

October 7, 2015 PAYSON CITY COUNCIL MEETING MINUTES

ATTENDANCE: Mayor Moore; Council members Larry Skinner, Mike Hardy, Kim Hancock and Scott Phillips; City Manager Dave Tuckett; Finance Director Sara Hubbs; City Attorney Mark Sorenson. Councilmember Jolynn Ford Excused.

Meeting began at 6:00 pm.

PRAYER & PLEDGE OF ALLEGIANCE: Prayer offered by Scout Izaak Walton ; Pledge of Allegiance led by Scout Jovan Hill .

CONSENT AGENDA: Approval of September 16, 2015 Payson City Council Meeting Minutes.

MOTION by Councilmember Skinner to approve the Consent Agenda. Motion seconded by Councilmember Hardy. Motion Carried.

PUBLIC FORUM: Public Forum opened at 6:02 p.m.

Collin Logue stated on behalf of the chamber they will be having the meet your candidate night at the Central Utah Veterans home. He encouraged all the citizens to come out and participate and learn more about the candidates.

Rhett Huff, Payson City resident, stated on behalf of the Lion's club he wanted to give the City a heads up that they will be hosting the Lion's convention in the next week. Mayor Moore asked if there were any events that would interfere with the meet the candidate night. He stated that there wasn't any.

Richard Steele, Payson City resident, stated Payson city is a great place to live. He stated that he has spoken with the Utah State Senators and is working with them to open the mining moratorium. He also stated that he would not like any new multi-family dwellings in Payson.

Public Forum closed at 6:06 p.m.

STAFF REPORTS:

No staff reports.

IF NEEDED MOTION by Councilmember Ford to amend the agenda. Motion seconded by Councilmember Phillips. Motion Carried.

COUNCIL REPORTS:

Councilmember Phillips asked if staff had followed up on the sewer line that was drilled through by Comcast. Public Works Director Travis Jockumsen said he will make sure the bill has been sent to the Comcast.

Mayor Moore said 780 West was looking really good. Councilmember Phillips asked when the paving would take place.

He stated they had a meeting in regards to the sewer treatment plant with Salem today. He stated the state and federal government has come down on the sewer treatment plant. He stated they are working with other cities to try and save costs where possible.

City Manager Dave Tuckett stated that Councilmember Ford had a conflict so she needed to be excused. He also stated that Lochner Engineering will be having a lunch and presentation tomorrow in the DRC room to discuss the Payson Main Street Interchange.

SCOUT ATTENDANCE CERTIFICATES – Councilmember Hancock presented attendance certificates to the following scouts in attendance: Zack Burckwist, Izaak Walton, Josh McKnight, and Jovan Hill.

CTC MAYOR’S YOUTH AWARDS

Dora Edvalson presented Communities That Care Mayor Youth Awards to the following recipients:

- Melanie Ward – Payson High School
- Kya Heimuli – Payson Jr. High
- Merrell Morley – Mt. Nebo Jr. High

CHAMBERS BUSINESS OF THE MONTH PRESENTATION

Collin Logue with the Chamber presented Jace Rowley from Rowley’s Red Barn in Santaquin with the Business of the Month Award. Jace Rowley stated they built the Red Barn in 1999. They sell the fruit that they grow, they sell local products to locals, and they have a corn maze and pumpkin patch during this time of year. He stated his appreciation for the award.

PUBLIC FORUM: Mayor Moore mad a special exception for a citizen who arrived late at the meeting.

Trevor Brawley opening a day care across the street from the hospital. He said it is not a typical daycare. He said they will be having a curriculum that will align with the schools. He stated they will have a capacity of 100-150 kids.

