects in the works. He thanked Robert Mills, Jill
248 Spencer, and Michael Bryant for taking the time to discuss this manufactured home issue with him. He
249 visited Mr. and Mrs. Major and Chuck Blackhurst and went to the Major's home. He wants to attract
250 good builders and good families. The situation has negatively affected the marketability of the
251 surrounding homes. He is working with Development Services to see what can be done to learn from
252 this and try to do better. It's not affordable housing.

253
254 Councilmember Hulet stated he previously reported that the city didn't get the tourism grant because
255 the information wasn't received. He resent the information and received a call tonight that they messed
256 up and the city's information was put back in. So, the rodeo arena is back on table. He gave a book to
257 the council called Small Town Solution – An Economic Development Guide for Small Communities
258 with Big Dreams, which he also gave to the Economic Board members.

259
260 Councilmember Christensen thanked staff for all they do. Government can be a thankless job.

261
262 G. ACTION ITEMS

- 263 1. Public Hearing/Ordinance – Vacation of the 10-foot public utility easement in the Springside
264 Meadows Subdivision, Plat P, between Lots 102 and 103 located at approximately 1709 S Main
265 Street (7:12 p.m.)

266
267 Staff Presentation:

268 Michael Bryant referred to the staff report. The owner wants to consolidate two lots to one large lot but
269 needs to vacate the easement between the two lots. The single lot will be about 1.5 acres. A building
270 application was submitted but not reviewed yet until this process is complete.

271
272 **MOTION: Councilmember Hulet – To open the public hearing.** Motion seconded by
273 Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

274
275 Yes - Brett Christensen
276 Yes - Taresa Hiatt
277 Yes - Brian Hulet
278 Yes - Anne Moss
279 Yes - Ryan Rowley

280
281 Public Comment:

282 No public comments.

283
284 **MOTION: Councilmember Rowley – To close the public hearing.** Motion seconded by
285 Councilmember Moss. A roll call vote was taken as follows and the motion carried.

286
287 Yes - Brett Christensen

288 Yes - Taresa Hiatt
289 Yes - Brian Hulet
290 Yes - Anne Moss
291 Yes - Ryan Rowley

292

293 Council Discussion:

294 Councilmember Christensen is okay with a single-family lot but not if it's for multiple units.

295

296 **MOTION: Councilmember Hulet – To vacate the 10-foot public utility easement (ordinance) in**
297 **the Springside Meadows Subdivision, Plat P, between lots 102 and 103 at 1709 South Main**

298 **Street.** Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the

299 motion carried.

300

301 Yes - Brett Christensen

302 Yes - Taresa Hiatt

303 Yes - Brian Hulet

304 Yes - Anne Moss

305 Yes - Ryan Rowley

306

307 2. Amendments to the Springside Meadows, Plat P, to consolidate two lots located at
308 approximately 1709 S Main Street (7:18 p.m.)

309

310 Staff Presentation:

311 Michael Bryant reviewed the consolidation of the two lots that was reviewed in the previous item

312

313 **MOTION: Councilmember Christensen – To amend the Springside Meadows, Plat P, to**

314 **consolidate the two lots.** Motion seconded by Councilmember Moss. A roll call vote was taken as
315 follows and the motion carried.

316

317 Yes - Brett Christensen

318 Yes - Taresa Hiatt

319 Yes - Brian Hulet

320 Yes - Anne Moss

321 Yes - Ryan Rowley

322

323 3. Resolution – Payson City Grant Agreement with The Insurance Center of Utah for the building
324 located at 20 South Main (7:20 p.m.)

325

326 Staff Presentation:

327 Jill Spencer stated this is the first application for the city grant for historic Main Street. Staff reviewed
328 the application, and it meets all the application requirements to utilize city funds in order to improve a
329 rear entrance for a business on Main Street. The application process and obligations have been
330 memorialized in this grant agreement.

331

332 Council Discussion:

333 Mayor Wright noted it would be advantageous if these agreements didn't all need to come before the
334 city council for approval; staff can do that process.

