

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, July 3, 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
Scott Spencer, Fire Chief
Jill Spencer, City Planner
Michael Bryant, Planner II
Janeen Dean, Community Events Coordinator
Tracy Zobell, Parks & Golf Director
Karl Teemant, Community Services Director
Shawn Black, Power Director
Tayge Bascom, Power Department
Dona Gay, Library Director
Jonathan Knight, City Engineer

OTHERS Norm Avery, Kevin Nelson, Aaron Westberg, Mark Anderton, Julianna
Westberg, Naoma Avery, Lee Johnson, Doug Welton, Ron Gailey –
OnPointe Insights, Bob Beeleck, Jared White

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. WORK SESSION

1. Discussion regarding Solar Power

Staff Presentation:

Shawn Black introduced Tayge Bascom with the Power Department. He has been studying solar for about six months and will present information on solar power.

Tayge Bascom was asked to educate himself on distributed generation programs throughout the state as well as the city's current program. He has learned a lot. The purpose tonight is to educate the council on the city's distributed generation program as well as what effect solar has had on the power market. Solar is a rapidly growing market and has a big impact on power. The City is currently having a rate study done on solar. Solar continues to grow and has had some big effects on places that have a lot more solar. The City has solar permits rolling in every week.

Solar peak output occurs between 10 a.m. to 2 p.m. because the sun is at its highest during this time. At the same time, this time of day is when power demand is pretty low because many people are away from their homes. This is also the time of day when the city is buying power back from solar customers as it goes back onto the grid system. Power prices this spring have dropped into the negative.

As solar capacity grows, duck curves (2018) are getting deeper in California, which is a much larger scale. Solar is having a much greater impact on California's profile. This is now referred to the canyon curve (2023) because it drops into the negative or no need for power and then spikes rapidly between 2 p.m. to 6 p.m. Payson hasn't seen this effect on the market quite yet. In the summer of 2023, the city was peaking between 4 p.m. and 6 p.m. This year, the city is peaking between 6 p.m. and 9 p.m. so the peak load is being pushed into the evening. The solar in California is affecting the price of solar in Utah and across the United States. It's important to have on-demand power during the high spikes, but solar power is produced during the low usage times when power costs are low or in the negative.

Payson resident solar buy-back before 2017 was \$0.11 to \$0.14 KWH, and after 2017 was \$0.08 to \$0.10 KWH. Buyback is what's not used in the home and pushed back on the grid system, which is an average 750 KWH per day. The City purchases power from Steel Solar (farm contracts) at \$0.036 KWH. The City needs to buy back solar closer to \$0.04 KWH. Another issue is that solar customers are avoiding paying infrastructure costs, which is variable (cost of energy) versus fixed costs (infrastructure). Solar customers pull from the grid and are not paying for the use. Cross subsidy solutions include increasing the monthly service charge, decreasing the generation buy back rate, demand charges, and time-of-use rate.

Shawn Black explained the balance is lowering the variable for buy back and raising the customer service charge. Rural areas cost more, and dense areas cost less. It should be equal for both customers, power users and solar users. This is a city-owned utility and needs to be fair to all rate payers. Collecting free energy will hopefully lower the bills for all residents.

Council Discussion:

Councilmember Hulet noted this covers the fixed cost and the variable cost goes down.

Councilmember Rowley definitely wants solar to play the same game as others. He is in favor of decreasing the generation buyback rate but concerned with increasing the monthly service charge.

Councilmember Hiatt questioned if the city is against people owning their own battery. There are many residents on the Salt Lake bench that own their own battery.

Shawn Black stated if someone is generating and storing power, the city isn't getting the revenue to pay for infrastructure. If the resident disconnects, there isn't a problem.

Jason Sant noted several individuals have asked to be taken off the city's power, but the city has not done this. A battery may not hold or give enough power to the next day. The main reason is because they can't handle being on their own.

Councilmember Christensen stated it becomes an issue with all utilities. The City wants all utilities (sewer, water, power, pressurized irrigation) to each lot.

Dave Tuckett stated when the city bonds for sewer and water, the documents require that residents be charged, and the funds are collected. The City can't pick and choose when funds are loaned to the City; it's a contractual obligation. He isn't sure the technology is quite there for electric batteries.