BOYS STATE PRESENTATION

Gary Herbert the commander of the American Legion Post introduced Gary Schwartz who will introduce the boys who attended Boys State. Gary Schwartz covered what Boys State was about. He stated it was started in 1935. He said currently it is held at Weber State every June and can hold about 320 participants. He said normally they have 225-260 attendees. He stated that the Payson area helps sponsor some of participants. He stated there have been 97 boys (5.7 boys per year) attend the event. He stated they also offer 3 college credits and scholarships to the 225 boys that attended. He said every year some of the Payson boys get those scholarships. He stated they had 9 boys attend in June of 2015 and were offered scholarships in total over \$55,000 and the total amount of scholarships given was about \$650,000. He stated they actually put governments together and conduct votes. He stated the young men should be commended for their efforts and hard work. He stated any junior boy or girl is able to attend Boys State or Girls State. He recognized the following

Dallin Goodsell, Kade Morrison, Gammon Ashton, Carter McClellan, David Crippen, Cody Lindberg, Conner Steele and Lake Johnson

DISCUSSION REGARDING COVERING THE SWIMMING POOL

Mr. Don Helvy stated his appreciation for the opportunity to speak about the enclosure of the pool. He handed out a document to the council and mayor that included minutes of previous meetings and interviews of citizens. He stated this committee is a group of citizens who are just interested in covering the pool.

He presented the following information to the council:

- 1) As prompted by a presentation in a City Council meeting many weeks ago a group of people gathered to discuss interests ranging from covering the Payson Pool to looking at the bigger picture of a total Recreational Facility.
 - i. Pool Roof:
 - i. From the three VCBO Architecture proposals: It was felt that completely covering the pool to include spectator seating was best idea.
 - ii. A roof cover that could be opened or closed would best facilitate year around usage. (Exception might be Sand Hollow Aquatic Center cover)
 - iii. Research showed evidence of a general reduction in overall chemical use, with possibly significant reduction in chlorine use. Maintenance and general cleaning would be greatly reduced.
 - iv. Operating personnel would increase and would be dependent on hours and type of activities.
 - v. Also, having a "blanket" cover would further reduce chemical and general maintenance as well as aiding in reducing or elimination any additional heating either of the water or ambient air.
 - vi. Both a roof cover and a blanket cover would greatly reduce loss of water by evaporation.
 - vii. Some suggested year around uses include: School Swim training and meets. Exercising, Swim Classes, Conditioning, Diving Instruction, Therapy, Kayak Training, Scuba Classes, Other Water Sports...; Possible Wall climbing wall; Social events; Weddings; Birthday Parties... Year Around Family Passes.
 - viii. If both the Lap Pool and Play Area were covered it would open up "Mall" walking, rehabilitation usage, larger social uses, dancing, year around general usage as originally designed...
 - ix. Attached are examples of possible covers:
 1. DynaDome <http://dynadome.com/>
 2. Sand Hollow Aquatic Center—St. George, UT <http://stgeorgevacationrentals.com/blog/saint-george-utparks/sand-hollow-aquatic-center-pool/>
 - ii. Exercise and Rehabilitation pools:
 - i. See attachments:
 1. Endless Pool <http://www.endlesspools.com/commercial-pools.php>
 2. SwimEx <http://www.swimex.com/professional>
 - ii. Looking into better training tools for not only swimming, but other sports as well, it was discovered there are great benefits to having these types of pools, too.
 - iii. Another advantage in having these types of pools is the benefit to the public in general.

1. Talking with a Physical Therapist and his assistant I learned of their interest in having these tools for their patients. They have to send patients to Provo for this type of therapy now. Rehabilitation and healing is enhanced using these tools.
 2. The use of these tools could be billed and could be a good stream of money to help amortize cost and expenses
 3. The literature shows these benefits reach into the whole community and could be a draw to the water facility in general.
 4. It would seem creditable that the medical and rehabilitee community, as a whole, would be interested in these tools.
- iii. Cost
- i. There may be monies out there, but a more formal committee would need to look into this.
 - ii. Attached is some information on this.
 1. Minutes and Resolution of Mount Nebo School District Board Meetings
- iv. Recreation Facility:
- i. Some comments were made that we need to begin planning for a total recreation facility. Type, cost, design, uses, sustainability, adjacent community partnering.
 - ii. Payson already has a good draw from teams outside of our community and it would appear people will drive here to use what we already have. It would not take much imagination to envision how this draw could expand and cross complement various programs and facilities.
- v. General Thoughts:
- i. Video facilities and broadcasting onto the Internet—possible revenues:
 1. Live streaming
 2. Enhanced training tools
 3. Community wide coverage of many events
 4. Partnering with schools—Establish Internships for students to learn aspects of broadcasting, rehabilitation, coaching, etc.
 5. Safety feature - Underwater cameras for detecting possible drowning.
 6. Sales of DVDs
 - ii. A way to involve other parts of community that don't necessarily participate now.
 - iii. In-kind donations— tax considerations.
 - iv. Grants for specialized programs
 - v. Add spectator seating at north end of pool.
 - vi. Add climbing wall
 - vii. Solar Power

2. To go further with these ideas a formal committee, set up by the City Council, would need to be authorized.

Mr. Helvy stated after talking with a therapist he learned the shallow pool would be great for recovering.