335

336 Jason Sant clarified the city has \$100,000 for these grants. Staff determined that a grant could be up to
337 \$10,000. After tonight, \$90,000 will remain available. Unless the council wants to see these
338 agreements for approval, it would be quicker for the applicants to submit and have the staff approve
339 them.

340
341 Councilmember Hiatt noted she just wants to know who received a grant.
342

343 Dave Tuckett stated to just approve this agreement and include in the motion to approve others
344 administratively.
345

346 Jill Spencer stated there are several businesses she is in conversation with and confident three or four
347 will submit.
348

349 Councilmember Rowley stated it's wonderful for the businesses to have access to these funds. He
350 asked staff to encourage businesses to use the funds.
351

352 **MOTION: Councilmember Hulet – To approve the (resolution) Payson City Grant Agreement**
353 **with The Insurance Center of Utah for the building located at 20 South Main and that any other**
354 **grant applicants can be approved by staff with that the council being informed with regards to**
355 **the money set aside for the Main Street Program.** Motion seconded by Councilmember Christensen.
356 A roll call vote was taken as follows and the motion carried.

357
358 Yes - Brett Christensen
359 Yes - Taresa Hiatt
360 Yes - Brian Hulet
361 Yes - Anne Moss
362 Yes - Ryan Rowley
363

364 Further Discussion:

365 Councilmember Hulet noted the city has \$100,000 available, and there is \$200,000 available with the
366 CDBG grant. He's concerned that the city funds will be used quickly because it's not tied to so many
367 rules and regulations as is the CDBG grant.
368

369 Jill Spencer stated she has tried to steer business owners to the CDBG grant funds if they are eligible to
370 apply for that instead of the city grant funds. Currently, there are one or two businesses that would be
371 eligible for the CDBG grant funds and asked that they not be scared away by the amount of paperwork
372 for the CDBG grant. Staff is here to assist them as well as staff with Mountainland Association of
373 Governments. The city grants are matching reimbursement grants; staff will ensure the project is
374 complete before reimbursement is issued.
375

376 4. Ordinance – Amendments to Title 13, Zoning, regarding Detached Accessory Dwelling Units
377 (7:28 p.m.)
378

379 Staff Presentation:

380 Robert Mills stated as part of Moderate-Income Housing Plan and one strategy was to reduce the
381 barriers to accessory dwelling units (ADUs). One possibility was to look at allowing detached
382 accessory dwelling units (DADUs). Payson has allowed interior ADUs for a number of years. The
383 State Legislature passed legislation in 2021 that cities allowed ADUs in all single-family residential

384 districts as long as the unit was owner occupied. Currently, the city allows attached and basement
385 ADUS. Through previous discussions, staff has prepared proposed ordinance amendments to allow
386 stand-alone detached ADUs but not over a detached garage/structure. In general, the proposed
387 amendments include the following requirements.

- 388
- 389 • Number – Only one (1) ADU (interior or detached) per single-family dwelling.
- 390 • Lot Area – Not permitted on lots less than 6,000 square feet.
- 391 • Location – Permitted in, but not above, an accessory structure.
- 392 • Setbacks – No closer than 10 feet from the side and/or rear property lines and not in the front
393 yard.
- 394 • Appearance – Similar in design, material, and character to the existing dwelling and not
395 permitted as a two-story structure and may not exceed 18 feet.
- 396 • Size – Must have a minimum square footage of 300 square feet and cannot exceed 1,200 square
397 feet.
- 398 • Second Kitchen – Only one kitchen allowed in the DADU.
- 399 • Parking – Four (4) off-street parking stalls required (total for house and ADU).

400
401 Staff recommends adopting the proposed amendments.

402
403 Council Discussion:
404 Mayor Wright stated adopting these amendments may keep the State from coming in and requiring
405 changes.

