

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, November 20, 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 (online)
Kim E. Holindrake, City Recorder
Jason Sant, City Attorney
Robert Mills, Development Services Director
Travis Jockumsen, Public Works Director/City Engineer
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

OTHERS Diane Jensen – Payson Chamber, Megan Johnson – Spanish Fork Hospital
President and CEO, Erica Nielson, Jace Nielson, Rebecca Nielson, Cari
Bartholomew, Sandy Huff – Tabitha’s Way, Amy Pitcher, Rachel Perry,
Colton Ashby, Tyler Horan – White Horse Developers, Chris Wall, John
Seastrant – Southern Farms Development, Dave Harris – Southern Farms
Development

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 Bill Wright.

Pledge of Allegiance led by Janeen Dean.

C. CONSENT AGENDA

1. Approval of the November 6, 2024, City Council Meeting Minutes

With regards to a question from Councilmember Hulet, Kim Holindrake verified that the MU-1 discussion included the mention of an 8-foot concrete fence along the Payson Fruit Growers side for a sound barrier.

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

Diane Jensen announced the Chamber Community Service Award for October to the Jiminez Family for serving the community many years by organizing and performing at the Festival Latin de Payson, Cinco de Mayo Celebration, raising funds to purchase 20 new computers for a local school, performing at local schools, and performed on their balcony during COVID. Mayor Wright noted that he nominated the Jiminez Family for the Hispanic Congressional Heritage Award in 2023.

2. Update from Spanish Fork Hospital (6:08 p.m.)

Megan Johnson stated the Spanish Fork Hospital has now been open 3.5 years, which included COVID. She has been with Intermountain for 22 years and a nurse by trade in the Emergency Department. Francis Gibson is her predecessor, is now the CEO for the Utah Hospital Association, and travels Utah visiting and supporting all 64 hospitals. This year the hospital received its second A Leapfrog Hospital Safety Grade, which means the hospital is top notch. Only 13 hospitals in the Intermountain system have achieved this. The hospital opened its ICU in February and brought in the first Mako robot for orthopedic surgeries. Community involvement brings an opportunity for serving and supporting including chamber memberships, local events, Nebo School District, and health/safety fairs. The hospital does a lot of work on health safety prevention, sub for Santa, and United Way Day of Caring. The future will bring in an Affiliated Clinic on the hospital campus to provide many services. The hospital is already looking at expansion of the Emergency Department because south Utah County is booming and adding another CT scanner as well. The hospital is operating at about 140% capacity every day. The top three medical concerns include preventative care (annual screenings), falls prevention, and cancer rates (breast cancer and prostate cancer). The hospital received the PINC 15 Top Health Systems award in 2024. She thanked the Payson City and the community for their support. In answering questions, she noted the hospital works with community partners including the Utah County Health Department and the University of Utah with regards to cancer. There is a lot of close contacts with other hospitals and entities outside of Utah regarding cancer best practices and procedures.

3. Public Forum (6:24 p.m.)

Erica Ashby stated she and others attended library board meeting last week. Their consensus was a QR label would be added to the kit. She questioned if there was a final decision. The main point argued for inclusion of this book in the kit and justification of a QR system was that the book wasn't really about transgenderism or gender identity, that the author's note has no weight on determining what the book is about, that the book is just about a tom boy breaking the glass ceiling. Her own research found that

the publisher, Tundra Books, provided an educator's guide with questions for children to "help them explore the story's illustrative layers with and without the words." The guide also includes questions regarding thoughts on non-binary and suggestions on follow-up activities. It states the teacher is a transgender woman and asks the meaning of transgender and what knowledge the reader has about transgender. The author emphasizes the importance of "unconditional acceptance and respect" and how this might be important in the life of a transgender person. The review on this book from the school library journal reads, "An affirming story of gender identity represented in children's literature. This book is an excellent purchase for libraries looking to expand LGBTQ class offerings." In 2020, the American Library Association (ALA) recognized this book in the rainbow book list, which presents well written or well-illustrated books with significant LGBTQ content. The ALA is the world's largest, oldest, and most influential library association. Even though the ALA is not a government body, and the Library Bill of Rights is not a legal document, it influences the policies of libraries across the nation. The Payson Library does not receive any funding from the ALA but has adopted these policies. The National Association of Education also labeled this book as LGBTQ. These are facts and full disclosure. Although the book is based off a true story, its message clearly deals with gender identity and touches on transgenderism. Choosing to ignore this and claim it's only about a tomboy is wrong and insulting. The book, these sources, and author's own words need to be taken at face value. She invited the city council, library board members, and Payson librarians to read this book at the next reading time for children and parents. These are the people checking out the kits. If there is any hesitation, then the book should not be in a sealed kit. If the book stays in the kit, it should be labeled appropriately. There are plenty of books about Hawaii that can be added to the kit. She doesn't want QR codes that add more hoops in the name of transparency and don't provide the reviews or information she shared. Her feelings have not been hurt over this issue but to present the facts. It will be a sad day when her feelings or the feelings of others supersede truth and ignore facts.