He stated that Payson has 6 lanes here, but Nebo would like 8 lanes. He stated he would like the city council to authorize a formal committee to research this matter in more depth.

He talked about evaporation may be the cause of part of the leakage in the pool. He stated he knows that there are priorities and people feel this is not a priority, but he feels this item should be looked into. He said we may be able to apply for grants and funds and it needs to be researched. He stated the council has the final say.

Councilmember Hardy asked if he asked what the priority lists are for citizens. Mr. Helvy stated that he had not talked directly about priorities of the city. Councilmember Hardy asked if Mr. Helvy asked citizens if they would be willing to have this funded with their property taxes. Mr. Helvy said he didn't get flat out no's, but some ho-hums and people saying that they would probably buy a family pass if they could use it year round. He said he didn't go into depth

Mayor Moore stated that the library committee wants a new library. Mr. Helvy stated that the thing that makes them different is they have some funds available to them. He stated people in the school board are interested, but the Nebo School District thought Payson wasn't interested. Councilmember Skinner said he is in favor of authorizing the committee to look into this covering, but the committee would be in charge of finding funding sources for the enclosure.

Councilmember Skinner stated that the council needs to give the committee specific instructions of what they need to look into. Councilmember Hancock stated that there would be an increase for the need of staff. He stated the committee would need to look at the cost of wages and benefits. Mr. Helvy said the committee will be willing to

MOTION by Councilmember Hardy to approve the creation of a one-year, seven-member committee that will recommend funding sources and be in charge of finding the sources to fund the pool, look at all the costs of enclosing the pool including operational, and recommend what type of cover it should be. Seconded by Councilmember Phillips. Motion Carries.

RESOLUTION AUTHORIZING A DISCOUNT ON UTILITY BILLS FOR ACTIVATED MILITARY PERSONNEL

City Manager Tuckett stated that Payson City has adopted resolutions in the past authorizing a utility discount for activated military personnel. He informed council the last resolution expired on June 30, 2011. He stated the City has not had any other requests until recently, which has received two requests. He stated there is a unit being deployed from this area. He said the resolution again allows for the utility discount for active military personnel and would expire on June 30, 2017.

MOTION by Councilmember Hancock to approve 10-07-2015-A resolution authorizing a discount on utility bills for activated military personnel. Motion seconded by Councilmember Phillips. Motion Carried.

RESOLUTION REQUESTING PAYSON CITY JUSTICE COURT RECERTIFICATION

City Manager Tuckett stated Payson City Justice Court Recertification is required every four years and Payson City Justice Court certification expires on the 31st of December 2015. He stated Payson City's Request for Recertification is due and must be on file with the Administrative Office of the Courts by October 30, 2015.

MOTION by Councilmember Skinner to approve 10-07-2015-B resolution requesting Payson City Justice Court recertification. Motion seconded by Councilmember Hardy. Motion Carried.

RESOLUTION AUTHORIZING PAYSON TO ENTER INTO A LEASE PURCHASE AGREEMENT WITH CAT FOR THE PURCHASE OF A LANDFILL SCRAPER

City Manager Tuckett stated the fiscal year 2016 adopted budget appropriated \$98,000 for the first year payment of a new CAT scraper for the Landfill. He stated after 4 payments there will be a balloon payment.

Councilmember Hardy asked if we received the best rate and what the total of the lease would be. Mr. Tuckett stated that he believed the City received the best rate and stated it would be about \$611,971. He stated staff looked for a year to see if they could find a used scraper, but they were not successful.

MOTION by Councilmember Hardy to approve 10-07-2015-C resolution authorizing Payson city to enter into a lease purchase agreement with CAT for the purchase of a landfill scraper and authorized the Mayor to sign the lease agreement. Motion seconded by Councilmember Hancock. Motion Carried.