Shawn Black noted there are about 500 households on solar out of about 7,600. Because of the city's buy-back rate, the City is getting slammed. The economics doesn't make sense. He feels solar companies are bamboozling people.

Mayor Wright noted basically residents aren't paying a power bill but have a huge solar installation bill.

Dave Tuckett stated the consultant will report and give a recommendation at a future meeting.

C. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Ryan Rowley.

Pledge of Allegiance led by Anne Moss.

D. CONSENT AGENDA

1. Approval of the June 5, 2024, City Council Meeting Minutes
2. Resolution – Letter of Commitment for Healthy Utah Community Designation

MOTION: Councilmember Hulet – To approve the consent agenda. Motion seconded by Councilmember Rowley. 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 |

E. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Yard of the Month (6:04 p.m.)

Anne Moss announced the Yard of the Month to Nadine Evans, 397 North 600 East, for the month of July.

MOTION: Councilmember Hulet – To amend the agenda at the mayor's discretion. Motion seconded by Councilmember Christensen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.

3. Public Forum (6:07 p.m.)

Norm Avery raised concerns regarding the shooting range proposed at West Mountain. A petition was circulated with 1,400 people signing that are not in favor of the 750-acre shooting range with CMP, which is being supported by Payson City. The people feel there are a ton of issues and impacts. Shooting will occur parallel to the homes for 2 miles north and south with issues of safety, size, and

noise. They are proposing up to 4,000 people per month coming to shoot with many flying in. It's a disaster. He doesn't understand how that can be a possibility.

Mayor Wright noted there will be a zoom meeting with CMP on July 9 and a BLM meeting on July 11.

Kevin Nelson explained as a pediatrician, he cares about child health. His front door will be 300 feet from the boundary of the shooting range. He shoots with 11- and 12-year-old boys in Moab and is in favor of shooting. But the proposed gun range poses serious problem for childhood health. He recognizes this is an ongoing process and wants to be involved in the planning process. New information shows mental health is affected by loud continuous noises, which will be produced by this proposed gun range. There are children with autism in the area as well as ADHD, anxiety, and depression, which can be increased by noise levels. He is grateful to live in Payson/West Mountain area. The City has set mental health as something to work towards. He hopes the City will take these concerns into account and that this is an ongoing discussion.

Aaron Westberg stated he lives on the 50-yard line of the proposed gun range. He is pro-gun, and the CMP is a wonderful organization. His concern is the proposed gun range borders directly to his property. He doesn't see how noise and safety can be 100% mitigated. He would love to go to the CMP to shoot, but the range needs to be away from homes. He couldn't find a single range of this size in America with homes within 1,000 yards. He is concerned about safety, noise, and mental health. He has six dogs that will go nuts. His daughter lives with them and has concerns. These concerns go away the minute the location moves to a win/win. A win/win is needed so everyone can enjoy West Mountain. He wants to enjoy the peace. He questioned why this location and wants to see the studies.

Mark Anderton noted he is a West Mountain resident for 18 years. He is pro second amendment and gun enthusiast. He spent his professional career around firearms. He served 24 years with the United States Marine Corps and a subsequent 18-year career within the defense industry. He has shot and remains active in the use of many types of guns. He is not opposed to the gun range but is strongly opposed to the location. There are other BLM lands that are more suitable that don't affect established residential homes. His first concern is with safety because the range is so close to residential homes. The published information depicts the proposed fan or danger area where firearms can be shot, which parallels established family homes. There are no berms that will contain the ricochets that will be fired. He has witnessed this countless times in the last 41 years as both a shooter and a participant. Professional ranges will do what they can to mitigate risks; but the reality is when humans are involved, it will happen. To validate this point, attend a military night firing range where tracers are being fired and show the path when a ricochet happens. Building a range so close and parallel to existing homes, impact will occur. It's not a matter of if but when. He won't place his family, grandkids, property, or animals at risk. After retiring from the Marine Corps, he was diagnosed as a disabled veteran with a 100% PTSD rating. His family carefully selected a place to reside with peace and serenity to heal, move forward, and raise a family. This is the first time he has announced this in a public forum. It means a lot and has a direct impact to him. He views his home as a sanctuary and a place of peace. The constant and ongoing sounds of gunfire is just noise to some, but to him it's completely different. It causes severe anxiety and will affect his mental health. He has served the country with honor and will remain a patriot. He wants to be seen and heard and know the impact on him. If this range moves forward, he will be forced to move from the place he loves and enjoys. Please change the location of this range.

