

PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, February 1, 2017

5:00 P.M. STUDY SESSION – DEVELOPMENT SERVICES CONFERENCE ROOM

CONDUCTING Mayor Richard Moore

ELECTED OFFICIALS Mike Hardy, Brian Hulet (5:22 p.m.), Scott Phillips, Doug Welton

EXCUSED Linda Carter

STAFF PRESENT
Dave Tuckett, City Manager
Sara Hubbs, City Finance Director/Recorder
Mark Sorenson, City Attorney
Kim Holindrake, Deputy Recorder
Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director
Jill Spencer, City Planner
Kyle Deans, Planning/Zoning Specialist
Melanie Marsh, HR Director

A. CALL TO ORDER

This study session of the City Council of Payson City, Utah, having been properly noticed, was called to order at 5:16 p.m.

1. Agenda Review

The council reviewed the agenda items for the city council meeting.

- Business of the Month – Stringham's Hardware
- Service Recognition Awards – Blair Andreason for 45 years. Other awards will be forthcoming.
- Amendments to Title 19, Zoning Ordinance – There is a need for a zone for 10 units per acre. The amendments turned into an entire rewrite for this section. In an effort to streamline the process, if a project meets all the minimum requirements then it is an administrative process. Amendments include project density, building height, distance between buildings, project landscaping, parking and vehicle storage, project amenities, building design, and development agreement.
- Plat Amendments for Temple Rim Subdivision Plat A – A public hearing is not required; just a public meeting because all the property owners signed the plat. The amendments include property line changes between two lots and two open space parcels. The lots still meet all the minimum requirements.
- Deed Restrictions regarding Utah County Parcel 30:063:0069 – The proposal is to release the entire development agreement and deed restriction. Zone changes have taken place for the property and the current zone covers needed requirements.

2. City Council – Discussion (5:45 p.m.)

Discussion regarding having these study sessions.

- Councilmember Hardy spoke to Spanish Fork City and they use these meetings for specific items. He proposed that these study sessions begin at 5:15 p.m. He would like any discussion items listed on the agenda. He personally doesn't feel the council needs to review the agenda. Other cities discuss upcoming agenda items for future meetings. He wants to make sure the city is being transparent.
- Councilmember Hulet stated the council will review the exact same information during the council meeting so the same thing is being done twice. These can be a good meeting.
- Councilmember Phillips would like to have these meetings in the council chambers. He doesn't feel it is transparent. Plus, the city is spending money on meals. He also discussed the use of the fifth Wednesdays. A public forum could be done once or twice a year with the others dates being used to work on the budget.
- Councilmember Welton stated he doesn't want to discuss agenda items and then go to the council meeting and just vote. Also the public forums weren't attended well and maybe there is another time that would work better. He spoke to Orem City. Orem uses their study session as a work session or field trips to see city facilities and other areas. At the beginning of last year, the council discussed and set goals. These sessions could be used to review those goals to see if we are on track.
- Dave Tuckett stated that the months with a fifth Wednesday are March, May, August, and November. March can be used to work on the budget.
- Mayor Moore stated he wanted to try these meetings. He spoke to three cities who like this type of meeting. The purpose of the study session is for the council to ask questions and then give the staff time to gather the information. He stated he doesn't want to do these meetings anymore and they are cancelled. Members can't get here on time and money is being spent on meals. He did this because there was a meeting where councilmembers had questions on an item and staff didn't have time to go get the information. It made the city look bad.

B. ADJOURNMENT

Mayor Moore adjourned the study session at 5:56 p.m.

6:00 P.M. CITY COUNCIL MEETING – COUNCIL CHAMBERS

CONDUCTING Mayor Richard Moore

ELECTED OFFICIALS Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton

EXCUSED Linda Carter

STAFF
Dave Tuckett, City Manager
Sara Hubbs, City Finance Director/Recorder
Mark Sorenson, City Attorney
Kim Holindrake, Deputy Recorder
Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director

Jill Spencer, City Planner
Kyle Deans, Planning/Zoning Specialist
Kim Lefler, Communities That Care Coordinator
Karl Teemant, Recreation Director

OTHERS Rebecca Knapp, Sariah Tune,

This meeting of the City Council of Payson City, Utah, having been properly noticed, was called to order at 6:03 p.m.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Councilmember Hardy

Pledge of Allegiance led by Councilmember Phillips

B. CONSENT AGENDA

1. Approval of January 18, 2017 Payson City Council Study Session and Meeting Minutes

MOTION: Councilmember Hardy – To accept the consent agenda as constituted. Motion seconded by Councilmember Welton. Those voting yes: Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No public comment.

2. Council and Staff Reports

Staff Reports

RECREATION – Director Karl Teemant reported that the winter skiing program, which was held at Sundance, just wrapped up with 12 skiers and 8 snowboarders attending. The tumbling program is in progress with 159 students and with 10 cities being represented. The gymnastics program at the Peteetneet Academy includes 215 students. The women's volleyball league is wrapping up with tournaments to follow.