406
407 Robert Mills answered question from the council stating a DADU is interesting because it allows for
408 privacy, allows the owner/occupant full use of the home, and allow a lot of flexibility. The owner
409 could live in the ADU with the renter living in the home. Because ADUs are occupied, the requirement
410 for a building permit is automatically in place. This affords an opportunity for those who want to
411 follow the rules to follow the rules. There will always be those who don't follow the rules. The
412 Planning Commission forwarded a positive recommendation unanimously including allowing an
413 owner to be gone temporarily from the primary resident in an ecclesiastical situation and allow the
414 ADU to remain. The reason behind no two-story DADUs was because a DADU is allowed at the 10-
415 foot setback. The ordinance could be modified in the future to allow for a two-story DADU.

416
417 Councilmember Christensen noted that there are modular homes that would meet the building and code
418 requirements to be placed in Payson. If the setback were larger, he would be open to a two-story
419 DADU.

420
421 Councilmember Rowley stated he explored this while serving on Planning Commission. It does allow
422 for the opportunity for people to rent and live in Payson. His only hesitation is it could make the home
423 unaffordable because the ADU increases the price of the home.

424
425 Councilmember Christensen noted it does also give a supplemental income.

426
427 **MOTION: Councilmember Rowley – To approve the ordinance to Title 13, Zoning, regarding**
428 **detached accessory dwelling units.** Motion seconded by Councilmember Christensen. A roll call vote
429 was taken as follows and the motion carried.

430
431 Yes - Brett Christensen

432 Yes - Taresa Hiatt
433 Yes - Brian Hulet
434 Yes - Anne Moss
435 Yes - Ryan Rowley
436

437 H. WORK SESSION

438 1. Update regarding Development Projects (7:45 p.m.)
439

440 Staff Presentation:

441 Jill Spencer reviewed the Payson Station Area Plan for the future FrontRunner Station. The framework
442 includes a half-mile radius area from where the new interchange will be located, which is from I-15 to
443 Main Street on the northwest side of I-15 and from I-15 to Arrowhead Trail Road on the southeast side
444 of I-15. The majority of the property is owned by the Church of Jesus Christ of Latter-Day Saints with
445 some property owned by Utah Valley University.
446

447 Payson Station Area Plan Timeline:

- 448 • 2011-2013: Began with the Bamberger Ranch Annexation and Specific Plan.
- 449 • 2015-2019: The Environmental Impact Statement (EIS) was completed by the Utah
450 Department of Transportation (UDOT) for the expanded Payson Main Street Interstate 15
451 Interchange and a beltway.
- 452 • 2020: Payson City General Plan updated to show Transit Oriented Development (TOD) at
453 north end of city instead of the south end.
- 454 • 2021: Utah Transit Authority (UTA) completed the South Utah Valley Transit Study to identify
455 what transit modes would extend from Provo south to Santaquin. The FrontRunner Station will
456 be there whether or not UVU comes to the area. FrontRunner has hired a consultant team to do
457 an environmental evaluation along the corridor for the construction of the rail line and
458 preliminary designs.
- 459 • **2022-2024: Payson Station Area Plan** - New roadways could direct people to bypass Payson
460 so it's important to plan the transportation connectivity with this Plan and the Main Street
461 Construction Project, Payson Gateway Plan and AT Plan, and Nebo Beltway Specific Area
462 Plan.
- 463 • 2023-2024: Main Street Reconstruction Project (design and Phase 1 under construction)
- 464 • 2023-2024: Payson Gateway Plan and AT Plan
- 465 • 2023-2024: FrontRunner Environmental and Preliminary Designs from Provo Central Station
466 to Payson Station
- 467 • 2024-2025 Nebo Beltway Specific Area Plan – Applied for a grant to assist in this plan design
468 and should know if successful in the next month or so. This plan will require a General Plan
469 amendment.
- 470 • 2025-2026: Update to Payson City General Plan

471
472 Context and Connection:

- 473 • Regional and local transit between key destinations.
- 474 • Transportation Network – Expanded interchange, local and regional grid system, active
475 transportation. An active transportation plan for the entire community has a huge barrier (I-15)
476 between the existing Payson and new development that needs to include biking and pedestrian
477 accesses from one side of I-15 to the other. Staff is working with consultants to help with these
478 biking and pedestrian accesses. Other entities see the need for these connections/accesses.

