

PAYSON CITY  
CITY COUNCIL MEETING AND WORK SESSION  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, May 15, 2024

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, 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  
Janeen Dean, Community Events Coordinator  
Tracy Zobell, Parks & Golf Director  
Karl Teemant, Community Services Director  
Shawn Black, Power Director  
Jonathan Knight, City Attorney

OTHERS Diane Jensen – Chamber of Commerce, Sarah Ogden, Kurt Lehnardt,  
Charlotte Peterson, Jeff Acerson – Utah Transit Authority

A. CALL TO ORDER

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 6:15 p.m. The meeting was properly noticed.

B. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Bill Wright.

Pledge of Allegiance led by Taresa Hiatt.

C. CONSENT AGENDA

1. Approval of the May 1, 2024, City Council Meeting Minutes

**MOTION: Councilmember Rowley – To approve the consent agenda and the May 1, 2024, council minutes.** Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt

Yes - Brian Hulet  
Yes - Anne Moss  
Yes - Ryan Rowley

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

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

Diane Jensen announced the April Community Service Award to Hilary Owens of Santaquin.

**MOTION: Councilmember Christensen – To deviate from the agenda.** Motion seconded by Councilmember Hulet. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.

3. Legislative Updates (6:22 p.m.)

Jason Sant presented the 2024 legislative updates. There were 940 bills opened and 591 passed this legislative session.

- HB 13 Infrastructure Finance Districts – Creates new financing tools for infrastructure development costs, allows bonds to issue for the costs and requires debt, bond, or assessment be paid in full prior to a certificate of occupancy being issued. The city has no control over thee like a PID. The city can only make sure the infrastructure meets city guidelines.
- HB 25 Electronic Notarization Accessibility – Electronic notarization defined. Once an electronic process is started, it must stay that way through the final process.
- HB 80 Candidate and Officer Holder Disclosure – Elected officers are required to file a conflict-of-interest disclosure statement annually, which will be posted on the city’s website and state website. Campaign Finance Statements are posted on the city’s website with a link sent to the Lt. Governor’s Office.
- HB 107 Recycling Facility Transparency – Requires the city to publish recycle material haulers data on collection and annual recycling facility reports on the city website.
- HB 188 Building Permits – Prohibits the city from changing or revoking a building after issuance except under certain circumstances.
- HB 257 Bathroom Privacy – This mainly applies to schools, but single changing rooms apply to new buildings in cities. The city should consider retrofitting current facilities. Cities are to create a policy to comply with the plan. Noncompliance goes to the State Auditor after addressed by the city.
- HB 288 Roll Back Tax – Cities are not required to pay rollback taxes on purchased property as long as property is held for at least five years.
- HB 289 Property Rights Ombudsman – A prevailing party in court on an issue that the Office of Property Rights Ombudsman previously decided in the party’s favor may be entitled to an award of attorney fees. There are civil penalty and consequential damages in certain circumstances.
- HB 311 Lane Filtering – Allows lane filtering by motorcycles on freeway or limited access highway off-ramps. It does not apply to on-ramps.
- HB 476 Municipal Land Use Regulations – This bill included many changes. The main changes repeals last year’s legislative decision on development agreements to include a warning, and rear setbacks can now include window wells and rear landings.
- SB 168 Affordable Housing (Modular Housing) – Adopts a statewide building code for modular building units.

- SB 91 Local Government Officers Compensation – Requires a separate public hearing for all executive municipal officer’s compensation increase before the final budget is passed.
- SB 185 Residential Building Inspections – Adds the ability for a developer to select a third-party building inspector if inspections by city are not completed within three days of the request. The choice comes only from a list of licensed contractors picked by the city.
- SB 208 Housing & Transit Zone (HTRZ) – Increases the affordable housing threshold from 10% to 12%. Within the 12%, 9% must be reserved for household earning 80% of area median income (AMI) and 3% must be reserved for households earning 60% of AMI. If an HTRZ has multiple phases, a proportionate amount of affordable housing must be built in each phase. A city may also require more affordable housing to be built in earlier phases.
- SB 268 First Home Investment Zone Act (FIZ) – Creates the First Home Investment Zone Act allowing a municipality to create a first home investment zone. These homes can be built in any zone and are deed restricted. These are owner occupied, and the owner must stay in the home for five years. These cannot be rented, and there are penalties. Discussion regarding rental after the five years, need of a good landlord program, affordable housing, includes multi-housing, and the Utah League of Cities and Towns will help cities through the process.