Jace Nielson reiterated the issue of labeling the kit with a QR code as a compromise. This doesn't make the kit more transparent because parents and kids need smart phones in hand to be transparent, only a few residents (4 to 12) have been informed that the QR code exists, to be truly transparent 24,000 parents need to be made aware of the QR code, parents won't take the time to access the QR code unless made known if its purpose, the library has very poor cell phone connection so the QR code won't load until after parents have left the library, the QR code links to Amazon reviews including every item in the kit so parents won't have time to read about every item before taking the kit home, these Amazon reviews are skewed toward positive and vague reviews with critical reviews hidden, and reading reviews takes more time and isn't as informative as looking at the book before your eyes. He asked that the kit be labeled clearly, or the book taken out of the kit. This will solve the issue once and for all.

Rebecca Nielson explained Jason Sant, city attorney, told her it would be illegal to label children's books as containing LGBTQ content, which falls under the First Amendment. While it's true many people including the ALA fervently believe the First Amendment is the obvious answer here, it's insufficient. An actual search of the actual case law relevant to this topic did not support Mr. Sant's opinion. Yes, it's illegal to remove books simply because of their ideas or restrict access by requiring parental permission to check them out, but that's not what we're asking. The question of a simple, non-judgmental, non-restrictive label has not been litigated, and therefore it's inaccurate to say it's illegal. It's also inaccurate to say that this book is not clearly LGBTQ. There is an obvious difference between saying, "I'm a girl who bravely takes on traditionally male roles and activities" and "I'm neither a boy nor a girl. There's a clear difference between a tomboy and a nonbinary identity. "Nonbinary" is a powerful, volatile idea that, if placed into a child's mind, could lead to immense harm from medical

treatments whose effectiveness is so questionable that several European countries have completely stopped it. Our focus needs to be in the right place. She loves the librarians and the many excellent programs and services they provide. But they are adults and professionals who need to be able to receive professional feedback without insisting their feelings be protected above other more important matters. Our children's well-being is the most important matter.

Carie Bartholomew wanted to stress that she and others made a reasonable request for books to be labeled because the librarians took the stickers off that catalogue the books, which is called clearing the catalogue. The librarians claim they are following the guidance of the libraries of the nation. Guidance is not law. In Washington DC, she spoke with lawyers regarding books in libraries and schools. Entities open themselves up to lawsuits when they center around one group at the exclusion of others. Emily Drabinski is a self-proclaimed, queer Marxist with the intent to clear the catalogue. She agreed with Rebecca Nielson in doing what's right for our children. She has spent several hours today watching library trainings and how activists often lean into emotion. A true library is welcoming to all people. Labels give some the opportunity to look for those books and others to not look for those books. Important to remember that this has always worked. She hopes the council will consider these things in the future.

Sandy Huff stated Tabitha's Way was established in 2010 by Wendy Osborn with the desire to help the food insecurity in her community. It began with a small pantry in a building just off Main Street in Spanish Fork. With the help of the community, Tabitha's Way moved to a larger space on Main Street and then to their current location at 5 East 100 North in Spanish Fork plus two additional pantries established in Pleasant Grove and Saratoga Springs. The Spanish Fork pantry serves people as far south as Nephi and see a need for a pantry in Juab County. The 2024 stats include 5,726 total individuals helped per month, which is up 24% from 2023 and the 270 average total seniors helped per month, which is up 33% from 2023. Tabitha's mission is to help individuals and families through tough times by providing temporary food assistance, recommending resources for self-reliance, and helping neighbors help neighbors. With that in mind, Tabitha's Way does several special events per year including backpack giveaways before school starts and Thanksgiving and Christmas meal kits. She invited the council to help distribute Christmas food packages this year, which will be at a local pantry. The clothes donations are sold to provide funding for food.