Julianna Westberg stated she moved to West Mountain for quiet enjoyment of life with peace and tranquility. They wanted to be away from the hubbub and noise. There are so many issues involved. People who are highly skilled make mistakes. A 1,000-yard target can't be seen and has to be calculated with numbers along with wind, etc. Human error is a really big deal. Every gun range has stories and testimonials of how they try to make it safe, but there is always human error. She understands that if you buy a house by a gun range, you have to sign a waiver to release liability. Why would you have to do that if there are no problems? She is concerned that the city isn't aware of how close bus stops, homes, and families are to this potential liability. She is grateful the City is looking into all these things to prevent a catastrophic event.

Naoma Avery noted she lives in West Mountain and has lived in Utah all her life. No one in West Mountain is for this gun range because of safety factors. It's a corporate takeover of BLM land, which is public land. The land is currently accessible for ATVs, horseback riding, hiking, and some shooting. Others have said we are used to this shooting, but it will extend for a two miles radius to the back of our homes. Shooting causes her dogs and horses to go ballistic. The area is a desert with bald eagles, foxes, coyotes, birds, and deer. These animals will have no way to get to water. The land and neighbors need to be protected and kept safe for all. The land needs to be kept for ATVs, dirt bikes, and horses. She supports the second amendment. She is not opposed to a gun range but wants it moved to another location.

Lee Johnson voiced concerns with Gary's Meats by the irrigation pond. The weeds need to be mowed east of the irrigation pond because it's a fire hazard. Another concern are fireworks in the restricted area. It is never patrolled, and people set off fireworks. More holes have been cut into the walls at Gary's Meats. Seventeen years, Gary's Meats was required by ordinance to soundproof and smell proof the building, but nothing has been done. It was supposed to be connected to the sewer, which hasn't been done. It seems the City doesn't want to enforce the code and complaints fall on deaf ears.

Doug Welton stated he represents the Scottish Festival, which is next week and the 40th anniversary. He officially invited the council to attend. There will be more vendors, children's games, a car show, athletics, and food. It begins Friday at 5 p.m. He showed the metals for the events, which are also sold in the form of a key chain. He thanked the City for its support, and the grounds crew has done a fantastic job as well. Dogs are not allowed in the park per city ordinance.

1. Presentation regarding Resident Survey Results (6:40 p.m.)

Ron Gailey stated he was commissioned by the City to do a survey on four topics: road improvements, new recreation center, new city center, and new library, which began on May 10 and ended May 27 with 1,537 responses and a good representation. Four questions were asked: How much would your household benefit, how much would the city benefit overall, is it worth spending city revenues on the investment, and is it worth a tax increase. In addition, the highest priority was explored with a short exploration into recreation and library opinions. The results are presented in an interactive way using filters to explore age, gender, and time in the city as well as specific topics.

Demographics:

The city's age population is balanced with the highest group being 18 to 39 at 30%. Gender is equally split, and 60% of households have children in the home. There is a good distribution of years in the city with 38% at 20+ years and 43% under 9 years. Those who own or are buying a home is 91%.

