

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, November 6, 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
Jill Spencer, City Planner
Travis Jockumsen, Public Works Director/City Engineer
Scott Spencer, Fire Chief
Michael Bryant, Planner II
Shawn Black, Power Director
Shelby Bohling, Communities That Care Coordinator

OTHERS Rebecca Nielson, Erica Ashby, Colton Ashby, Jace Nelson, Cari Bartholomew
– Moms for America State Director, Eric Mathis, Chris Jaussi, Teresa Halley,
Terry Ann Harward, Kevin Stinson, Chad Rowley, Wesley Zufelt – Evolve
Building and Development, Tyler Horan – White Horse Developers

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 Robert Mills.

Pledge of Allegiance led by Matt Moss.

C. CONSENT AGENDA

1. Approval of the October 2, 2024, City Council Meeting Minutes
2. Resolution – Agreement with Mountainland Association of Governments for nutrition services
3. Ordinance – Amendments to the Payson City Code, Title 4, Public Utilities regarding water and sewer and wastewater

4. Ordinance – Amendments to the Payson City Code, Title 15, Provisions For Flood Hazard Reduction

Councilmember Hulet questioned the requirements to get senior meals through the MAG agreement and is there a cost to the city. The water and sewer connections for businesses for each unit has been previously discussed, and he is for it. He asked for clarification if someone builds a building and then condominiumizes it, the amendments to Title 4 takes care of that and they have to put in the lines.

Dave Tuckett stated the senior meals are a subsidized rate for a certain age; and if a senior brings a guest, there is an additional amount. The service is provided by MAG at no cost to the city.

Jason Sant noted yes, Title 4 takes care of having the lines installed.

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

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. CTC: Mayor's Youth Recognition

Mayor Wright and Shelby Bohling presented Mayor's Youth Recognition Awards to Gracie Dymock, Mt. Nebo Middle School, who is in seventh grade and enjoys math and Alexa Liddle, Payson Junior High, who is in eight grade and enjoys science.

2. Yard of the Month (Halloween)

Councilmember Moss announced the Yard of the Month - Halloween to Robert and Lynette Zeeman, 10438 South 2300 West, and Dustin and Maiju John, 247 South 1150 East.

3. Public Forum (6:08 p.m.)

Several residents raised concerns regarding a book about transgender children found in an educational kit labeled "Hawaii" at the Payson Library. The residents requested transparency by either labeling the kit to indicate it contains gender ideology content or moving the book to the main children's section. Many other books with materials of this nature have been labeled. Several residents were told by library staff that the book would not be labeled because of the Library Bill of Rights. Several parents requested that all such books be clearly labeled to allow them to make informed choices about the material their children read. The residents asked that this becomes the standard moving forward and be included in the library's policy when it comes to any kits or bundles where contents aren't easily accessible. The residents were not requesting to ban or remove any book from the library. One resident provided a petition signed by

residents regarding the issue. (Rebecca Nielson, Erica Ashby, Colton Ashby, Jace Nelson, Cari Bartholomew – Moms for America State Director, Eric Mathis, Chris Jaussi)

Councilmember Christensen noted as part of his international studies of the Polynesian Culture, this story is based and part of the Polynesian history and culture. From that aspect, he sees why it was in the kit, but he supported the book being labeled.

Councilmember Moss voiced that she is a librarian and a member of the Utah Library Association. She is assigned to the Payson Library Board, which has a meeting on November 13 where this issue will be discussed. She acknowledged the concerns and that these books can be labeled.

The City Council expressed their commitment to finding a solution that addresses the community's values while maintaining transparency about the library's collection as well as respecting different perspectives while promoting informed parental choice.

Teresa Halley stated she is the president of the Daughters of Utah Pioneers (DUP). She discussed an ongoing project to save an old seminary building at 590 S Main Street, which many citizens of the town attended and later served as a Family History Center. The building has been empty since September 2022, and she proposed turning it into a DUP museum. She has approached the owners of the lot, which is the Church of Jesus Christ of Latter Day Saints, to either lease or gift them building to the DUP. However, the church's real estate department has turned down the requests due to monetary concerns. The DUP doesn't have funds to purchase the building. She has received information from the church's historical department and the state historical society regarding the building's historical significance, which is over 100 years old. The building, which was built in 1924, is in relatively good condition with new bathrooms, window, and handicap access and has artwork sculpturing on the outside from Lucky Pickering. It sits on 0.16 acres (1,700 square feet) and the Church is asking \$375,000. She has been publicizing information and has collected just over \$2,000. She is asking for support from the City.

