

PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 19, 2016 5:00 p.m.

CONDUCTING Mayor Richard Moore

ELECTED OFFICIALS Linda Carter (5:21 p.m.), Mike Hardy, Brian Hulet, Scott Phillips,
Doug Welton (5:53 p.m.)

STAFF Dave Tuckett, City Manager
Sara Hubbs, Finance Director/Recorder
Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director
Mark Sorenson, City Attorney
Jill Spencer, City Planner
Kim Holindrake, Deputy Recorder
Brad Bishop, Police Chief

OTHERS Walt Baker – State Dep of Water Quality, Erica Gaddis, Scott Daly,
Dan Griffin, Evan Nixon

This meeting of the City Council of Payson City, Utah, having been properly noticed, was called to order at 5:10 p.m.

A. WORK SESSION 5:00 P.M.

1. Wastewater Nutrient Removal Requirements

Walt Baker presented information regarding Utah Lake and Nutrients. Accommodating future growth and protecting Utah's water resources requires communities to address nutrient pollution particularly phosphorous and nitrogen. Utah's nutrient reduction strategy was initiated in 2008. It has been guided by a Nutrient Core Team comprised of stakeholders and is built on an adaptive management philosophy. The technology-based phosphorus effluent limit rule was developed between 2009 – 2014. Utah's harmful algal bloom response procedures were established following the 2014 Utah Lake bloom with stakeholder input and are consistent with international, national, and other states' guidelines. The recent harmful algal blooms on Utah Lake are not common or natural. Without action to reduce the lake's nutrient loading, the blooms will get worse and more frequent. The Division of Water Quality remains committed to working with all facilities, including Payson City, on establishing reasonable implementation.

Nutrient Pollution Threatens Utah Waters – Aquatic life, aesthetics, livestock, recreation, and drinking water are affected. Nationally some states are making progress in adopting numeric criteria standards. Utah has a 1 milligram per liter Technology Based Phosphorous Effluent Limit (TBPEL). Utah's nutrient reduction strategy approach is to hold the line on nutrients with the TBPEL, develop site-specific nutrient standards on a priority basis, protect our headwaters, and encourage treatment optimization. Doing nothing is not an option.

Costs and Benefits of Nutrient Reduction – A survey shows that 97% of Utah households say it is important to maintain water quality for future generations. Utahns are willing to spend \$8 to \$32 a

49 month to protect and improve waters that are threatened by increasing levels of nutrients. Utahns
50 spend about \$1.4 to \$2.4 billion a year on water-based recreation activities.

51
52 Erica Gaddis reported on responses to the algal blooms in Utah county. The algal bloom program
53 was established after the previous Utah Lake algal bloom in 2014. From that a more formalized
54 program was established. During the 2016 Utah Lake algal bloom, signage was posted and the
55 lake was closed. The Utah Poison Control Center received over 600 calls regarding the exposure
56 to the algal bloom in Utah Lake. At that time 31% of the cases were symptomatic. Concentrations
57 can vary because of wind patterns. The concentrations are very difficult to predict. Sampling
58 covers the areas of where people can be exposed. Other contributing factors include water
59 management, decreased water levels, increased water temperature, increased internal nutrient
60 loading, increased external nutrient loading, and increased growing seasons. The sources creating
61 the algal blooms to Payson Lakes is still unknown. There are two types of blooms, harmful algal
62 blooms (HAB) or green algae. The Division is conducting a water quality study on Utah Lake to
63 evaluate the role of excess nutrients on beneficial use impairments and to identify appropriate in-
64 lake nutrient endpoints. Historical trends in Utah Lake – A 1970's study found that the lake was
65 less turbid in pioneer times. Utah Lake used to support aquatic vegetation and Bonneville cutthroat
66 trout. Since European settlement, algae composition has shifted to species found in highly
67 enriched (polluted) conditions and levels of algae growth has increased. Payson representatives are
68 welcome to attend the stakeholder meetings.

69
70 Walt Baker stated Utah County is looking at a 176% growth by 2060. Payson City population in
71 2000 was 12,716. Populations estimates for 2020 is 22,832 and for 2050 is 58,500. The
72 phosphorus increases considerably with the population growth. Payson City wastewater treatment
73 plant performance in comparison to other cities is second to last out of 25 cities. There is a need
74 for investment to accommodate growth and preserve Utah's quality of life.

75
76 This work session was closed at 6:08 p.m.