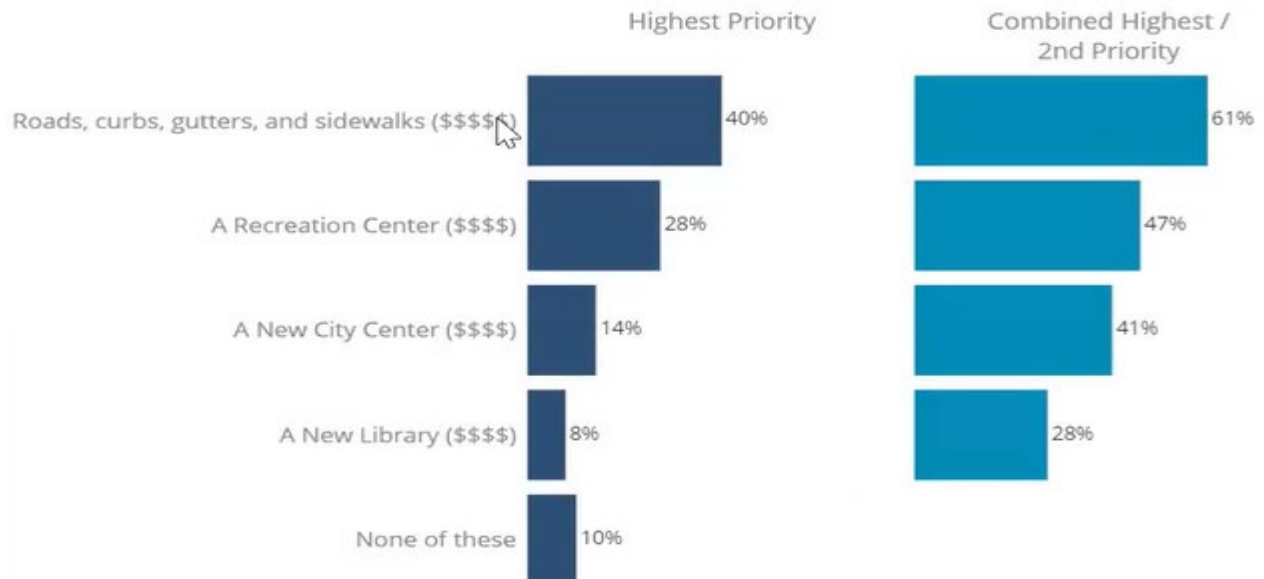
Question Results:

Each of the four topics followed the same format, and the issue was described. He reviewed the following information.

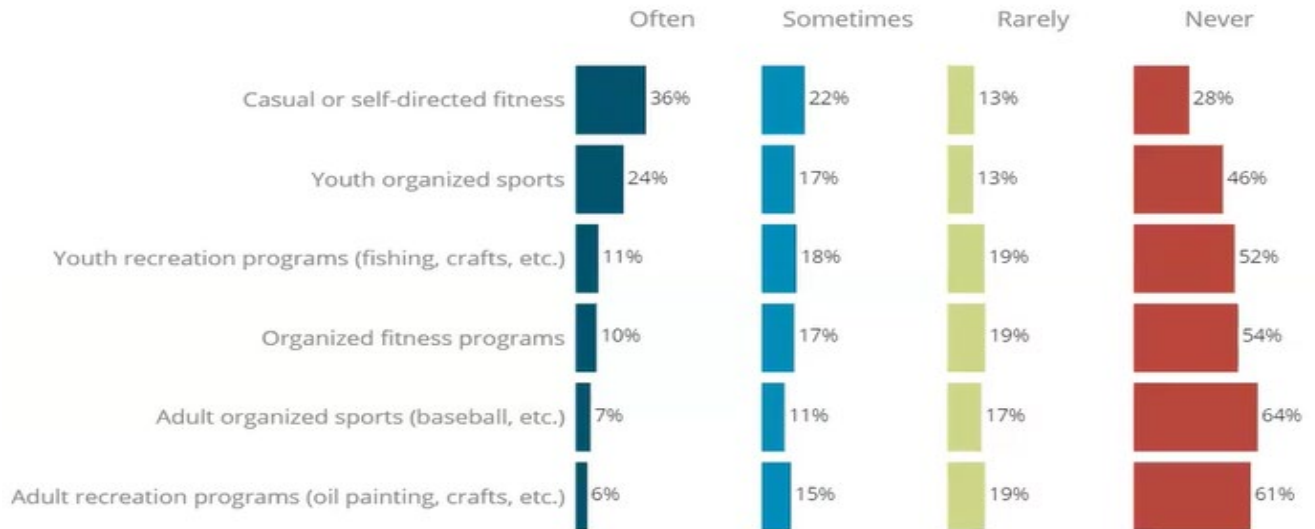


Road improvements received the highest support in all areas. Participants didn't know what the tax increase would be. Farmington proposed a \$20 tax increase per year, and those in favor were 20% higher. The library had the lowest level of support. The recreation center received a lot of appeal.