Terry Ann Harward worked with Academy Library as a board volunteer and then was hired by the Library. To her the city has a building down historic Main Street for a museum showing Payson history. It would be a beautiful building for the DUP museum.

Kevin Stinson discussed the project (Item E2) next to the Payson Fruit Growers, where developers are planning to put in some apartment complexes and commercial under the mixed-use overlay. He noted three articles from KSL regarding an apartment explosion, zone changes by other cities along busy streets because of lack of housing, and the need to create single-family homes. He expressed concerns about the tenancy to build low-income housing and suggested focusing on building higher economic housing. The best way is to build the upper income housing allowing families to move up. He encouraged not approving the overlay and not building low income housing.

Chad Rowley noted he is the manager of Payson Fruit Growers and agreed with the previous thoughts. The project (Item E2) area is zoned commercial. It becomes difficult to be a good neighbor with the noise and lights associated with Payson Fruit Growers commercial productions. Homes next door could create an opportunity for challenge. He hopes the zoning isn't changed.

4. Staff and Council Reports (6:48 p.m.)

Staff Reports

COMMUNITIES THAT CARE – Shelby Bohling reported the National Drug Take Back was held on October 26 with 67 pounds of drugs being taken to the DEA and incinerated.

Council Reports

Councilmember Hulet stated the ribbon cutting for the Historic Downtown Payson was fabulous. He received lots of great comments that night and people and businesses enjoyed it. Businesses were cleaning up and taking pride in the downtown. He thanked staff for putting it together and the young women from ALC who helped advertise and put the program together.

Councilmember Rowley is grateful for the good youth and the time to recognize them as well as those who take care of their yards and were recognized. He echoed the comments of Councilmember Hulet on the downtown Main Street. There was a great turnout from the business, who received some free publicity. He spent time with Chief Bishop and Cathy Jensen over the last week and appreciates their expertise in their departments. A resident reached out to him regarding the bear cage at the Memorial Park and the possible need to put railing around the roof for safety. He thanked all the election workers.

Mayor Wright noted he wrote in his mayor's message that he had a full heart. First as citizens of the United States and Utah, we have the ability to vote in our elections. We have that freedom and he's thankful for that freedom. Second, he attended a veterans day program at the American Preparatory Academy. Payson has a wonderful heritage of those serving in the military. He heard wonderful stories of men and women who served in multiple conflicts to help us live free. He is thankful to them and their families.

Councilmember Moss agreed with Mayor Wright and echoed the comments about Main Street, which was exciting and a great turnout. It was a privilege to meet business owners, and she is excited to see what happens on Main Street with more businesses and beautification. Main Street has an optimistic future. She works with amazing people serving on the Library Board and will talk to them about the issue of gender ideology books. The problem will be fixed. Please support the library; they want to work to keep the trust of the community. There are a lot of fun activities coming up with the Library. She expressed her gratitude to the city staff.

Councilmember Hiatt gave a ditto to all comments.

E. ACTION ITEMS

1. Public Hearing/Ordinance – CW and CW Limited Partnership disconnection located at approximately 2853 West 790 South including Parcels 29:009:0023, 29:009:0003, and 29:009:0010 and consisting of 107.98 acres (6:55 p.m.)

Staff Presentation:

Michael Bryant reviewed the location of the disconnection property that consists of three parcels and 107.8 acres. Staff met with the applicant/sponsor who was looking for a subdivision and zone change for 19 homes but withdrew the request because he felt he wouldn't get what he wanted and felt disconnection would serve him best. Items to consider includes the following:

- Public utility infrastructure for the area is untimely and too costly (water \$5 million+, sewer \$12 million+, pressurized irrigation \$5 million+). Possible findings to consider include (list). Staff favorable of disconnection.
- The applicant must install private wells and septic systems to develop as initially proposed.
- Land use controls cannot be agreed upon to realize specific area plans for future development of the area.
- Power infrastructure is coming to the area regardless of the proposed development.
- Utility infrastructure installation would be better addressed under a future annexation request for the area.