- 479 • Transit Studies – South Utah Valley Transit Study (FrontRunner stations, express bus),
- 480 environmental and preliminary design.
- 481 • Transit oriented development.

482
483 Transit Oriented Development (TOD)

- 484 • TOD is being replaced with Transit-Oriented Communities (TOC). This will be important with
- 485 MTECH and the Red Bridge Development. A TOC can be accommodated not only with
- 486 FrontRunner but with bus services. A TOC includes mixed land use, sustainability sense of
- 487 place, health benefits, urban density, and mobility choices.
- 488 • Benefits include creating enhanced livable communities; providing key community building
- 489 blocks such as cafes, co-working spaces, libraries, bookstores educational uses, and public
- 490 spaces; providing more amenities; producing better health outcomes; helping lower combined
- 491 housing and transportation costs; reducing cost of services, increasing property values,
- 492 increasing sales tax revenues, catalyzing economic development, and increasing potential for
- 493 retail and office space.
- 494 • Typical Land Uses
 - 495 ○ Diversity and mix of uses include residential and employment (higher densities/intensities);
 - 496 retail, office, daycare, studios, small-scale convenience shopping, and civic amenities; and
 - 497 educational facilities.
 - 498 ○ Mixture of housing types (consider proximity to core) includes low-rise and high-rise multi-
 - 499 family, townhomes, two-family structures, and small-lot single-family.
 - 500 ○ Pedestrian-friendly design that encourages and facilities walking and bicycling.
 - 501 ○ Create special public spaces to define character of the area including parks and open space,
 - 502 public plazas, decorative gardens, and gathering spaces.
 - 503 ○ Parking plans to support urban environment, while providing options for commuters.
 - 504 ○ Creating around-the-clock activities associated with active urban environments.
- 505 • Progress Report
 - 506 ○ Planning framework includes strengths and weaknesses and determine station location.
 - 507 ○ Public outreach including project website, newsletter, email updates, social media, technical
 - 508 and advisory committees, unforeseen delays (step back to accommodate additional
 - 509 discussion with key stakeholders).
 - 510 ○ Land use plan including mix of uses to support transit infrastructure, economic analysis and
 - 511 moderate-income study, and Bamberger Ranch Area Specific Plan.
 - 512 ○ Compliance with Utah Code.
 - 513 ○ Coordination with key stakeholders such as UDOT (highways, freeway), UTA
 - 514 (FrontRunner, bus system), Property Reserve Inc (primary landowner), Utah Valley
 - 515 University (educational component), Mountainland Association of Governments
 - 516 (compliance with State Code), and Coordination with other consultants.
- 517 • Planning Framework to identify strengths and weaknesses, coordination with key stakeholders,
- 518 and consultation with UTA FrontRunner team. The UVU campus could be located in two
- 519 different locations because the FrontRunner terminal will be on the Property Reserve Inc.
- 520 property.
- 521 • Next Steps include preparing for plan adoption, public outreach, master plan, final report, and
- 522 implementation plan.

523
524 Discussion: Concerns voiced regarding the cost of riding transit, will ridership be there, accessibility of
525 transit compared to using a vehicle, transient people and what that brings, and a TOC helps provide the
526 opportunity for larger lots elsewhere in the city. Payson is designing the city around the TOC instead

527 of the TOC being designed into an existing city, which is what happened in Salt Lake City and other
528 areas. The air quality if helped with every transit rider. The city needs to look at the big picture, find
529 solutions, and not miss the opportunity because of the challenges.

530

531 Payson Downtown Gateway Plan:

532 This is north Main Street (historic downtown) and connects the Gateway District, Main Street
533 Corridor, and Downtown Payson and includes transportation, land uses, and design/streetscape.

534

535 Jill Spencer invited everyone to the North Main Corridor (100 North to I-15) open house tomorrow
536 night from 5:30 p.m. to 7 p.m. at the city center.

537

538 I. ADJOURNMENT

539

540 **MOTION: Councilmember Christensen – To adjourn.** Motion seconded by Councilmember Hulet.
541 Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion
542 carried.

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544 The meeting was adjourned at 9:08 p.m.

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Kim E. Holindrake, City Recorder