Priority:



Recreation Activity:



Aquatic activities received the highest desired activity at 48%. A new recreation center usage scored daily (5%), several days a week (23%), weekly (19%), monthly (17%), rarely (23%), and never (13%).

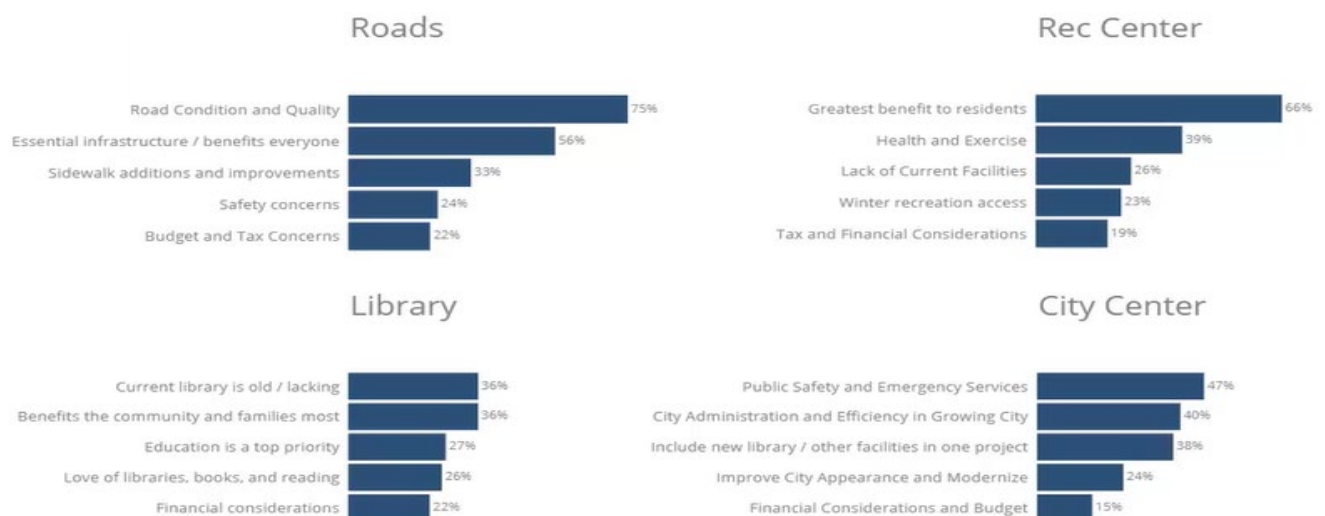
Library:

Library usage ranged from often (21%), sometimes (15%), rarely (22%), and never (42%). Those familiar with library was 61%. There isn't a belief that a library of the future would be exciting. Supported library programs included book clubs, computer classes, language classes, health & wellbeing, financial planning, high school equivalency, English as a second language, estate planning, and discussion groups.

New City Center:

Support for a new city center included very supportive (26%), somewhat supportive (43%), somewhat unsupportive (14%), and very unsupportive (17%). Support for a new city center that included police headquarters was very supportive (43%), somewhat supportive (35%), somewhat unsupportive (11%), and very unsupportive (11%).

Participants were asked why they chose their highest priority.



This information is informative as the city moves forward. The survey can be manipulated to show responses from specific age groups, gender, time in the city, and children at home.

2. Staff and Council Reports

Staff Reports

POLICE – Chief Brad Bishop invited the City Council to the National Night Out on August 6 from 6 to 8 p.m. at the Peteetneet with food and games.

FIRE AND AMBULANCE – Chief Spencer stated restrictions are in place for fireworks and they do patrol. They will patrol this weekend and no fireworks are allowed after Friday. There is a lot of areas in the city to patrol so they focus on 600 East, 800 South, and the Riley Drive area. There are no fire restrictions in place, but places are drying out so it may change. There is a challenge at the landfill with shooting explosive items that cause fires.

RECREATION – Karl Teemant reported the pool is very busy. The Utah Girls' Softball Association State Invitational Tournament is next Tuesday and Wednesday. With the Get Healthy Utah, the City will host throughout the year some suicide prevention training for the public.