Staff is favorable to the disconnection.

Council Discussion:

Councilmember Christensen noted he is worried that disconnection will impede surrounding areas from moving forward and stops progress moving forward. He is concerned with the amount of sewage being dumped into the aquifers. Other communities in Utah have reached that threshold. He questioned if a small, centralized sewer facility has been addressed for the future. He questioned if 5.25 acre lots the direction this area is headed to and if that is what people are wanting. He would like to see the development designed to accommodate 2.5 acre lots for the future. He would like to see a central well and central sewer system with the piping ready to go.

Councilmember Rowley questioned if the two existing houses would be expanded to meet the 5.25 acre lots.

Chris Wall clarified that the existing homes will be grandfathered and won't change, which are one acre and 0.6 acres with wells and septic tanks.

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

Public Comment:

Erica Hair stated she owns the house on the one-acre lot. She loves living in West Mountain and is in favor of the disconnection.

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

Further Council Discussion:

Councilmember Rowley hates to see any of this land turned into houses no matter the lot size but understands the reality. He hate to see it leave the city as well. He questioned if there is a way to do water,

power, and septic tanks. His biggest concern is having 19 additional wells drilled into the aquifer. Last summer, his family spent considerable time and money to lower his well that is adjacent to area, which cost thousands of dollars. To go back to the County is the easiest and cheapest way to develop this property. In his opinion, this parcel is not ready to be developed, but the applicant is finding a way. If it's going to happen, it's fine if the developer can't help with the costs of utilities. It's not feasible for the city financially to take care of 19 homes.

Councilmember Hulet questioned if there were well rights for the 19 lots, which Chris Wall stated yes. He understands property rights, and the city staff worked on it. It would be nice to have those 5.25 acre lots in Payson and not the County because the lots will be there anyway. He understands the ordinance doesn't allow this now and would need to change. The City won't have a say where roads are located and eventually the property will come back in Payson. These are the challenges. He would like to have a work session to address the iterations.

Shawn Black explained power is by the Jeff Hiatt property to the south. One property owner is looking at a soccer facility and bringing in power down Utah Avenue to Taresa Hiatt's property to the north. Red Bridge keeps changing its road plans, so power is being continually adjusted. Within a short period of time, power will be there.

Robert Mills thanked the applicant for a good discussion. There is a specific plan in place that took a lot of time to develop. The soccer facility use could be considered in the plan, but the current zone needs to be considered along with the development ability. Staff had the same questions, concerns, and comments regarding this disconnection. Mr. Wall approached staff, and his plan doesn't fit the city's plan, but a plan could be found to make it work. Staff, the Planning Commission, and a few Councilmembers have discussed it. It essentially involves zoning according to the plan but developing as 5.25 acre lots including space for future roads, power, and water infrastructure. It's a huge expense; at the end of the day the applicant wasn't interested. At that point, the option was to disconnect and develop under the county regulations. The property is bordered on three sides with roads: 790 South, 2450 West, and 5600 West. The applicant created a layout with long, thin, 5.25 acre lots accessing a road around the perimeter of property. This leaves the middle untouched. Future development, which is anticipated to happen, allows the property to be served by city utilities through annexation and a development agreement. This gives the City more strength to request utilities to be extended and implement the plans for the area. The City could find a way to allow this development; but if utilities aren't being brought in at this time, it's more difficult if the property is already in the City. Theoretically, a zone change can accommodate any type of development. The applicant expressed the desire for 5.25 acre lots, which is more consistent to county development.

Chris Wall has discussed his plan with UDOT. Each lot has 250 feet of frontage. Originally, he wanted to keep the property in the City including roads for Spring Creek with easements on each lot. He discussed the plan with the Power Department staff to bring power across the railroad tracks, by Hiatts, and the soccer fields. It seemed people didn't want it in the City, so he changed to the County.

