PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 2, 2024

CONDUCTING	William R. Wright, Mayor
ELECTED OFFICIALS	Brett Christensen, Brian Hulet, Anne Moss, Ryan Rowley, William R. Wright
EXCUSED:	Taresa Hiatt
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 Tracy Zobell, Parks & Golf Director Karl Teemant, Community Services Director Shawn Black, Power Director
OTHERS	Diane Jensen – Payson/Santaquin Chamber, Jackie Larson, Mary Ann Allred, Don Helvey, Randy Smith – Fieldstone Homes, Devin Weaver – Forebay Committee, Tom Armitage, Marcus Williams, Debbie Abbott, Lea Dodgen, Adam Cowie, Eric Dodgen, Mark DeHart

A. CALL TO ORDER

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 6:00 p.m. The meeting was properly noticed.

B. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Karl Teemant.

Pledge of Allegiance led by Tracy Zobell.

C. CONSENT AGENDA
1. Approval of the September 18, 2024, City Council Meeting Minutes
2. Resolution – Declare Surplus Property - 2008 Case Loader 621E
3. Proclamation – Fire Prevention Week

MOTION: Councilmember Rowley – To approve the consent agenda. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

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

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. CTC: Mayor's Youth Recognition

No recognitions presented.

2. Payson/Santaquin Chamber Business, Employee, or Community Service Award (6:03 p.m.)

Diane Jensen announced the Chamber Business Award for September to Kat Sontos, the owner of Heal Massage Therapy.

3. Payson/Santaquin Chamber of Commerce Quarterly Report (6:05 p.m.)

Diane Jensen reported the Chamber conducted three ribbon cuttings last month for Dandy's Pizza, Arrowhead Ranch, and Chip Shot Golf Simulators. The September Breakfast Club gathered over 40 attendees to hear about social media. The October 8th Breakfast Club will be held at the Huish at 7:30 a.m. and will discuss how to present yourself and networking like a pro. The Chamber participated in the Payson Latino Festival and feels it can promote this event better next year by working closely with the City. The Santaquin Hometown Market just finished, which included 16 Payson businesses. Jim Rowland meets monthly with other Central Utah Chamber presidents to discuss what is working for each city and to unite resources. The Payson/Santaquin Chamber and Springville Chamber are working with the Spanish Fork Chamber to host a dynamic event on October 10th at the Provo Mariott and will hear from Dan Clark as the keynote speaker. The event is open to anyone, but registration is required. The South County Business Summit will focus on employee retention with speakers, breakout sessions, and a continental breakfast. The Retreat at South Haven Farms has joined the Chamber as a gold partner. The Chamber is excited to partner with the City again for the Small Business Saturday on November 30. She asked the council to let the Chamber know if there is anything the Chamber can do to better help the City.

Councilmember Hulet noted it would be helpful if the mayor, council, and staff were sent the ribbon cutting information so they could attend those in Payson.

Mayor Wright asked that it be a calendar invite.

4. Presentation by Advanced Learning Center with Nebo School District (6:10 p.m.)

Jill Spencer welcomed the students from the Advanced Learning Center with Nebo School District who are helping plan the Historic Downtown ribbon cutting and block party. The students are Abby Peay and Ella Chilton; BJ Ford is their mentor and instructor.

Abby Peay and Ella Chilton stated in August, they began planning this event with a goal to highlight the new Main Street and promote the businesses. This project falls under their capstone program for advanced professional studies. The event will be on October 16 from 5 to 7 p.m. with a ribbon cutting by Mayor Wright and a block party, parade, games, car show, and more. The businesses are very excited to celebrate the new downtown and will be doing promotions and games. Towards the end of the evening there will be a giveaway and raffle.

Mayor Wright noted he contacted the outlying businesses, asked if they wanted to participate, and received very good responses. They will have gift cards to give away. Glenn Woods had about 20 vintage cars as of yesterday.