2. Discussion regarding the Utah Lake Authority (6:47 p.m.)

Dave Tuckett asked that this item be tabled. Luke Peterson is the new general manager of the Utah Lake Authority, and he will come and address the council at a future meeting.

4. Public Forum (6:53 p.m.)

Sarah Ogden presented updates on the Bonneville Shoreline Trail (BST) and the 2023 status report. Over the last 30 years, BST has been emerging piece by piece. There are 400+ miles of potential trails planned with 23 miles being added last year. Grant programs are available for trail building. Many cities are producing master plans that include the BST. Nonprofits are helping purchase land for the BST. There is a documentary video on YouTube called State of the BST including an update of each county in Utah and how trails have been built. Payson accomplished 0 miles last year. She reached out the Kerry Pierce who stated the tricky part is getting private landowners involved and funding.

Mayor Wright noted Payson has many things in the works for funding and studies.

Kurt Lehnardt asked to address two items. First, the flow of traffic between 800 South and South Payson. He contacted the Payson Police Department about the high volume of vehicles traveling through these small neighborhoods instead of using the main roads often at speeds of 35+ mph. appears increased traffic enforcement is not addressing the cause of the traffic and asked the city council to have the situation evaluated. Traffic should travel through three traffic signals and two school zones but are turning on 930 West to avoid the traffic signals and school zones. He requested a traffic study be done to determine the volume of vehicles traveling on these small residential streets. If it's determined that the number of vehicles is over what is expected, then traffic mitigation should be implemented. He drafted a tentative resolution to cover what he just reviewed. Second, he provided images of Payson in general and read a resolution proposing the preservation of the city’s heritage and allowing residents to express their heritage.

Mayor Wright noted the city will try to address some of those concerns and look into a survey, but some of the items are under the jurisdiction of the state of Utah.

Charlotte Peterson stated she rides the bus and sometimes stands in the cold. She asked if a shelter could be provided.

Mayor Wright noted most of the bus stops are owned by the state of Utah, but the city can take a look at it. It will be a funding issue.

## 5. Staff and Council Reports (7:05 p.m.)

### Staff Reports

COMMUNITY EVENTS – Janeen Dean reported the Memorial Day celebration will be May 27 at the Payson Cemetery beginning at 9:30 a.m. The program runs about 40 minutes. Adventure Day is June 1 from 10 a.m. to 2 p.m. People can sign up online for the adventures, but the horseback riding is already full. There will be inflatables this year at Peteetneet. Businesses love this event, and the number of vendors has almost doubled. The business vendors come for free to market their business with games but can't sell anything. There will be a couple of food trucks and snow cones. There is a park to park challenge this year. There is a new banner with a shark that will cross 800 South from Hollow Park to the smaller park. There is a signup to put the Payson puzzle together and see who can beat the city council putting it together. Three elementary schools are invited to sing and perform with two band performing between the singing.

RECREATION – Karl Teemant stated the pool has been inspected and passed. Lifeguard training is underway with about 35 new lifeguards and 30 returning. Next week the elementary schools are invited to swim and then the pool opens Memorial Day weekend.

POLICE – Chief Brad Bishop thanked everyone for their support over the last several weeks with the tragic events. Citizens and city employees have been very supportive of the Hooser and Terry families. The Police Department will participate in the torch run on May 30, which runs from city limits to city limits and includes a couple of athletes from Special Olympics. A tentative date of September 5 has been set for the next citizen academy. The officer appreciation luncheon is tomorrow here at the City Center at 1 p.m.

PARKS & GOLF - Tracy Zobell stated many of the cemetery roads have been torn out so he asked for the council's patience on watering. Staff is hand watering a lot to keep the cemetery green; the cemetery will still be very nice. An RPA golf tournament was held today, and the Mountain View Hospital tournament will be held tomorrow. Staff is happy with how the new paths turned out at Memorial Park.

DEVELOPMENT SERVICES – Robert Mills announced that Jon Snelgrove is retiring at the end of May; he is such a valued employee for Payson. He appreciate him, his efforts, and dedication. He appreciates all he has done for the city and department. The new building official is Cade Swenson, who had contracted with the city previously.

ELECTRICAL – Shawn Black stated he received an award from the Nebo Power Plant. The city entered into an agreement in 2020 to buy power from a solar field in Plymouth, Utah, which is now in commercial operation and will provide four megawatts. There is a tour of the facility next Tuesday if the council is interested in attending.