Councilmember Hiatt stated the problem with 5.25 acres lots is people don't really use the property, and it's a waste of water. It's worth it when it's agriculture and not weeds. There are beautiful lots on the southwest mountain with tons of grass, bushes, and flowers, but it's using tons of water. This is a desert,

which is her one big issue. She doesn't have a problem with 5.25 acres lots if something is done with them.

Chris Wall noted many of those lots are in greenbelt. The area does have secondary irrigation and will work with this development. An issue with water is it can't make a loop.

Councilmember Rowley is okay keeping the property in the City if something can be worked out with power and water. It makes sense to disconnect if the lots will be on wells and septic.

Councilmember Hulet questioned if the homes could be built in a specific location along the street side of the lots. Eventually the property will come back into the City, and it makes it difficult to add roads.

Chris Wall doesn't know if the County will let him make that requirement. He designed three or four different plans for roads.

Discussion that the Council needs to make a decision within 45 days of the public hearing. The consensus of the Council is to schedule a work session at the next meeting to review plans, etc. The cost of water lines from the freeway (east and north) is \$5.3 million or \$235,000 per lot. Other property owners could get involved to help with infrastructure expenses.

MOTION: Councilmember Christensen – To table the item and schedule a work session on November 20. 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

2. Ordinance – Request to apply the MU-1, Mixed Use Overlay, to Utah County Parcels 30:063:0050, 35:354:0012, 35:354:0011, 35:354:0010, 35:354:0009, 35:354:0008, 35:354:0007, 35:354:0006, and 35:354:0005 located at approximately 1025 West 800 South (Spring Creek Landing) (7:28 p.m.)

Staff Presentation:

Michael Bryant reviewed the location of the proposed overlay.

Wesley Zufelt stated he has worked the site down following discussions with the City and neighbors. Housing units were reduced from 78 to 68 to 48, and the commercial was increased from 15,000 to 23,000 square feet. Commercial always poses a unique challenge in mixed-use development because banks don't want to lend. The commercial is anticipated to be mainly office, salon services, property management, and real estate. Retail and food businesses typically need street frontage. The site design was adjusted by moving all the green space to the residential edges of the property. He spoke with Chad Rowley with Payson Fruit Growers, who raised a concern that renters may not appreciate them next door.

He manages a mixed-use building in Springville that is 150 yards from the sewer treatment plant. The smell is there when the wind blows the right direction, but people have chosen to live there. Payson Fruit Growers are there first. The Arrowhead Condos are by the Salem sewer treatment plant, which is father built. Both projects do very well. The project buildings have dropped from four stories to three stories and now two stories, which makes the maximum height the same residential code next door. The maximum roof height will be 30 to 32 feet. The buildings were moved back away from the residential, which will grant more privacy to current residents and new tenants. The site has more parking spaces than required and the trash was moved to the front and away from the neighbors. The commercial was increased per the city's request. A concrete fence will be around the residential sides and an eight-foot concrete fence will be along the Payson Fruit Growers side for a sound barrier. The project owner may sell some units as condos and keep some as rentals. The plat may be divided to allow the residential building to be one tax parcel to allow for FHA financing. He is working through the redlines with city staff.

Council Discussion:

Councilmember Christensen questioned if the overlay could be approved with contingencies, so it isn't sold, and a new owner does whatever is allowed under the overlay zone. He appreciates the cooperation on making changes per the city's requests.

Jason Sant explained the terms fall under a development agreement for them and any future successors. The zone change can be made contingent on a development agreement.

Wesley Zufelt noted his client is in favor of a development agreement with the terms discussed

Councilmember Rowley noted previous problems with companies purchasing units as rentals and questioned if units could be deed restricted to protect ownership.

Wesley Zufelt understands there are ways to do deed restrictions. Typically, deed restrictions and affordable housing is determined by the county or state according to a percentage. Typically, grants are available to reduce the costs to allow those units to be deed restricted. There are ways and options to do it, but he hasn't explored the affordable housing side.

Councilmember Hiatt wants to see more commercial; the area is zoned commercial. It's not a walkabout area. The City needs clothes and shoe stores.

Councilmember Rowley noted the City can't force certain businesses in a development.

Councilmember Christensen said it's a good transition piece.