Amy Pitcher stated she is the co-chair of the Payson Library Board. The petition regarding the Hawaii kit requested the kit contents be labeled or the book be removed and placed on the shelf. She, Molly Baker, and Dona Gay worked on creating a system for labeling all the kits including a QR code. They realized there would be a problem is parents didn't have a cell phone or the library WIFI was spotty, so a link was created in the library catalogue to search the kits on any of the many computers in the library. They felt this satisfied the request of full transparency or removing the book from the kit. Dona Gay has shared previously that parents have asked that books not be labeled LGBTQ because of their children who are LGBTQ may take the book to school and get bullied or teased. So, there are issued labeling externally. The library is asking parents to do their due diligence. Councilmember Christensen questioned if a specific category could be created. Ms. Pitcher asked that it be brought up with Dona Gay. Personally, she wouldn't want to have to go to a special section to check out a special book because she's special. For example, when she goes to the Payson pool, there isn't a special area for those that may in her mind be dressed inappropriately. The library does have a form to be filled out if someone has an issue or complaint with item, which still hasn't been filled out for this Hawaii kit.

Rachel Perry expressed that she filled out one of those forms six weeks ago and hasn't received an answer. The last 10 years have been uniquely hard on children mostly because childhood has been politicized; Adults have not been willing to stand up for children. She understands the need to talk about some of these details, but it sounds like there are a lot of excuses for not protecting children. When she attends the library, she doesn't have time to look thing up because she's tending to her children. Children need to be protected instead of pushing things politically.

Colton Ashby noted the form is specific to removing book from library, which they are not asking. There are sections of the library already with religious books and Spanish or bilingual books, which is very helpful and appreciated.

4. Staff and Council Reports (6:53 p.m.)

Staff Reports

COMMUNITY EVENTS – Janeen Dean reported the Santa Dash is November 30 at the Peteetneet beginning at 4:45 p.m. Donuts and hot chocolate will be served. The Small Business Saturday is this same day from noon to 6 p.m. with a tree lighting and singing, boutiques, and Santa. The Christmas Boutique is December 6 and 7 and will have great vendors.

DEVELOPMENT SERVICES – Robert Mills noted there will be an open house on December 3 in the Council Chambers from 5:30 to 7 p.m. regarding further construction in the spring on Main Street at the library parking lot.

RECREATION – Karl Teemant reported the city was awarded a Gran Fondo National Series cycling race event, which is a national event, and will occur on June 7 in conjunction with the Adventure Day celebration. Participants are amateur and pre-amateur riders. The Forebay Committee met last night to continue discussion on the conservation easement.

LIBRARY – Dona Gay stated the Library Board meeting went very well. The library staff has bent over backwards to try to accommodate the request of these patrons. As clarification, the library form is only for Payson library residents and card holders. A copy of the book is now in the children's section. She is confused that they come back tonight saying it's a dangerous book. She isn't sure what their agenda is, but the library staff does take the safety of children very carefully. The book doesn't discuss transgender or suggest anyone change their sex. They stated they don't have time to look up specifics when they come to the library with their children, but the library staff tries to make things easy to get to by allowing patrons to check in and out their books. There isn't a comparison between Spanish and gender; Spanish isn't subjective. There are many books that may have a sub-character who is gay or not gay that is only mentioned once. Do we put a sticker on a book if there is a sub-character and who decides that? There is an entire scale. The library staff is very careful to be inclusive of people and take their jobs very seriously. They deeply care about the patrons and Payson. There has been a series of emails, and one patron did not want that book in the library. She feels it keeps shifting but the library staff is addressing it. She reassured the council that the library staff doesn't have any hidden agendas. She loves children and wants them to come to the library and stay there. Molly Baker is the children's librarian, and her heart and soul is in it. They respect this process and have tried to accommodate them.

Councilmember Rowley stated he doesn't think the patrons wanted another book purchased to put in the children's section but wanted the book removed from the kit. No one is questioning your love for

the children. While some of the patrons have attracted the attention of those who do have agendas, the patrons do not have an agenda. He wouldn't want his daughter to read the book because the author is pushing transgender. He questioned why the book couldn't be pulled from the kit and replaced with another Hawaii book. Just something to think about. He appreciates the work of the library staff.