RESOLUTION AUTHORIZING THE SALE OF 0.07 ACRES OF PAYSON CITY PROPERTY LOCATED AT THE GLADSTAN GOLF COURSE

City Manager Tuckett stated Payson City participated in the Haskell Golf Course Subdivision and owned one lot and 2/3rds of another lot; and after the utilities and improvements were installed, there was a remnant piece of Payson City property adjacent to Lot 17 and Sunbrooke Drive that did not make sense to fence and keep part of the Gladstan Golf Course. He stated the owner of Lot 17 expressed interest in purchasing the remnant property, which is 0.07 acres, to add to Lot 17.

MOTION by Councilmember Skinner to approve resolution 10-07-2015-D authorizing the sale of 0.07 acres of Payson City property at the Gladstan golf course and authorize the Mayor to sign the . Motion seconded by Councilmember Phillips. Motion Carried.

RESOLUTION AUTHORIZING CONTINUED SUPPORT FOR PAYSON CITY'S PARTICIPATION IN THE RECYCLABLE MARKET DEVELOPMENT ZONE ADMINISTERED BY THE UTAH DEVELOPMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

City Manager Tuckett stated the proposed resolution authorizes the city to submit an application to continue the city recycling zone. He stated it has provided a great benefit to Temkin International and staff is hopeful that other businesses will take advantage of the tax benefits related to the recycling zone. He stated once the resolution is passed, staff will submit the new application to the state and if application is approved, it continues for five years. In your packet is the 2015 application, a letter of support by Mayor Moore and the resolution.

MOTION by Councilmember Hancock to approve 10-07-2015-E resolution authorizing continued support for Payson City's participation in the recyclable market development zone administered by the Utah Development of Community and Economic Development and to authorize the Mayor to sign the letter of support. Motion seconded by Councilmember Hardy. Motion Carried.

STAR RIDGE MEMORANDUM OF UNDERSTANDING

City Manager Tuckett presented the Memorandum of Understanding regarding the concepts of the proposed Reception Center and 4 home development on the property located adjacent to the Golf Course Club House. He stated the one term that was not agreed upon was Payson City's number of free uses of the reception center. He stated the original agreement stated unlimited, but the developers feel comfortable with only 25 per year or 5 a month per summer months. He stated staff felt like the golf tournaments use of the reception center should have unlimited uses.

Councilmember Skinner stated the contract states the reception center will have priority on evenings and weekends. He stated his concern is that if the city schedules an event on an evening or weekend and then after-the-fact an event comes up for the reception center, it would schedule over the city event that was scheduled in advance. Mr. Redd stated that would not happen and they would be fair.

He stated the important thing for them is that they will either build a beautiful home with cattle and horses or the reception center. He stated that any more than 5 uses per month would have significant wear and tear. He stated they are willing to give away the bottom 7 acres and the cart path property. He said thinking about the two sides they are fine with either option. He said he feels like building the reception center is the better route and will be a huge asset for the city.

Mayor Moore stated that Mr. Redd stated early on that Payson was difficult to work with. Mayor Moore stated he is good with the whole thing, but the Golf Course has 43 events during the summer. He stated that the city is giving them four different building lots to profit on and the control of the reception center. He feels like Mr. Redd is cutting the city down by only allowing 25 free uses. He said the city is giving a lot. Mr. Redd stated he understands the Mayor's concern, but looking at it from running the reception center it would be a huge cost to have unlimited usage to 100 men. Mayor Moore stated that Mr. Redd should look at what the city is offering like the parking lot maintenance, snow removal, and the sewer. Mr. Redd stated the sewer was not his idea, but it was the cities. He stated they had already talked with Elk Ridge.

Councilmember Skinner asked if Mr. Redd connects to Elk Ridge where would the sewer would go. Mr. Redd stated that they would have to pump it out by the gate. Councilmember Skinner asked what does maintain the parking lot and snow removal mean in the contract. Mr. Redd stated that wasn't his idea to have that in the contract. Mr. Tuckett stated they could take that out of the contract and they would have to plow. Mr. Redd said snow removal is not a huge deal for them.