Wesley Zufelt noted the traffic study was redone, and UDOT doesn't want retail in this location because of the amount of traffic. Commercial is extremely hindered without street frontage, and these buildings don't have street frontage.

Councilmember Hulet agreed retail would be great, but it's a challenge because there is no frontage. He spoke to a number of restaurants that didn't want anything to do with it because there is no frontage. Service industries would go here.

MOTION: Councilmember Christensen – To approve the (ordinance) request for the MU-1, Mixed Use Overlay located at approximately 1025 West 800 South contingent on a development agreement being in place at the time the zone change is finalized. 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
No	-	Taresa Hiatt
Recused	-	Ryan Rowley
Yes	-	Mayor Wright

Jason Sant clarified the zone change is contingent on an approved site plan not the development agreement.

3. Ordinance - Request to apply the I-O, Infill Overlay, to Utah County Parcel 08:047:0009 located at 398 North 400 East in the R-1-7.5 Residential Zone to allow for a two-lot subdivision (Little Creek Subdivision) with reduced setbacks (7:57 p.m.)

Staff Presentation:

Michael Bryant identified the location of the proposal. Both lots are greater than the minimum size of the zone, which is 7,500 square feet. The overlay allows for reduced setbacks of 15 feet front and 15 feet back on the new lot because the parcel is narrow. Even with the reduced setbacks, the home will be 25 to 30 feet from road because the city owns additional right of way. The property is in a portion of the City that would benefit from further development. The applicant will be required to meet all requirements related to the subdivision process. The Planning Commission gave a positive recommendation, and staff recommends approval.

Council Discussion:

Councilmember Christensen disclosed that this parcel is on the block where he lives. There is no opportunity with the parcel for a flag lot and the topography is steep on the west. He has discussed his concerns with the overall project with the engineers. The City has allocated certain funds for curb, gutter, and sidewalk, and this project including the surrounding area fits the criteria. Rainstorms cause water to run off the hills and is a major problem. He proposed approved the request contingent on the City providing curb, gutter, and sidewalk. There probably needs to be a catch basin. It creates a walkable area to the school and is a win, win.

Michael Bryant noted the applicant is willing to pay for the engineering for the entire area and then do the work under his construction company if the city paid for the work. Development of this property will further the goals of the City to establish curb, gutter, and sidewalk throughout the City.

Travis Jockumsen stated there would need to be a catch basin at the low point.

Councilmember Rowley agreed. The more curb and gutter that is installed, the longer the roads last.

MOTION: Councilmember Rowley – To approve the (ordinance) request to apply the I-O, Infill Overlay located at 398 North 400 East in the R-1-7.5 Residential Zone to allow for a two-lot subdivision with reduced setbacks. 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

4. Resolution – Proposed Power Transmission Line (8:06 p.m.)

Staff Presentation:

Dave Tuckett noted this has been discussed in a couple public meetings so tonight the council needs to make a decision.

Council Discussion:

Shawn Black answered questions from the Council. The poles can be wood or steel. The distance between poles averages 300 feet, but steel poles can be engineered further apart. This is Route 1 as previously discussed and is a 46 KV line. If approved, staff will begin exploring easement locations.

Councilmember Rowley would like poles places with the least amount of impact on residents.

Councilmember Hulet asked that the Power Department make the decision on the type of poles.

MOTION: Councilmember Rowley – To approve the (ordinance) proposed power transmission line down State Road 98. 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	-	Ryan Rowley
Recused	-	Anne Moss

F. WORK SESSION

1. Discussion regarding South Meadows Plan Amendments Update (8:10 p.m.)

Michael Bryant introduced Tyler Horan who presented previously at a work session. This is near the Red Bridge area.