Council Reports

Councilmember Hulet congratulated Robert Mills on his new assignment as Assistant City Manager. Walmart attended the Economic Development Committee meeting this month and stated Walmart gets more and more business, which is great. It is the second store in all of Utah that has the most grocery pickups. Explorer Utah Valley, who does tourism for Utah County will highlight Payson in December.

Councilmember Rowley reported with the help of Shely Bohling, the Youth City Council (YCC) has started up and met last night. The YCC will be meeting with department heads for tours and to learn about how government works. The YCC will be helping with the Santa Dash and other events. Additional members are needed from the 9th to 12th grades. It's a great way to engage the youth and looks great on a resume and college applications.

Councilmember Moss stated she attended the Library Board meeting and understands the agenda on both sides of the issue. Parents want to protect their children. The transgender agenda targets children's books to indoctrinate children. The fight will be won one step at a time. She likened it unto abolishing slavery in the 1800's, which was done one step at a time. She agreed with the compromise; the library staff did all they could with labeling and listing the kits. Parents still have to do their due diligence. She also understands that there are different levels of these books. This book was not pornographic, but there are books geared towards children that are pornographic. There was an agenda that highjacked the goodness and power of the story. She don't advocate any violence to anyone because we are all battling something. We all need to have compassion for anyone. She commended Dona Gay and Molly Baker for taking so much time on all the kits by listing the items and connecting all the links. Amazon may not be your place to review books, but there are countless other websites to look for books. She agreed with Dona Gay that there are countless books in the adult section especially that mention or highlight questionable content. It isn't possible to label every book with every issue or character. It's a good compromise for now and some may disagree. She trusts the librarians will not bring in pornographic books such as Gender Queer. The term gender has become sexual ideology. She is for absolute protection for children.

E. ACTION ITEMS

1. Resolution – Authorize and Approve the Power County Power Project Power Sales Contract with Utah Associated Municipal Power Systems, and related matters (7:14 p.m.)

Staff Presentation:

Shawn Black stated UAMPS is about 700 to 800 megawatts short from the peak and is hitting 1,300 to 1,400 megawatts in the summer. UAMPS created an integrated resource plan and conducted an analysis in each individual city. He reviewed the 2025 load growth (total capacity verses monthly peak load) for Payson. The City may need 10% more generation with backed contracts to back up the city's load. The City was hitting about 34 megawatts at peak a year ago, and the City continues to grow. The recommendation was for a 7 megawatts subscription at the McCormick peaker plant or a 6.69 megawatts subscription at the American Falls combined cycle plant. He reviewed the different resources going in and out. The peaker plant option was rejected. The proposal is to go with the cycle

plant in American Falls, Idaho where gas is cheaper, and more water is available. There isn't another alternative until nuclear is in place. Price predictions are \$66 and \$94 MWh. UMPA will be a part owner as well. The project is about six years out with the City. Power coverage in Payson will be close over those 6 years. He is working on other projects to provide power as well. He is confident this project will be built.

Council Discussion:

Councilmember Rowley stated unfortunately everything is charged from toothbrushes to cars. The demand in Payson is at peak. This is a long-term solution hopefully

Councilmember Christensen questioned when the city will receive a return on investment.

Shawn Black explained that the plant is roughly \$600,000,000, and the City is in for 2% plus O & M. UAMPS will bond for the project. There are no off ramps unless everyone decides not to do it. The City could sell the 2% if needed.

David Tuckett noted that signing the agreement as exploratory. UAMPS will bond, and the City will pay a portion.

Councilmember Hulet noted the City has to do something and this is the best option.

MOTION: Councilmember Rowley – To approve the resolution and authorize the Power County Power Project Power Sales Contract with Utah Associated Municipal Power Systems and related matters as presented as presented by Shawn Black, Power Director. Motion seconded by Councilmember Hulet. 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 – Real Estate Purchase Contract and Addendum for property located at 428 East Canyon Road (7:30 p.m.)

Staff Presentation:

Dave Tuckett explained this is an opportunity to purchase property and received some funds through grants with Utah County for a trail head and park once the Highline Canal is piped. If the real estate purchase contract is approved, staff will get with Utah County to pay for half. The grant money will be available in 2028, but this agreement allows the City to plan for a trail connection.

Council Discussion:

Councilmember Rowley stated this provides greens space and recreation.