5. Public Forum (6:17 p.m.)

Jackie Larson stated she lives in Spanish Fork but grew up in Payson and her family owns property with cattle on it east of the proposed General Plan amendment. She asked that the General Plan amendment not be approved. The road is designed to go through and intersect with her property and connect to 400 North in Salem. It will cause her water right to have no beneficial use. She would like to see a study done. The road classifications are incorrect. She understands this is conceptual, but the property owners are affected.

Mary Ann Allred thanked the council for their service. Her concern today is the cost of utilities. This last month, her bill was over $600; she can no longer afford to live in Payson because of those utilities. Her previous bill was $535 so she turned off the air conditioner, and yet here will was higher. The utility tiered system needs to be removed and allow residents to pay for what they use. She feels she is being punished because she uses more power than someone not at home.

Don Helvey stated he lives in the Maples. He feels the issue of power lines down SR-198 was resolved in 2010 and 2011. He is concerned about the affect it will have on the residents that live there. His previous research in 2010/2011 showed the real estate values, resale value, and loans are affected and not just for residents along the highway. It puts the people in the Maples at a disadvantage.

6. Staff and Council Reports (6:25 p.m.)

Staff Reports

PARKS & GOLF - Tracy Zobell reported that the Economic Development Golf Tournament was held last week and was a success. He thanked the council, mayor, Dave Tuckett, Brian Hulet, and all the staff who spent time putting it all together. He and Councilmember Moss met Monday down on 930 West and then with Mr. Butler and staff on continuing the trail system with a secondary route across 930 West. He should have renderings and costs by end of the month.

Council Reports

Councilmember Moss addressed the misleading and incorrect Facebook post regarding the power lines, which was taken down. She apologized for that incorrect information. She attended the Latin Festival, which was really fun with good food and music. She agreed the City needs to get more people, activities, and booths next year. She is looking forward to the Main Street open house. There is

also an open house tomorrow at 5:30 p.m. in the Banquet Hall for the Payson Gateway Plan. She thanked Tracy Zobell for running with the trail project. She thanked all the staff.

Councilmember Rowley thanked Karl Teemant, Jill Spencer, and the Forebay Committee for hike and tour of Forebay yesterday. The Fall colors were beautiful and solidifies the need to conserve and protect the Forebay area. He thanked Karl Teemant for his hard work in that realm and for going above and beyond. He thanked the Parks Department for keeping the green spaces so nice and green this summer. These green spaces are valuable and important for gathering areas. He thanked all the residents of Payson and the people who work here.

Mayor Wright noted the irrigation watering was extended for two weeks because of water conservation in the reservoirs since the canal company has shut down its water.

Councilmember Hulet thanked city on behalf of the Huish for putting in new sidewalks and xeriscape. It's a good example on how to do xeriscape and save water. A class from Utah Valley University will be attending the Payson Gateway Plan open house to gather feedback to finish Main Street and guidelines for building for Main Street. The Economic Development Golf Event was a great success with different people and representatives for a big box attending. He thanked everyone who helped with the event.

Councilmember Christensen gave a shoutout to Karl Teemant, Jill Spencer, and the Forebay Committee. The tour of Forebay was very fun and a beautiful day. Forebay needs to be in a conservation easement for protection and future generations.

E. ACTION ITEMS

1. Resolution – Appointment of new PARC Tax Committee members (6:30 p.m.)

Presentation:
Mayor Wright proposed Sarah Ogden as a new member and Colleen Wilson as a reappointed member of the PARC Tax Committee. The PARC Tax helps augment the budget for parks, arts, and other areas. This Committee reviews those funds and makes a recommendation to the city council on how to spend those funds. These funds have paid for the cover playground equipment and sidewalks through Memorial Park as well as trails.

Council Discussion:
Sarah Ogden stated she has lived in Payson for four years and wants to do everything she can to build up the City to make Payson an even better place.