Mr. Redd stated that it is a little bit difficult when one has to deal with a lot of individuals while negotiating. He feels like they have been fair in negotiations and they are giving a lot. He stated they are giving a lot in regards to the gate, the landscaping, the marketing, the 7 acres, and the cart path. He said they feel the reception center will draw a lot of people to the golf course. He said they are happy to talk more about the discounted prices that they would give to the city which would be around \$350 instead of \$6500. He said their idea from the beginning was not to take every event out of the club house. He stated they could use the reception center 5 times a month and anything above that would be only \$350 and that is only to cover the wear and tear.

Councilmember Skinner stated that Mr. Redd is overplaying the offers he has made. He stated if Mr. Redd retained ownership of the 7 acres, they wouldn't be able to do much with the land because they

don't have access. Mr. Redd stated that is why they would just build a really nice home with cattle and horses.

Councilmember Skinner asked if in the event that the council said no, what would Mr. Redd do because he wouldn't have much access to the land. Mr. Tuckett clarified that there is an easement that they could use. Councilmember clarified that it was a small easement.

Mr. Redd stated they have other options if the council says no. He said it stinks that they can't give unlimited uses because of the wear and tear and the costs. He said they wanted it to be a win-win situation which they feel like it is. He stated he feels like this will help the city out in the future. He also said the city would now have 4 lots that people can live in and they would be the nicest lots and would have the nicest homes in all of Payson. Mayor Moore stated they would be the nicest lots, but that is due to them being on the golf course.

Councilmember Skinner stated that the 5 a month seems sufficient, but it concerns him that them may not be able to use it for city events during the winter time. Mr. Redd stated that the city could use the reception for the city events as long as they could schedule it in advance.

Councilmember Skinner asked if the city has enough parking to accommodate the participants if both the reception and the club house were being used. Mr. Redd stated that there is enough space to accommodate them.

Mr. Zobell stated that six weeks ago it all sounded great, and it did at the time, but as they started negotiating things started to change. He stated now that the deal has changed, his feeling have changed. He stated only 25 uses per year is not enough for him to buy off on it. He stated the 25 isn't additional new events. Mr. Zobell stated Payson City brings a lot of value to the table. Mr. Redd stated it's not a big deal which motion the Council makes. Councilmember Hardy asked if 25 is the line in the sand. Mr. Redd stated he wasn't sure and invited Ryan Crawford the person who would manage the reception center.

Mr. Crawford stated that the reception center has a very limited supplies and limited amount of time to make money. He stated by giving the city use of the reception center, not only are they giving up the wear and tear, but the opportunity cost of earning revenue. He stated 10 golf events per month would cost them about \$50,000 per year in lost potential revenue. He asked what the justification is of them losing \$50,000 every year. Mr. Zobell stated the extra three lots and the location is the justification.

Councilmember Hancock stated they haven't been specific on a discounted use. Mr. Zobell stated that the other golf courses he is competing against don't have to pay for the use of the reception centers, so he would be at a disadvantage if he had to upcharge golfers for the use of the reception center.

Councilmember Skinner asked how many reception centers they operate. They stated that they currently do not operate any. They stated they have evaluated other reception centers in any other areas around temples. Mr. Crawford stated that they would expect to have a booking each day. He stated they look at potentially have 1 or 2 openings a week.

Mr. Redd stated that he felt like none of the city council was involved in the negotiations. He said he would like to have an open council and wants to understand what is best for everyone. Mr. Redd stated it sounds like the item that is keeping them from moving forward is the number of uses. He stated the

number seems to be between 25 to 50. Mr. Zobell stated it was unlimited for him because that is what Mr. Redd told him in the original meeting. Mr. Redd stated it was unlimited when there were openings available. Discussion was held regarding the negotiation process between Mr. Redd and Mr. Zobell.

Mr. Tuckett asked what the reception center would look like. He asked if there would be two rooms because if there were two rooms, it may solve some of this problem. Councilmember Skinner stated that one of the points is the number of uses, but he feels like getting the utilities there is another big issue. He stated in the contract it states that the costs will be shared and he doesn't know what that means.

Councilmember Phillips made a motion to table the topic. Mr. Tuckett stated he can negotiate until he is blue in the face, but council needs to be happy. Councilmember Phillips and Hardy stated they both need more information. Mr. Tuckett stated from what he has heard tonight the snow plowing and sewer should be removed from the contract, so then they aren't involved with the numbers. Councilmember Phillips said he thinks the limit on the number of uses is not acceptable. He stated 25 doesn't make sense when the golf course already has 50 events planned. He stated the city may as well do the reception center itself. Mr. Redd asked where the city would do it.