Tyler Horan noted he is interested in getting a water line out to the CW and CW disconnection area and would help in the cost. If done, he proposed a pioneering agreement. Regarding his project, he reviewed

the old plan that needed clarification on where the high density transitions to lower density, an additional road was added for access, and some buildings were shifted to accommodate utilities. He reviewed the updated plan identifying the single-family lots on the south and updated roads. The plan still needs some work, but he wanted to come again to confirm the new layout. The condos are three story with three bedroom, a garage, and a 25-foot driveway. The townhomes are bigger with mostly four bedroom and two-car garages. The overall community is shy of 500 units on 45 acres. The streets are the standard cross section of 60 feet from back of sidewalk to back of sidewalk or right of way. Previously, he promised an attorney's letter regarding deed restrictions, which was completed, and he will get the Council a copy. It was very educational. There are several ways to do it, and he is willing to do it. There will be an HOA that will set the bar with 60% owner occupied, which would control the HOA. These are ballpark figures, but the condos will sell for \$300,000, the townhomes for \$400,000, and the single family in the upper \$500,000.

Council Discussion:

Councilmember Rowley voiced concerns regarding the number of units and making sure the roads are wide enough to accommodate parking.

Councilmember Hiatt wants to ensure the HOA takes care of the property.

Councilmember Moss noted the Legislature is taking power away for HOAs, and HOAs are only as effective as those serving on the board. She would like to see significantly less condos and more townhomes. The City has plenty of condos. It's not just affordability; it's the problems that high density brings to the City and for police coverage. She is tired of three-bedroom homes because they are restricting families. Four-bedroom homes are needed.

Robert Mills stressed that the City needs more of every type of housing. As the community grows, it's important to have a large amount of every type of housing. Families and individuals need different things at different times. A mix of housing types allows people to stay in the community. At the Government Affairs Meeting today, the development community was coming after cities saying they need smaller houses and smaller lots. He pushed back saying the lots are smaller, but the houses are not smaller, which isn't helping affordability. He also pushed back on the gospel of needing each type of housing and each of them serves a purpose and each are important. The household size is shrinking and needs to be accommodated. It's all unfortunate but it's the reality.

Councilmember Moss clarified that when she says a four-bedroom home, she doesn't mean a 3,000 square foot home. She grew up in a four-bedroom house that was 1,427 square feet. The good floor plan has been lost. A person walks directly into the kitchen. Family growth is restricted to a three-bedroom home. Four-bedroom starter homes are needed.

Councilmember Rowley stated something that protects the City against departmentalizing is mixing up the subdivision up more so there isn't the condo side and the townhome side. Families need to go to school and church together and play together. This improved upward mobility. The two lifestyles need to interact. Mixed developments will go a long way in the long-term viability of the City. It's also socioeconomic relief.

Robert Mills explained this has been the discussion of staff, and there is departmentalization in this plan. Staff discusses architectural relief and differentiation in the types of housing. One thing to consider with this site is the proximity of the railroad to the west and the freeway to the east. Higher density will come to the south with the 12400 South interchange and how those geographic situations play into the type of housing.

Councilmember Hiatt would like to see more open space and amenities in the development for those residents.

Councilmember Rowley is okay decreasing the open space and enlarging the space between the homes for bigger yards and RV pads. He wants to mix the type of living together and wants to stick with the adopted South Meadows Plan with phasing to single-family homes.

Michael Bryant clarified 1950 West is a collector road and 1700 West a main road.

Tyler Horan noted that they have purchased property to the south that will connect the road system.

Jill Spencer stated her primary concern was the applicant will be asking for an amendment to the South Meadows Plan. This proposed development and layout has additional units than what the plan shows. Looking at that and the number of units, she feels the project needs to be highly amenitized for more units and the additional population. The other concern is connectivity to other parcels in the area. The applicant needs to demonstrate how they will provide additional benefit to the city in order to accommodate the additional units.

Councilmember Hulet would like to stay with the approved density. Otherwise, high density keeps happening. There needs to be a transition from smaller single-family lots to bigger single-family lots.

Michael Bryant noted that higher density here may be better because it will be difficult to get higher density past the railroad tracks.

Councilmember Christensen is okay trading out density but wants the road to go through before construction begins.

G. ADJOURN TO CLOSED SESSION (8:50 p.m.)

MOTION: Councilmember Rowley – To adjourn the regular meeting and go into a closed meeting on November 6, 2024, at 8:49 p.m. to discuss the purchase, exchange, sale, or lease of real 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

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

H. ADJOURN FROM CLOSED SESSION

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

I. ADJOURNMENT

The meeting ended at 9:15 p.m.

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