PARKS & GOLF - Tracy Zobell noted there are events at the parks every weekend, which causes them to get a little rough. The cemetery has a standing order for 2,000 square feet of sod; the cemetery is looking really good. The golf course finished a record budget year and continues to get busier. It's time to invest in the property.

PLANNING – Jill Spencer stated over the last two years, four agencies have been working on the Salem Canal Connector Trail that connects Payson, Salem, and Spanish Fork. Funding has been successful in completing seven miles of trail from Payson through Salem and connecting to the Spanish Fork River Trail. The Payson reach/section (1300 East to Elk Ridge Drive) along the Salem Canal Road begins next week; there are four phases. There will be a trail head including parking and restrooms at Salem Canal Road and Elk Ridge Drive. A shoutout to Payson, Salem, Spanish Fork, and Utah County.

DEVELOPMENT SERVICES – Robert Mills reported that last Friday the Utah Transportation Commission met and allowed the funding for the Nebo Beltway Interchange to be released to UDOT to begin the planning process. The RFP is anticipated by the end of July.

ADMINISTRATION – Dave Tuckett stated the project to move the bus stop around the turn on SR-198 begins on July 9. The intersection at 100 South and Main Street for the Downtown Project will hopefully be paved next week. The Water Department did a great job fixing a major water main break. They were there until about 3 a.m. There is a lot that goes on behind the scenes.

LIBRARY - Dona Gay reported the library is halfway through the summer reading program with about 800 participants. The library has an extraordinary number of programs, and the staff does an amazing job making sure patrons feel included at the library. Brian Hulet noted that the city needs to do a better job telling the story on what the library does. The library staff does a great job.

Council Reports

Councilmember Christensen was excited to hear about the interchange funding. His friend who teaches a special education seminary class talked to him about the Bridges Program with the Nebo School District, which is a transitional program between high school and long-term career placement. Payson could be a great fit for this next to the UVU campus with Frontrunner and potential housing. His friend submitted ideas to the Nebo School District in hopes of working into that process. He wants staff to be aware if any contacts them. He appreciated the comments from those regarding the gun range and safety concerns. In his opinion, the gun range is a step towards safety compared to the current chaos that is happening there. He understands sound is a concern. He was at the Spanish Fork gun club and was surprised with the minimal sound. He hopes to come to an understanding and consensus for all without infringing on anyone's constitutional rights. He noted the pressurized irrigation pressure is low and he has received a lot of complaints. If infill development is causing the issue, infill development needs to be charged the impact fee in order to solve the problem.

Councilmember Hulet reported the EDC Utah spotlight went really well, and they loved the video, which is on the city's website. They thought Payson was doing great and had a lot of great things going on. When the Main Street National person was here and the State Main Street Conference, they toured Main Street and liked what they saw. There were city mayors, city council members, and directors present.

Councilmember Rowley thanked those who helped him with a business owner on Main Street with the location of some trees and sidewalk. He thanked police, fire, and EMS good response times while he was with a family dealing with a tragedy. A member of the Payson Allion Chapter reached out to him, which is a group that focuses on family members who are addicted and need support. They currently meet upstairs at the Payson Library and need a new place because stairs are a challenge for some. He suggested a room at Wilson Elementary. They meet on Wednesday nights from 7 to 8 p.m. Karl Teemant stated there is room at Wilson Elementary as well as the Peteetneet. Dona Gay noted that the library doesn't charge them, but they want to pay voluntarily. Councilmember Rowley continued, happy birthday America. He loves the United States of America; it isn't a perfect country, but the best country in the world. He thanked all the services members who have defended our freedom and thanked the city staff, fire, police, EMS, and veterans.

Mayor Wright stated he is thankful for the city, state, and country we live in.

Councilmember Moss echoed what Councilmember Rowley and Mayor Wright said about America. She was brought up in a very patriotic family so one of her passions is America, the history of it, and maintaining our freedom. She attended the Rock Festival last weekend, and it was so fun. The bands were so fun and good. She encouraged everyone to attend next year. She thanked Janeen Dean who was there the entire time. She thanked staff who are amazing.