Councilmember Rowley noted he has zero concerns on the appointments. Sarah Ogden is an outstanding resident, attends council meetings, and diffuses things on Facebook. These fund are important and a benefit to the City and its residents.

Councilmember Christensen agreed. The PARC Tax has done great and wonderful things. It will come up for a revote in three years. The pickleball courts were funded through PARC Tax funds; these funds are put to good use.

Councilmember Hulet noted it's also funded band concerts and the PCT. Over $2 million has been put back into the community over the seven years. The funds come from sales tax so those from outside the city are contributing to the fund.

MOTION: Councilmember Hulet – To (resolution) appoint Colleen Wilson and Sarah Ogden to the PARC Tax Committee as committee members. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

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

2. Resolution – Amendments to the Payson City Fee Schedule (6:35 p.m.)

Staff Presentation:
Robert Mills reviewed the proposed fee changes that will lower the building permit fees, which now matches the International Code. It also has to do with the efficiency of the Department. High value projects still require a great amount of staff investment, but smaller projects such as basement finishes are given some relief.

Council Discussion:
Councilmember Rowley stated it's great to lessen the impact on those who want to improve their homes.

MOTION: Councilmember Rowley – To approve the (resolution) amendments to the Payson City Fee Schedule. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

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

Robert Mills noted he attends the Utah Valley HVA Government Affairs Committee monthly meeting where the development community and cities come together to discuss issues. There has been a lot of discussion about fees and impact fees. Payson city and the south county cities were given a lot of accolades on maintaining fee schedules and the management of impact fees.

3. Resolution – Mina Creek Annexation petition for consideration of acceptance and further review located at approximately 8955 South Arrowhead Trail consisting of 102.16 acres (6:40 p.m.)

Staff Presentation:
Michael Bryant reviewed the location of the proposed annexation, which is north of the city boundary along Arrowhead Trail road. There is a lot of questions that need to be addressed such as layout, unit counts, and plans prior to annexation. Staff will bring back information and a recommendation at the time to address the annexation. The developer has mentioned putting 900 housing units in this area,

which is 9 to 10 units per gross acreage. The area specific plan calls for medium density, which is 7 to 10 units per acre. The property was just recently put back into the city's Annexation Policy Plan.

Council Discussion:
Randy Smith explained they are looking to follow the General Plan and that makes the range between 700 and 900 units. As they plan utilities, they use the highest number to ensure the utilities are large enough even though it may come in lower. This property is an island of Utah County. With approval tonight, they will further study solutions to bring sewer for this property and adjacent properties on the Payson sewer system and off the Salem system.

Councilmember Christensen noted other utilities such as pressurized irrigation need to be pulled out there as well.

Councilmember Rowley suggested sticking to the plan and not going to a higher density. He asked that they be mindful that the city has been fatigued with ultra-high density.

Randy Smith stated they are looking at more single family than townhomes and hit an attainable market.

Councilmember Moss clarified not single-family homes that are so close together that the residents can tough and maybe a few attached townhomes with yards.

MOTION: Councilmember Hulet – To approve the (resolution) Mina Creek Annexation for further review located at approximately 8955 S Arrowhead Trail and consisting of 102.16 acres.
Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

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

4. Ordinance – Amendments to the General Plan specifically the Transportation Map (6:45 p.m.)

Staff Presentation:
Jonathan Knight reviewed the proposed amendments to the General Plan proposing to add a collector road in the vicinity of the Mina Creek Annexation. Mountainland Association of Governments (MAG) recommends a collector for every 3,000 to 12,000 trips a day. With the Fieldstone development, Arrowhead Ranch, and PRI property, there will be a significant amount of trips well over the range recommend by MAG. The City needs to address this on the Transportation Plan because Salem's plan brings their 400 North across to Arrowhead Trail as well as their 750 North area. When the Fieldstone property was taken out of the city's Annexation Policy Plan, there was no reason to have this road. Now that it is back in the Plan, the City needs to ensure connectivity to Salem. Arrowhead Ranch has concept approval for the entire development so a collector can't be planned through there. There is no other option for an east/west connection across this area with a collector. The proposed location is arbitrary, but acknowledges a road is needed in this vicinity and needs to connect at same intersection from the Villages at Arrowhead Park. When development happens, the location can be enforced.