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78 B. PRAYER & PLEDGE OF ALLEGIANCE

79
80 Prayer offered by Mike

81
82 Pledge of Allegiance led by Scott

83
84 C. CONSENT AGENDA

- 85 1. Approval of October 5, 2016 Payson City Council Meeting Minutes
86 2. Resolution - Amending the Fee Schedule for the Solid Waste Department

87
88 **MOTION: Councilmember Hardy - To approve the consent agenda as outlined.** Motion
89 seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet,
90 Scott Phillips, Doug Welton. The motion carried.

91
92 D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

- 93 1. Public Forum

94
95 Councilmember Welton stated Salem Hills High School has a yearly event where they choose a
96 member of the Payson or Salem community or student who has a life altering disease or sickness

97 and grant a wish through the Make-a-Wish Foundation. This year there is a four-year-old girl who
98 had a liver transplant and hasn't done very well. Through the Skyhawk Gorge event, school clubs,
99 community partners, and others get together and sell food items to raise funds. All proceeds go to
100 the Make-A-Wish for the chosen individual. The student council approached him to see if Payson
101 City or individual councilmembers would be interested in sponsoring a table at the event. The
102 Payson Youth Council could do this as well. The event is Monday, November 14th. They need to
103 know by next Monday if the city is going to set up a table.

104

105 2. Council and Staff Reports (6:15 p.m.)

106

107 POLICE – Chief Bishop reminded everyone that Shop the Cop is on December 17th if anyone is
108 interested in donating to that cause. The Payson Bible Church held a public safety appreciation
109 breakfast last Saturday, which was a great event and worthwhile. The Police Department has
110 finished creating the citizen's academy, which is a small version of police officer training. He
111 offered participation to the city council and department heads first if anyone is interested. It will
112 be toward the end of March for about 8 to 10 weeks and is once a week for two hours. They will
113 then open it up to the general public. Mount Nebo Junior High presented them with a pay it
114 forward gift today, which was a treat and poster thanking them for their service. The Department
115 was awarded a Jag Grant of \$4,500 by the Federal Government to purchase equipment. In the last
116 two weeks there were 56 arrests, 93 offenses, 114 citations, 141 violations, 606 incidents, 2 DUI's,
117 130 traffic stops, and 17 traffic accidents.

118

119 PUBLIC WORKS – Director Travis Jockumsen stated the construction season is winding down.
120 The construction on 400 South will be finished this weekend. He encouraged the council to drive
121 down 600 East to see the work there. His family benefited from Make-A-Wish a few years ago,
122 and it's a great program to support.

123

124 PLANNING - Jill Spencer stated an invitation has been extended to the mayor, city council, and
125 staff to tour the Rocky Mountain ATV Facility. She will send out an email to get everyone's
126 availability. Councilmember Hulet would like the Economic Development Committee to attend.
127 Councilmember Hardy would like to tour the Temkin International facility as well. Jill Spencer
128 will check into those requests.

129

130 ADMINISTRATION - Dave Tuckett reminded the council of the joint meeting next Tuesday with
131 Elk Ridge City from 6 to 7 p.m.

132

133 Council Reports

134

135 Councilmember Phillips thanked Travis Jockumsen for organizing the appreciation luncheon for
136 the public works employees. The public works employees put in a lot of time, and the town is
137 looking better. He also thanked Jill Spencer for the field trip to the Farmington TOD area.

138

139 Councilmember Hardy thanked Travis Jockumsen and Dave Tuckett for the field trip to the Four-
140 Bay property today.

141

142 Mayor Moore appreciated the Payson Bible Church breakfast, which was very good and well
143 attended. He attended a meeting at the State Capital where he met Evan McMullin who is running
144 for President of the United States. It was an interesting meeting. He feels Utahns need to look that

145 direction because of McMullin’s ethics. He appreciates the Public Works staff for the work on 600
146 East and 400 South, which look good.

147

148 3. Scout Attendance Certificates

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150 No scouts in attendance.

151

152 E. RESOLUTIONS, ORDINANCES, AGREEMENTS

153 1. Resolution – Deferral Agreement for Brad Jeffery

154

155 David Tuckett stated Mr. Jeffery came before the council a couple years ago where the council
156 approved a deferral agreement for infrastructure when he built an addition on his house. The
157 deferral agreement stated any future work would need the infrastructure installed. He wants to
158 build an accessory building, but staff feels it doesn’t make sense at that time to require the
159 infrastructure. Staff has prepared an addendum to the agreement to allow the accessory building,
160 and defer installing the infrastructure to a later date.

161

162 **MOTION: Councilmember Phillips – To approve the resolution.** Motion seconded by
163 Councilmember Hardy. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips,
164 Doug Welton. The motion carried.

165

166 F. OTHER

167

168 G. WORK SESSION

169 1. Proposal by Evan Nixon for Development at the Southwest Corner of 1130 South 1700
170 West (6:24 p.m.)