193  
194 Council Reports  
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196 Councilmember Christensen stated he often drives around the hospital taking his kids to piano and the  
197 roads are the worst because of the construction. He asked if these roads could be slated for repair.  
198 Jonathan Knight noted students from a program with Utah State University will be here in June to  
199 assess every road and sidewalks in the city and recommend rehabilitation or repairs as well as provide  
200 cost estimates. Councilmember Christensen questioned the installation of retractable bollards on Main  
201 Street. Travis Jockumsen stated they are still in the plan. Councilmember Christensen stated  
202 Representative Doug Welton asked why the new state flag wasn't on the podium. Dave Tuckett stated  
203 those stickers have been ordered.  
204

205 Councilmember Hulet reported he attended a site visit provided by EDC Utah to look at two of the  
206 office warehouse buildings. EDC Utah is highlighting Payson on June 14 with all their investors. The  
207 city is putting together a new Home to Adventure video of Payson to present for that event. The  
208 National Main Street Program representatives are coming to Payson to see Main Street on June 12.  
209 Then on June 13, Utah Main Street will have their annual conference in Payson. MTECH is having a  
210 beam signing on May 23 at noon. He thanked the Police Department for their professionalism during  
211 last week; it's been a hard week. He thanked Jon Snelgrove for his work. Builders love him and will  
212 miss him: he's a kind person.  
213

214 Jonathan Knight reported on the Main Street project, which is going well. The two blocks from 100  
215 South to 200 South are ahead of schedule and should be done by the middle of June. There was a slight  
216 delay where the Peteetneet Creek crosses Main Street at 100 South and 200 South in order to replace a  
217 culvert. The northern two blocks of Main Street are on schedule with installation of the colored  
218 concrete, water feature, and sidewalks. Dominion Energy started on Utah Avenue. Red Pine  
219 Construction is doing a great job. The water lines coming from the tank up Canyon Road have been  
220 upsized and tested. Riley Drive and Canyon Road will be milled and overlaid. One water tank has been  
221 cleaned and filled and back in service. The second tank has been cleaned. The 500 South water line  
222 from the elementary to the state road is being replaced.  
223

224 Councilmember Rowley thanked the Power Department and lineman for restoring the power on  
225 Mother's Day. He and Shawn Black toured the Southern Utah Valley Power Systems (SUVPS) line  
226 route. SUVPS is still moving forward on the final bond, which is needed to improve the power grid.  
227 He is thankful for the police and love, support, and condolences for the Hooser family. He thanked  
228 Chief Spencer for the fire and ambulance station tour. The Lions Club International Conference will be  
229 held in Payson this weekend with a few things be here at the city center. There will be a strides Walk  
230 for diabetes awareness on May 17 beginning at the City Center at 3:30 p.m. Also, a 60's Theme Dance  
231 on May 17 from 7:30 p.m. to 9 p.m. All are welcome to both of these events. The International Lions  
232 Club asked if city would donate two Salmon Supper Tickets. The Lions Club does a lot of great charity  
233 work to improve community awareness. The Youth City Council, 9<sup>th</sup> grade to seniors, will meet once a  
234 month for anyone interested in joining. Youth will get great exposers on the importance of government.  
235

236 Mayor Wright is thankful for the support of the Police Department and Fire Department. They risk  
237 their lives every day and are very valuable. It's been wonderful to see the support the law enforcement  
238 community has for each other and from the general population. He worked with Jon Snelgrove as a  
239 Sergeant and Lieutenant in the Police Department and as Mayor also. He thanked him for his 20 years  
240 of service; he will be missed.

Councilmember Moss stated it was amazing to see all the support of the police officers. There were officers from all around Utah and other states. It's an amazing brotherhood and sisterhood. She, Councilmember Hulet, and several staff members met with a UTA officer and other officials to address concerns with FrontRunner coming to Payson. They addressed our concerns, and she has the upmost confidence they will take care of any issues that arise. She met with the Library Board this last week to discuss the library items in the tentative budget, which the Board is excited. There are great people on the Board, and they have some fun things coming up this summer. She met with the Beautification Committee this week, and the Yard of the Month is coming up. She thanked staff; they are on top of all the concern.

Councilmember Hiatt noted that other cities such as Salem, Genola, and Payson helped Santaquin last Friday preparing the Santaquin cemetery for the Hooser funeral. She appreciates the Parks Department and everyone who helped. It's neat to live in an area where all come to help. She agreed with everything that was said previously.