Councilmember Skinner stated he would like this negotiation to continue. He believes it would be an asset to the city, but they need more numbers and information to make a decision. Mr. Redd said that is where involvement in the negotiating process would be appreciated and any input the council could provide would be fantastic.

Councilmember Phillips stated he would like to go right back to the beginning where they started. He asked Mr. Crawford what he is proposing to build. Mr. Crawford stated that they have talked about having two rooms, but it is very risky financially for them because it would cost them an additional \$300,000. He stated they have more analysis to do to see if that plan is viable. Councilmember Skinner asked about having a patio. Mr. Crawford said they planned on having a plaza and gardens. He assured the council it would be done right and it would be one of the nicest reception centers in the valley. Councilmember Hancock stated that it isn't specific enough for them to make a decision tonight. He said in any other development they would be asking for the same details. He said he was under the understanding that the original plan had 2 rooms. Mr. Redd said someone had asked about two rooms and he said there is a potential for that.

Councilmember Skinner stated that this would be a great asset for the city and would like it to work out, but it needs to work out for the city.

MOTION by Councilmember Phillips to table the topic. Motion seconded by Councilmember Hardy . Motion Carried.

ADJOURN TO REDEVELOPMENT AGENCY

MOTION by Councilmember Hancock to adjourn to Redevelopment Agency. Motion seconded by Councilmember Hardy

RDA RESOLUTION AUTHORIZING THE CREATION OF A COMMUNITY DEVELOPMENT AREA

Mr. Tuckett stated on March 18, 2015, the Directors approved a resolution authorizing the creation of a Community Development Area. He said since the approval of the resolution, no action has been taken in creating the CDA. He stated when looking at the CDA area, it is staff's recommendation that the City expand the area to include the properties including About Time so as to possibly assist them if and when they choose to expand.

MOTION by Director Hardy to approve RDA Resolution 10-07-2015 Authorizing the Creation of a Community Development Area. Motion seconded by Director Hancock. Motion Carried.

MOTION by Councilmember Hancock to adjourn from Redevelopment Agency and reconvene to City Council. Motion seconded by Councilmember Hardy. Motion Carried.

RECONVENE TO CITY COUNCIL

MOTION by Councilmember Hardy table item I1- Review and Discussion Regarding a Zone Change from S-1, Special Highway Service Zone to the PO-1, Professional Office Zone. Motion seconded by Councilmember Hancock. Motion Carried.

WIGNALL ANNEXATION

City Planner Spencer stated the Wignall Annexation was accepted for further review on November 7, 2007 after which time the annexation was certified and the annexation process commenced. After several years of review and discussion regarding the existing uses in the annexation area, a public hearing was held on March 18, 2015 and the City Council authorized the extension of municipal boundaries to include the parcels included in the Wignall Annexation.

Following approval of an annexation, the annexation plat must be approved by the Utah County Surveyor (completed) and certified by the Utah State Lieutenant Governor (pending) before the plat is recorded. Some of the required documents that need to be sent to the Lieutenant Governor's office have been misplaced and staff cannot find the information. The annexation cannot be certified by the Lieutenant Governor without this information. The only other option is to confirm the annexation requirements of Utah Code. Therefore, staff is requesting the City Council accept the Wignall Annexation for further review so the certification process can commence.

MOTION by Councilmember Skinner to begin the process of recertification for Wignall Annexation. Motion seconded by Councilmember Hancock. Motion carried.

WORK SESSION FOR THE SOUTH MEADOWS PLANNING COMMITTEE

Planner Spencer presented information regarding the South Meadows Planning Committee. She stated they started with 1,000 acres and it is property that is surrounding the temple. She presented information that Zions put together that listed the density types of housing and population associated with each. She presented information regarding High-Density, Single-Family, Large-Lot, and Executive.

Councilmember Skinner asked where the numbers came from. Planner Spencer stated that the numbers came from Zions Public Finance. Councilmember Skinner stated that Payson needs to change. Mayor Moore stated that the High Density housing is popular right now, but he doesn't want high density

housing in Payson. Councilmember Hardy and Skinner agreed. Mayor Moore stated that the executive housing number seemed low.