Collector roads are a three lane road with a lane in each direction, a center lane, and shoulder/bike lanes.

Council Discussion:
Councilmember Christensen sees the need to establish an east/west road and make a connection between Arrowhead Trail and Mt Loafer in Salem.

Jonathan Knight noted this has been discussed with the Salem city manager, and he was on board with the alignment to 750 North. The collector road will also need to work around Beer Creek.

Jackie Larson's concern is that the collector will go through her property and doesn't align with what Salem approved last year.

Councilmember Hulet explained the City needs to look at something for Fieldstone so they can plan as well as matching something to Salem. The City is just saying there has to be a road in this area.

Dave Tuckett clarified this line isn't set in stone.

Jonathan Knight stated the road could be further north. Salem City will deal with any issues in its boundaries. The City will coordinate with Salem as development moves forward to make sure everything aligns. He can only ask that the council consider this area in the city and plan for a collector road in this vicinity.

Councilmember Christensen and Councilmember Moss feel they need more information from all the entities in the area.

Councilmember Hulet stated he is fine putting it in there because it's a place holder for Fieldstone, so they know something goes in this area. It could move up or down and it's there.

Mayor Wright questioned if adopted tonight and it's a place holder, does it give the city the ability to what is needed with transportation.

Jonathan Knight absolutely. It acknowledges the need for the route because of the request to bring this property back into Payson.

MOTION: Councilmember Christensen – To approve the (ordinance) amendments to the General Plan specifically the Transportation Map in regard to an east/west corridor connecting to Arrowhead Trail and meeting with Salem to put it in the most logical location. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Brian Hulet
No	-	Anne Moss
Yes	-	Ryan Rowley

5. Resolution – Amendments to the Personnel Policy, Section 5.7, Use of Equipment and Vehicles (7:04 p.m.)

Staff Presentation:
Dave Tuckett stated the proposal amends the Personnel Policy regarding parking and backing of vehicles. Staff has been working with the city's insurance company, which has recommended this policy for safety. It addresses walking around vehicles and using a spotter if available. Training with employees will come.

Council Discussion:
Councilmember Hulet suggested every vehicle needs a backup beeper. New vehicles need the backup camera options.

Dave Tuckett noted heavy equipment has backup beepers, but regular vehicles do not.

Councilmember Moss stated it's a great idea; many companies do this because it's safer. There are many incidents where a driver hasn't looked, and there were kids or pets around.

MOTION: Councilmember Rowley – To approve the (resolution) amendments to the Personnel Policy, Section 5.7, Use of Equipment and Vehicles. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

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

F. WORK SESSION
1. Discussion regarding Forebay Conservation Values (6:08 p.m.)

Staff Presentation:
Councilmember Christensen stated conservation easements give control over the land and make it difficult for things to happen in the future but as well as possible things to happen. It's not set in stone but pretty close.

Devin Weaver stated the purpose of a conservation easement is to produce an agreement designed by the City to align with the city's wants and needs. Once created, another entity manages it. If the city wants to do something outside the easement agreement, then that entity says no or yes. The key is to find the right partner or grantee with the same shared values.

Quick update:
- September 12 – United Way Day of Caring: 12 volunteers worked for 2 hours and repaired various trail sections. This included fixing bad corners and, most importantly, created drainage for wet areas of the trails.
- Meeting with the Cattleman's Association: Staff met with association members, who confirmed they need access to the parking lot for moving cattle in and out. However, public parking is possible outside of these few weeks. A fence with gates to control access was also discussed.
- Combined Council Field Trip: Took place last night (October 1, 2024).