Councilmember Hulet questioned if the house has any asbestos, lead paint, or other contaminants.

Dave Tuckett noted that contaminants haven't been addressed but will be when the house is torn down in the future. Payson will own the property through an interlocal agreement.

Jill Spencer clarified that maintenance will likely be shared with Utah County.

MOTION: Councilmember Hulet – To approve the resolution for the real estate purchase contract and addendum for the property located at 428 East Canyon Road. 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

Councilmember Christensen asked that staff prepare an acreage comparison to the number of employees for parks.

F. WORK SESSION

1. Discussion regarding CW and CW Limited Partnership Disconnection (7:37 p.m.)

Michael Bryant noted this item was discussed at the last city council meeting. Chris Wall is in attendance and can answer questions. Staff discussed water infrastructure for the area with other property owners who have potential interest. Tyler Horan with Hawk Moon Holdings interested in bringing culinary water to the area. Others property owners include Hiatt Family LC, Iram Martinez, and CW and CW Limited Partnership.

Council Discussion:

- A pioneering agreement needs to be longer than 10 years because the majority of people in the area aren't going to farm much longer. The city code would need to be changed first because it states 10 years. The suggestion is 20 or 25 years.
- Public utility infrastructure for the area is untimely and costly (water \$5 million+, sewer \$12 million+, pressurized irrigation \$5 million+). Septic tanks would be necessary for any development, but sewer is needed in the area to protect the water shed. A regional sewer lift station would be needed. Question regarding the possibility of a regional septic system.
- Power infrastructure is coming to the area regardless of the proposed development.
- Discussion regarding 2.5 acre lots with a road down the middle, which doesn't match the area plan. Property owners will want their property in greenbelt. The people in West Mountain want bigger lots and houses. The proposal is for 5.25 acre lots.
- Tyler Horan is willing to come in with funds to pay a portion for water lines. He would need a development agreement for his property that is consistent with the area specific plan. Once the sewer line is there, he wants to build. He estimates five plus years for sewer. He has three projects in the area at 100 acres each. Lenders are reluctant to fund capital if there is no development rights vested.
- The area specific plan shows low to moderate density, which is one to three units per acre or three to five units per acre.
- Water needs to be studied to see what capacity and pressure are available. If feasible, then the cost can be addressed. The Red Bridge well should provide enough source for the area, which should be online soon. The issue is storage, which is very near capacity. Staff is looking at tank locations by Payson View Estates, P Mountain, and near the landfill. Geotech information

is needed. Water lines would loop from Red Bridge under the railroad tracks to this area then up 2400 West and down 200 South. This would provide adequate pressure. Line sizes need to be determined based on the plan density and then costs can be finalized. The City needs to address line upsizing.

- How soon can a development agreement be in place for the Hawk Moon Holding properties?
- Staff will discuss the options with the Chris Wall (applicant) and bring it back to the city council for action.

2. Discussion regarding the Southern Farms-Payson Development (8:12 p.m.)

Robert Mills reviewed the location of the proposed Southern Farms-Payson Development in connection with the city's annexation plan, general plan, and current boundaries.

John Seastrand reviewed the proposed project master plan that includes 400 acres. The mission is to build a great community similar to Payson by expanding Payson and help absorb a lot of the growth. Mark Bond is his partner and the majority landowner, and Randy Young over real estate. The project timeline began in 2020 by assembling parcels in the project area. The first parcel was purchased in the fall of 2021 and the due diligence process began. In the spring of 2022 critical parcels were assembled, and the initial infrastructure conversions with Payson staff began. The wetland, environmental, and geotechnical investigations began mid-2022. The land planners and civil engineers were engaged to begin the master plan in the fall of 2022. In the summer of 2023, they met with Utah Valley University and Nebo School District to discuss needs and future development. In the summer of 2023, they met with Mountainland Association of Governments on the long-range transportation plan and UDOT and UTA on the FrontRunner Station. The mayor, city manager, and development services director were introduced to the project in the fall of 2023. 2024 included participation in the Payson Station Area Charrette, meeting on the small area plan and coordination with Bamberger Ranch, annexation pre-application meeting, screening of home builders, and submittal of a draft annexation application. They want to help Payson accomplish its goals for growth. The main attractions were the FrontRunner coming in, the addition of the UDOT exit ramp, and the city general plan with the ability to create a master planned community. We are long-term players. He reviewed the annexation plan including the participating parcels, non-participating parcels, and memorandum of understanding parcels. There are seven landowners that have not signed the annexation petition. It is a very thorough annexation. Payson, Salem, and Spanish Fork all have an interest in growing this area.