#### E. ACTION ITEMS

##### 1. Resolution – Agreement with the Division of Utah Outdoor Recreation (7:40 p.m.)

#### Staff Presentation:

Dave Tuckett stated the City received a \$114,000 grant for trails from the Division of Utah Outdoor Recreation spearheaded by Councilmember Hulet. There is an agreement to be adopted by resolution. Staff is resolving a couple issues regarding whether trails can be concrete or asphalt. A lot more can be done with asphalt because of the cost.

Councilmember Hulet stated this grant is to replace trails around the Maples and Dry Creek. Most of the trails can be done using asphalt but only 0.7 miles with concrete. The City will have 1.5 years to complete the project. There may be some places where concrete would be needed, but these trails didn't have any road base and weren't maintained.

Dave Tuckett stated city standards allow for either asphalt or concrete. It will be a good product with asphalt in most of the areas. A portion is matching and will be paid through the PARC tax.

Councilmember Hulet stated another grant for Forebay was received for \$105,000, and another for the rodeo arena feasibility study.

**MOTION: Councilmember Christensen – To approve the (resolution) agreement with the Division of Utah Outdoor Recreation.** Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

#### F. WORK SESSION

##### 1. Payson Station Area Plan (7:45 p.m.)

Staff Presentation:

Robert Mills reported the Payson Station Area Plan open house is scheduled for next week from 5 to 7 p.m. in the Banquet Hall. The consultants will be present to field questions and gather feedback. Attendees are encouraged to come prepared with comments to help influence decisions.

Public Engagement Importance:

- Emphasis placed on the significance of citizen engagement for informed decision-making.
- Previous public comment meeting turnout mentioned, highlighting the value of community involvement.

Public Safety Concerns:

- Concerns voiced about public safety, especially around transit stations.
- Reassurance provided regarding efforts to address safety concerns, including increased policing and crime prevention measures.

Station Area Plan Details:

- Discussion on land use planning, including transit-oriented development and commercial expansion areas.
- Consideration of Utah Valley University's potential involvement in the area, with ongoing discussions regarding its transition.
- Overview of future transportation plans, such as the Nebo Beltway and regional connector.

Crime Prevention Measures:

- Plans for crime prevention measures, including increased policing and security cameras.
- Assurance provided regarding proactive measures to address safety concerns.

Tax Base Considerations:

- Discussion on the importance of generating adequate tax revenue through development.
- Emphasis placed on the need to balance commercial and residential development to ensure a sustainable tax base.

Commercial/Retail Importance and Housing Density Planning:

- Concerns raised about the adequacy of commercial space allocation in the plan.
- Economic analysis and population projections discussed in relation to commercial development needs.
- Discussion on the importance of retail for the area's development.
- Importance of strategically placing density, particularly near transit hubs, for housing development discussed.
- Consideration of higher density residential developments, aiming for around 50 units per acre to maximize housing potential.
- Differentiation between low, mid, and high-density residential areas.
- Concerns about the high-density residential plan accommodating approximately 9,000 people, which some found aggressive.
- Previous promises made to landowners regarding unit numbers versus population density.
- Consideration of housing density's impact on infrastructure and transportation.
- Emphasis on strategic density placement and the potential for commercial expansion.
- Discussion on the need for adequate commercial space to support high-density residential areas.
- Concerns about managing crime rates in high-density areas proportional to population density.

Transportation and Infrastructure:

- Consideration of the need for a frontage road to support commercial development.

- Discussion on potential road planning and access points, including the need for a new road for access to a public school.
- Nebo Beltway will be five lanes.
- Importance of considering environmental factors and wetlands in planning.
- Funding mechanisms for infrastructure development, including considerations for accommodating FrontRunner South.

Public Transit and Parking:

- Importance of public transit, including FrontRunner, in reducing car dependency.
- Discussion on the need for adequate parking, potential parking garage construction, and pricing.

Partnerships and Community Engagement:

- Importance of PRI's role as a community partner and its contributions to the development.
- Suggestions for additional community amenities like a police station or library.
- Recognition of PRI's donations and commitment to being a good community partner.

Plan Implementation and Future Considerations:

- Emphasis on the living document nature of the plan and the need for flexibility.
- Planned studies for specific infrastructure and zoning considerations.
- Importance of data-driven recommendations and the long-term, generational nature of the planning process.

(Councilmember Hiatt excused at approximately 8:20 p.m.)

Robert Mills concluded that recommendations need to be based on good data and realistic data. Please participate in the process at the open house. He is waiting on the text for the plan. Staff will present more of this in the coming weeks and months.

G. ADJOURNMENT

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

The meeting was adjourned at 8:40 p.m.

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Kim E. Holindrake, City Recorder