Conservaton Easement Information:

Various communities have set aside property similar to Payson for conservation of open space with diverse outdoor recreation uses and other values. The intent is to protect the land in perpetuity:

- Lamber Park in Alpine (255 acres)
- Corner Canyon in Draper (Over 5,000 acres)
- Traverse Mountain Open Space in Lehi (900 acres) – Representatives met with the Forebay Committee a month ago and discussed their processes. Their partner is the Draper City. They suggested using another entities easement and making changes. A weak spot is that council members change.
- Lindon Hollow (13 acres)

What does the community value about his property?

- Preservation of natural habitat.
- Protection of scenic and aesthetic vantage points.
- Safeguarding public recreation and educational opportunities.
- Conservation of ecological and watershed resources.
- Maintaining open space for future generations.
- Supporting community health and well-being through outdoor activities.
- Others?

Next steps:

- Are there other conservation values that should be considered?
- Would the city like the Forebay Committee to move forward with an initial draft?
- What additional input or feedback would be helpful at this stage?

Council Discussion Points:

- Consensus of the council is to have the Forebay Committee prepare an initial draft. The Forebay Committee's priority is to protect the area as soon as possible.
- Include water retention, expanded trails, expanded parking, and bathrooms.
- Maintenance could be a concern when more is done to the property and could create a burden for the City.
- Generate income with yurts for rent or other income generating ways. Flexibility to look at some of these things. The City can make the easement vague or specific. Simply stated – opportunity for revenue generating recreation. Possible usage fee rather than renting yurts.
- Keep free and accessible as long as possible.
- No development.
- Continue and encourage volunteers to maintain trails.
- The council recently approved a study with Elk Ridge to determine the best uses for the area. Elk Ridge will not participate in the funding of the study. The council has a good idea on what they want to see and not see in Forebay. The study could address adding ponds, more trails, a pump track, and other uses as well as landowners and their desires. It could help determine and narrow down a list of items. The study was not just for the Forebay area; it would include the surrounding areas as well, which includes private property owners. The study could be done but it shouldn't hold up the easement process. Councilmember Hulet is in favor of the study, and Councilmembers Christensen, Rowley, and Moss are not in favor. The study funds can be redirected elsewhere.
- Question on whether property could be added or removed from the easement.

2. Discussion regarding Power Transmission Line (7:25 p.m.)

Staff Presentation:
Mayor Wright stated this is not a public hearing, but there will be time for input.

Shawn Black noted he has been with the City for about a year and looks at the power issues as new. The current power lines between the substations cannot feed the southeast or southwest parts of the City. The system is over capacity. A study done over the winter showed two substations at over 120% and two other substations at 100%. The City has grown 10% since that time. The two previous summers (2022 & 2023) were cooler, so the system didn't peak quite as high. The City doesn't have a way to backup these substations, which is called radio feed and loops the system. This is the eventual goal. There are also areas that can't be supplied with power. Growth will cause additional problems. Some blinks occurred around Walmart and the LDS Temple because of overloading circuits. The City needs substations in the southwest and southeast areas and then link them together.

Current Constraints (Project totals equal about $13.5 million):

- $2.2 million in impact fee account and $2.9 million in reserves totaling $5.1 million
- Power line going to south part of Payson - $3.4 million
- Substation to support southeast part of Payson - $2.5 million
- Substation to support Arrowhead area - $4.5 million
- Absorbing SESD customers with Payson - $1.3 million (+ build infrastructure to reach home clusters)
- Engineering study deficiencies in distribution system that are not substations - $1.4 million
- Speed up of Item 4 (tie circuit 730 to 510) in engineering study to support lack of substation in south part of Payson - $250,000

Possible 46KV Line Routes:
Six possible routes were presented to the council. Three were removed because they weren't feasible because of other utilities and companies/agencies in the area. The three remaining routes are as follows:

- Route 1 (uses SR-198) – Includes 2.03 miles at a cost of approximately $3.41 million and affects 33 homes.
- Route 5 (down 800 South, around sod farm and school property) – Includes 3.67 miles at a cost of approximately $8.98 million and affects 50+ homes and a school.
- Route 6 (down 800 south, around sod farm and hug city boundaries) – Includes 3.97 miles at a cost of $9.11 million and affects 47 homes.