Councilmember Hiatt reported she attended the Rock Festival and was amazed with the bands. The park staff is great. The city needs food trucks, but they need to give back. One food truck has been giving back for years. She questioned if others are giving back and paying their taxes. The City needs to monitor the food trucks. Councilmember Hulet agreed as far as paying sales tax to Payson and not another city and wants to understand exactly how it works. She continued questioning if the city mows the lawn at the Industrial Park and if so why. Mayor Wright stated the City maintains the corridors as

city right-of-way. She continued that there are noxious weeds near the bowling alley that need to be sprayed. Mayor Wright stated the area is owned by UDOT, and he will contact them.

F. ACTION ITEMS

1. Resolution – Amendments to the Payson City Fee Schedule (7:44 p.m.)

Staff Presentation:

Dave Tuckett stated the proposed changes include updates for consistency. Salem City raised their sewer rate, which is a pass on. The distributed energy rate increase makes the base fee the same for power rates. Staff will wait for the full study on solar for additional changes to solar.

Council Discussion:

Councilmember Hulet questioned why the approved power base rate change didn't automatically go to solar.

Dave Tuckett clarified that the pervious power base rate changes were not reflected in solar. The change in water rates is just for meters read on a six-month schedule, which was previously blank. The Salem sewer charge went up from \$65.11 to \$65.78. The usage rate for 1,000 gallons was \$1.69 and is proposed at \$1.71.

MOTION: Councilmember Rowley – To approve the (resolution) amendments to the Payson City Fee Schedule as discussed. 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 |

2. Resolution – Amendments to the Villages at Arrowhead Park, Plat K, Development Agreement (7:47 p.m.)

Staff Presentation:

Michael Bryant stated the applicant seeks to amend the Villages at Arrowhead Park, Plat K, development agreement to remove any reference to condominiums and create one parcel. A letter of intent was included the packet.

Applicant Presentation:

Bob Beeleck stated his company is the current owner and provided a letter as to the reason.

Council Discussion:

Councilmember Hulet questioned any downside to doing this, which is going from for-sale condominiums to one big rental building, which is more controlled.

Robert Mills noted this is not market based. As a general rule, a larger complex is better managed by one owner if the intention is to be renal property. One consolidated rental management is better for

management, upkeep, and maintenance. The downside is everyone wants to own property, which is eliminated.

Councilmember Rowley noted this eliminates home ownership for residents. He is trying to see the positive. These were built with the intent to be purchased as dwellings. He questioned how to prevent this from happening in the future. It hurts the affordability aspect of housing for Payson and takes ownership from people. If this type of building attracts people to buy them for rentals, he doesn't want any more.

Bob Beeleck explained what was just stated is the reason. They have a full-time maintenance manager that is there every day. People want to buy for the purpose of renting it out, which creates a mess for the city and them. They stopped selling because buyers wanted to rent them out. They still own all the units.

Councilmember Christensen noted this is a step in the right direction but likes the opportunity to own.

MOTION: Councilmember Hulet – To approve the resolution to the amendments to the Villages at Arrowhead Park, Plat K, development agreement. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

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|-----|---|-------------------|
| Yes | - | Brett Christensen |
| Yes | - | Taresa Hiatt |
| Yes | - | Brian Hulet |
| No | - | Anne Moss |
| No | - | Ryan Rowley |

4. Ordinance - Request to apply the I-O, Infill Overlay to Utah County Parcel #08:044:0003 located at approximately 295 North 300 East in the R-1-7.5, Residential Zone to allow infill development and for parcels to potentially have reduced lot sizes, setbacks, and street frontage (7:58 p.m.)

Staff Presentation:

Michael Bryant addressed items 3 and 4 together. He noted the RMO-1 is needed for the I-O infill to be applied. This was an illegal business in the residential zone. The RMO-1 allows twin homes or duplexes in this zone. The proposal will create a three-lot subdivision with a twin home and existing home. The I-O allows reduced lot size, setbacks, and frontage. The I-O is used on a case-by-case basis and doesn't set a precedence. The Planning Commission recommended approval on both requests unanimously suggesting a porch forward design instead of a garage forward design. The applicant is willing to consider it, which the council can require. Potentially the address of the existing home could be changed but not the useability. The ideal entrance is on the current side. If approved, the subdivision process will need to be finished.