171

172 Staff Presentation:

173 Jill Spencer reported that Evan Nixon’s parcel will be the first development in the south meadows
174 planning area. The property is across from the Ridgestone Apartments. It is 5.25 acres, and the
175 underlying land use is 10 units per acre. The development proposal will accommodate townhomes
176 with a wider road on the north at 1130 South and 1700 West is to the east of the parcel. There will
177 be some ordinance amendments needed to accommodate multi family. The only multi-family
178 zoning currently allows 15-20 units per acre. There are no current regulations for 10+ units per
179 acre plus balancing open space and amenities. Staff is looking at modifying the RMS Zone, which
180 is 15-20 units per acre. Mr. Nixon provided details for parking, amenities, storage, etc. There will
181 be common areas and limited common areas. The central location includes a club house, splash
182 pad, sports court and a picnic/playground area. All units are accessed internally except for five
183 units on 1700 West. The roads will be privately owned and maintained with a 24-foot road width.
184 They would need approval from the fire department. Garbage trucks would enter the development
185 for pickup. Travis Jockumsen stated the city picks up garbage in some of the private
186 developments. Councilmember Hulet stated there are currently problems with 1700 West because
187 it gets busier and busier. He would like to see the club house and those amenities moved to the
188 outside with the units accessing from the interior. Jill Spencer stated currently 1700 West is busy
189 because of truck traffic. The arterial road will the extension of 800 South and 1500 West. The
190 study completed for south meadows shows 1700 West as a typical residential street. Mr. Nixon
191 was concerned having the amenities on the outside because of children and safety. Mr. Nixon just
192 needs general information from the council so he can plan and move forward.

193
194 Developer Presentation:
195 Evan Nixon stated the development will include 55 townhomes and amenities. The townhomes are
196 two-story buildings with three bedrooms and a two-car garage with unfinished basements. There
197 isn't currently an ordinance specifically for 10 units per acre. The proposal is to use the residential
198 multi-family ordinance with a development agreement. Staff has been working on additional items
199 for modifications for the council next month. He is looking for feedback from the council that he
200 is headed in the right direction. Currently developments with over 50 units require a below-ground
201 swimming pool or tennis court. If he had to choose he would choose the swimming pool. He
202 knows there have been problems with the Ridgestone pool maintenance. He feels a water feature is
203 beneficial so he is proposing a splash pad. These amenities reduce the impact on city amenities
204 and attract buyers to the project. The ordinance also requires storage facilities for 25% of the units.
205 The units in his project all have a garage and a basement. He would like some flexibility to
206 account for this and not be required to put in additional storage. The interior roads are proposed to
207 be private with 24 fee of asphalt. He has provided additional parking at one space for every four
208 units or 19 parking spaces. The project will be under an HOA. He mentioned that staff had
209 concerns with the traffic on 1700 West, but it is a local road with a speed of 25 mph. The five
210 driveways are less than there would be with a traditional subdivision. Speed calming devices such
211 as speed bumps and signage could be added to 1700 West. Power is available through South
212 Valley, but Payson's power superintendent, Ron Crump, would like the project serviced by
213 Payson Power. This is a good location for the city to purchase the lines from South Valley. He
214 showed pictures of the unit designs that he is planning to build.

215
216 Council Discussion:
217 Councilmember Hulet stated he would prefer residents go to the city pool instead of having to pay
218 for their own pool. Jill Spencer stated that there needs to be modifications made to the ordinance
219 for these types of amenities and at what point they are installed. Councilmember Hulet agreed
220 because some projects are being completed without the required amenities. The amenities could be
221 bonded for to ensure they are installed. He would rather not have RV's and boats parked in the
222 development but stored offsite. He drives 1700 West daily and isn't comfortable having driveways
223 entering on 1700 West. He likes the project and the location.

224
225 Councilmember Phillips stated he would like to see some RV parking for the development. He is
226 okay with waiving the pool requirement and having a splash pad.

227
228 Councilmember Welton would like to see additional parking. He would flip the sports court and
229 splash pad for convenience for the parents watching small children. He has concerns about the
230 parking because if a resident invites extended family or people over there may not be enough
231 parking.

232
233 Jill Spencer stated staff will take these suggestions and look at options for the development.

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235 H. ADJOURNMENT

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237 **MOTION: Councilmember Phillips – To adjourn the meeting.** Motion seconded by
238 Councilmember Hardy. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Doug Welton.
239 The motion carried.
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241 The meeting adjourned at 7:05 p.m.

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Kim E. Holindrake, Deputy City Recorder

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