Pictures reviewed down SR-198. Poles can be spaced between 300 and 400 feet and existing poles and crossing lines can be cleaned up. The lines would run along the west side of SR-198 and then cross to the east side at the double churches (about 1300 South) and then down to the substation location.

Shawn Black noted at this time, the City is past the need. The City can bring in power but needs a way to distribute the power. The City needs to create stability both electrically and financially. The drawbacks of going underground include massive support structures, conduit encased in cement, wire/conductor is expensive and large, 6.1 times the cost, vaults, road paving and restoration, and specialized personnel training and equipment. This is a specific 46KV line. Entities can co-locate lines, but SESD is not willing to do that.

Public Input:
Tom Armitage voiced that he has lived in Payson for 17 years. He understands the need for this. His concern is how this will be funded. He doesn't care about southeast or southwest. Anything that increases the value of those properties, they should pay for it. It shouldn't be paid for by those who already live here. It should be part of capital assessments of the landowners or developer. He has built over 6,000 homes in his career and never made a proposal for a development where he didn't have to pay for it. The end user pays for it. If the City needs that much more power, the developer and landowner should incur the cost.

Dave Tuckett noted most of the cost is being paid by impact fees, which is from development; but there are some existing residents buying electric vehicles and using power.

Marcus Williams feels better that the line won't be boxing in his property. He asked that the map be updated to show the correct location of the substation.

Debbie Abbott stated she lives by the proposed substation. She understands this has to happen and is needed. Some of her questions have been answered. The substation property is low, and the houses are up high, so concrete walls protect them, which needs to be taken into consideration. She agreed that as the city grows, developers should pay infrastructure costs. The residents have been promised a park in this location as well, but it's just been a dumping ground for construction.

Lea Dodgen stated her house backs to the substation property. She agrees with the comments that have been made. She really wants a park.

Adam Cowie questioned if corners cost more, then why does the line jump SR-198 above the high school instead of staying on SR-198. This would eliminate three corners.

Shawn Black explained that there are three power lines already along 800 South and the proposed area is undeveloped so easements can be purchased easier. It crosses at the church because there are less homes and a larger property owner.

Eric Dodgen noted that corridor and substation area has very little trees and gets very strong winds. Even small tornadoes in the area. Planting tall trees in park would be great.

Mark DeHart stated the city is welcome to put a power line through his sod farm, but it would have to be buried. The capacity is there now to handle the growth. It might be that everyone needs to step back and take a deep breath and play in the same sandpile with SESD. Money has been spent by SESD customers for lines through this area. Personally, the city doesn't need to spend more money to duplicate the system. Egos are a big part of what has happened over last 25 years. The first lawsuit was 40 plus years ago.

Council Discussion:
Mayor Wright noted this issue will not be voted on tonight. It's been a good conversation.

Councilmember Hulet thanked everyone for coming and Councilmember Moss for suggesting a work session. It's been great to bring everyone together to explain what the city is trying to do and the reasons for it.

Councilmember Moss wants to clarify that when this comes up for a vote, there will be a public hearing.

Jason Sant stated the purpose today was to allow an opportunity for people to come speak about it. Going forward, it's just a vote by the council. They have had their opportunity to speak.

Councilmember Hulet noted that the council could have voted on this tonight but wanted to get input to go back and think about it. It give the council an opportunity to hear and see if there are any other ideas to make better. The vote will be later.

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 8:03 p.m.

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