Council Discussion:

Councilmember Christensen disclosed his cousin is involved in this proposal. He noted the bank would not let the existing home be torn down, but it will be upgraded. There is a twin home and a triplex to the east and a new twin home/duplex to the north. This is an upgrade from the current situation.

Jared White stated he is the developer. The units are about 1,600 square feet with three bedrooms and an unfinished basement with the intent for affordability for a first-time homebuyer. It should meet the requirement for the state \$20,000, zero percent grant/loan for a first-time homebuyer. The backdoor of the existing home faces south so a person doesn't walk into a 10-foot area.

Councilmember Hulet suggested looking at another bank because it could be made a lot nicer. He has been in banking a long time. There is no reason you couldn't get a construction loan on tear down the existing house and rebuild.

Jared White stated it's possible, but the value and the cost to get there puts them upside down.

MOTION: Councilmember Christensen – To approve the (ordinance) request to apply the I-O. Infill Overlay at approximately 295 North 300 East to allow infill development for potential reduced lot sizes, setbacks, and street frontage. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

| | | |
|-----|---|-------------------|
| Yes | - | Brett Christensen |
| Yes | - | Taresa Hiatt |
| Yes | - | Brian Hulet |
| No | - | Anne Moss |
| Yes | - | Ryan Rowley |

3. Ordinance - Request to apply the RMO-1, Two-Family Residential Overlay to Utah County Parcel #08:044:0003 located at approximately 295 North 300 East in the R-1-7.5, Residential Zone to allow for duplexes and twin homes to be built in single-family residential zones

MOTION: Councilmember Rowley – To approve the (ordinance) request to apply the RMO-1, Two-Family Residential Overlay at 295 North 300 East to allow for duplexes and twin homes to be approved. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

| | | |
|-----|---|-------------------|
| Yes | - | Brett Christensen |
| Yes | - | Taresa Hiatt |
| Yes | - | Brian Hulet |
| No | - | Anne Moss |
| Yes | - | Ryan Rowley |

5. Ordinance – Amendments to Title 13, Zoning, Appendix A (8:16 p.m.)

Staff Presentation:

Michael Bryant stated the proposed amendments detail changes to modernize how development patterns are being requested. Changes have only been made to a portion of Appendix A. Staff will continue to review the remaining portions of Appendix A and bring those changes at a future meeting.

MOTION: Councilmember Moss – To approve the (ordinance) amendments to Title 13 Zoning, Appendix A. 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

6. Resolution – Remove Forebay property as surplus property (8:25 p.m.)

Staff Presentation:

Jason Sant stated in 2016 the Forebay property was put out for surplus and possibly sold. It never sold so today staff is asking to have it rescinded.

Council Discussion:

Councilmember Rowley stated this is the first step to preserving Forebay. It is so important. Forebay will be a recreation hub.

MOTION: Councilmember Rowley – To approve the (resolution) removal of the Forebay property as surplus property. 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

7. Resolution – Settlement Agreement with South Utah Valley Electric Service District (SESD) (8:27 p.m.)

Staff Presentation:

Dave Tuckett stated the City has come to a settlement agreement with SESD. It's been a long road, but the City appreciates their cooperation. Staff recommends approval of the agreement. The City has five years to take over SESD customers. Some annexation areas will be easier than others. There is budget to begin working on these customers.

Council Discussion:

Councilmember Rowley stated he is grateful to SESD for bringing this to a conclusion. He is excited to move forward and be nicer neighbors in the future.

Councilmember Hulet questioned any annexation the city takes over the SESD customers.

Dave Tuckett clarified any new annexation the amount is already set at \$15,500 per connection, which is paid by the developer. The City gets the facilities to the home. After five years, the process reverts back to the state law process, or a new agreement could be signed. It's a good solution.

MOTION: Councilmember Hulet – To approve the (resolution) settlement agreement with South Utah Valley Electric Service District. 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

G. ADJOURN TO CLOSED SESSION

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

1. Purchase, exchange, sale, or lease of real property

H. ADJOURN FROM CLOSED SESSION

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

I. ADJOURNMENT

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

The meeting was adjourned at 9:25 p.m.

/s/ Kim E. Holindrake
Kim E. Holindrake, City Recorder