Planner Spencer asked the council if the density was too high that was presented.

Mayor Moore asked if the school was still going to be built near the temple or not. Planner Spencer stated the school district does own the property, but it is still undecided at this time. Mayor Moore stated that Payson grows more product than any other city in the state. Mayor Moore stated the bigger lots are not something he likes because they lose the green belt and then the weeds build up. Planner Spencer stated she had a number of interviews with developers and they stated that the plan had way too many large lots. Mayor Moore stated he feels there needs to be more executive housing. Councilmember Hancock stated the council has the responsibility to determine what the city should be. He stated there are always two sides to the story. He said it is obvious what people want to sell and it is high density. He asked what will be the cause of the high density living. He stated it would be more low income families that move into the high density housing. He said this type of housing will label Payson as a low-brand city. He said he doesn't want more high density housing. Councilmember Hardy agreed with Councilmember Hancock.

Councilmember Skinner said this conversation sounds very elitist but he stated the council doesn't have the responsibility to provide an opportunity for the developer to make money it is their responsibility to determine which direction the city should head. He stated it is time to stop having the developers make the decisions.

Mayor Moore opened it up to the public.

Don Helvy stated Planner Spencer started to address his question of businesses being able to have enough employees to staff their business. He stated business have stated they are having a hard time finding staff to fill their positions and he feels like that should be part of the discussion.

James Ewell addressed the high density concern. He stated that he feels like the council is missing the mark on the high density housing. He stated that he knows people who make six figures who live in high-density housing. He stated many people are giving up their homes to have their toys.

Doug Welton echoed the council concerns. He feels like there is too much high-density housing in the plan. He stated as he has talked with citizens, they have told him they don't want to be like Vineyard and Orem. He stated their needs to be more single family homes. He stated there should be some high-density housing, but the council should specify what type of high-density housing it is.

Councilmember Skinner stated the he agrees with Mr. Welton and high density housing may be needed. Councilmember Hardy stated the Riverwoods was going to be high-level, high density housing, but it hasn't turned out as they had planned. Councilmember Hardy said Payson is perceived poorly because of the median income level.

Scott Pinkham stated the Riverwoods housing was classified as such high-end housing that it hasn't been successful. He believes that 60 acres for high-density housing may be too high. He mentioned that the

city may be able to have executive duplexes. He commended the council and Planner Spencer for putting together the plan.

Brian Hulet stated the 24 DU per acre seems high because Ridgestone is 18 DU per acre. He stated he loves executive housing, but stated Payson's challenge will be attracting the people to buy those homes. Councilmember Skinner stated it will be a huge challenge and it has been compounded by prior decisions council has made. Mayor Moore stated the large lots should be turned into executive housing.

Rhett Huff said he agrees that 24DU seems very high. He said let's get this taken care of and get moving. He said Payson is crawling along and would like to see Payson get moving.

Linda Carter said she agrees with everything that has been said. She said 24 high-density is way too much. She agrees that it will be difficult to attract home owners for executive housing. She asked what Payson has to attract those type of people to buy executive housing. Councilmember Hardy stated that Payson has a great opportunity and we need to think 10 or 20 years down the road. Ms. Carter said we can't keep talking about it, but we need to get something done.

Mr. Zobell stated one thing to keep in mind is that the well at the golf course is one tank away from executive housing. Planner Spencer stated that a study showed there were only three areas that would suit executive housing. Councilmember Skinner stated that nobody will want to build executive housing next to Walmart, but he believes it could be phased into executive housing. Discussion was held regarding the types of housing units.

Planner Spencer stated that in the past the developers would put in infrastructure, but now with law changes the city will have to pay for some of the costs. She stated that the council should think about implementing a transportation impact fee. Mayor Moore asked if the city could use some CDBG funds for these projects. Planner Spencer stated that they could.

Planner Spencer stated that there has been a lot interest in this property and applicants are just waiting for this plan to be approved. She stated there will be a meeting in November with the planning commission and then it will be brought back to the city council in December.

MOTION by Councilmember Hardy to adjourn.

Meeting adjourned at 8:28. p.m.