Dave Harris feels this project falls right in line with the city general plan and want to be careful about phasing the project. A community development plan will be created for approval. He reviewed a high level vision showing the general framework plan. The total open space is 18% and includes parks and open space at 6.5%, bikeways at 6.6%, and critical environment at 5.6%. Visionary elements include buildings/architecture, open space/gathering areas, roadways, and trails/walkways. Residential designs will be done through architectural guidelines with entry level home buyers and renters with a mix of medium and high density residential. The neighborhood commercial looks like downtown Payson tucked within the neighborhood. Industrial/mixed use areas are all walkable. A major amenity is a bikeway throughout the entire community that is a 50-foot wide easement circulating to the village center, FrontRunner Station, and Beer Creek open space. Bikeways will connect to schools, parks, and commercial. Large parks will be turned over to the city with small parks being owned and managed by the HOA. The project includes nine phases. He reviewed the preliminary master plan including transit-oriented development, mixed use, high density residential, medium density residential, commercial,

industrial, parks & open space, bikeways, and critical environment. Schools and churches need to be identified. Preliminary sewer and water plans have been prepared.

Council Discussion:

Councilmember Christensen sees too much high density residential on the map.

Councilmember Rowley noted this entire area is very dense. He would like to see less density and avoid compartmentalizing the neighborhoods. With the proximity to I-15, there needs to be more commercial. He would like to see adequate parking at houses and wider roads. The maintenance on pocket parks can be problematic. Larger parks become community gathering areas. Look at Vineyard that is having street and parking issues, which is now trying to fix and get cars off the street. Adequate parking is needed for the housing.

Councilmember Hiatt would like to see one large park with all the amenities. Pocket parks just don't work. She questioned how well mixed use villages are actually doing. People still get in cars and drive elsewhere. It may work 30 to 40 years down the road when people can't get on the roads. We like more open space in our area. The biking is great, but she's hoping for trails to connect to Salem and Spanish Fork. She questioned using a California firm because they think differently.

Dave Harris noted Bamberger Ranch and PRI has a larger commercial so theirs was scaled down to not compete. The California firm is for the architectural design guidelines. He is a local firm that is leading the planning efforts. An additional big benefit is there will be about five builders. Each areas will have a distributed lot strategy so a builder can only build two or three homes together.

Mayor Wright clarified that the stationary plan has about 30 acres of commercial. He isn't sure of the size of the PRI commercial

Councilmember Moss feels a lot of builders and developers are eyeing Payson and forgetting it is a small town and mostly rural. This is going straight to urban, which isn't wanted and the city isn't ready. She sees issues with some roads and malfunctions. The pictures are beautiful but look utopian in nature and idealistic. Day Break in Salt Lake County had the same idea, and it's having major problems. Payson needs a lot less density. She doesn't want it to look like an inner-city Sesame Street. She is tired of hearing "walkable community." Payson it not walkable; people enjoy driving to designations. People say they want to honor the local heritage and culture, but she doesn't see any of that in the pictures. It looks like the Provo River Woods, which has struggled keeping stores and restaurants. It's gorgeous but go back to the drawing board. She questioned if they have created this to completion somewhere else. She asked them to get to know the community. The City needs middle class income housing with yards with 4+ bedrooms.

Dave Harris explained that he created this in Marley Park, Arizona on 1,000 acres, which took 20 years to construct. Build out depends on the economy and recessions. This is what we need to hear and to have the hard discussions. We do care about Payson and see what the City is doing in the downtown. Exploring attainable housing with builders.

Councilmember Hulet asked the council to remember where this is located, which is between railroad tracks and I-15 and close to FrontRunner. It won't be farmland in 20 years because of the location. The density is too high. The industrial by I-15 should be highway commercial, which are prime spots for

highway commercial. There needs to be more commercial by the interchange. It goes along with the general plan but not quite that dense. You've done your due diligence and put a lot of effort into it.

John Seastrand noted the comments are on point, and he hopes to find the balance.

G. ADJOURNMENT

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

The meeting was adjourned at 8:55 p.m.

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