POLICE – Chief Brad Bishop reported that the month of January finished with almost 1200 calls for service including 100 arrests, 201 offenses, 171 citations, 212 violations, 3 DUI's, 196 traffic stops, and 52 accidents. They finished the hiring process to replace two retiring officers and one officer who went to West Jordan. Officer Hall, Officer Dodson, and Officer Mullings have been hired. They will be sworn in at a future meeting. They received their federal grant of \$4,500 for portable defibrillators that are used in patrol cars. This makes a total of six portable defibrillators. They purchased Narcan that reverses the effects of opioid use, and all officers are now carrying it. They continue to deal with snow removal parking issues and cars have been towed. They have issued over

1,000 parking warnings. They are continuing with the Nova graduations for 5th graders. The citizen's academy begins the end of March if anyone is interested in signing up.

FIRE AND AMBULANCE– Chief Spencer stated they are preparing for the Great Utah Shake Out that will be on April 20th. This will test the city's block captains and communication systems. CERT classes will begin February 15th and goes eight weeks with a mock disaster on the ninth week. Community CPR training begins next Thursday and will be held either monthly or quarterly. They are putting a class together for babysitters for basics such as first aid and CPR. In January there were 147 medical calls and 40 fire calls. They are working on information for the 125th anniversary for the fire department.

PUBLIC WORKS – Director Travis Jockumsen stated the snow level is down to 48 inches from 61 inches with precipitation at 134% and snow water at 140%. Development Services is looking at ways to update the review processes and make it smoother for developers. Staff will visit some other cities and see how their processes work.

COMMUNITIES THAT CARE – Kim Lefler reported that 10 youth city council members attended the legislature day. Councilmember Welton, Councilmember Carter, and Dave Tuckett also attended. It was a really good experience for the youth. They met Senator Deidra Henderson. She showed pictures from the event.

Rebecca Knapp, Youth City Council Mayor Pro Tem, stated it was amazing to meet the different people and see how the government works at that level. They had two amazing speakers. Derreck Kayongo, who moved to the United States from Africa at the age of 14, started a company called the Global Soap Project. The company donates soap to countries in need. Aron Ralston, who through a terrible accident had to cut off his arm to save his life, spoke on families. They toured the capital and had a mock debate.

Sariah Tune, Youth City Council Public Relations Officer, enjoyed participating in the mock debate. The day was full of many great ideas. It was a great experience to speak publically and vote on a bill. She met Senator Deidra Henderson and Representative Mark Roberts, who are very inspirational people.

Council Reports

Councilmember Hardy reported that he attended an interfaith council meeting to discuss the upcoming helping hands dinner that will be on Friday, February 17th from 6 to 8 p.m. They are also discussing service projects. He attended a meeting with UAMPS to discuss common issues with SEDS and sharing resources. The council and planning commission dinner was held. The planning commission serves a lot of hours without compensation, and this is a thank you to them. Payson Community Theater is having their Night on Broadway this Friday and Saturday night at Payson High School at 7:30 p.m. The chamber held its annual recognition banquet. The chamber has 120 members and membership is increasing.

Councilmember Welton thanked the youth council and Kim Lefler. There are some bright, intelligent young adults in the community who will be good leaders. The youth did a great job on their debate. Salem High School has about 20 Chinese students who are here for a couple weeks.

They were talking to these students and asked what would happen in their country if people protested against the government, and they said they would be locked up. We are greatly blessed to live in a country where we can protest and discuss without fear of being locked up. Aron Ralston's speech and experience was incredible and an inspiring message. He encouraged residents to attend the bagels and bills meeting on Saturday, February 4th, at the Nebo District Offices from 7:15 to 9 a.m. where local representatives will talk about bills being addressed at the legislature.

Councilmember Phillips thanked the parks staff for their work clearing sidewalks and the road crews for their hard work plowing snow. The roads crew has been repairing pot holes but most can't be repaired until spring.

Mayor Moore reported that the exchange students from China had their bus robbed when they were on a fieldtrip. He and the Salem City mayor are having a contest to see which community can donate the most through a go-fund-me account. These students need our help; he encouraged residents to donate. Dave Tuckett mentioned that there is also a link on the city's webpage. It will be open for about three weeks.

3. Scout Attendance Certificates

Councilmember Phillips presented scout attendance certificates to Weston Goodman, Michael Claunch, and Kyle Campbell.

4. CTC – Mayor's Youth Recognition Award

Rebecca Knapp presented the mayor's youth recognition awards to the following students.

Dylon Sasser, Payson High School, is in the 12th grade and has been involved in the school's video programs. He wants to be an actor and director. His extracurricular activities are with the Pride and Main Street Journal and helping to broadcast sport games. He is always looking for ways to make things better.

Kaden Raikoglo, Payson Junior High School, has developed his athletic skills in the last two years. He works hard to be competitive and has become one of the top students in the class. He is a fun student and is always willing to help.

Lauren Voran, Mount Nebo Junior High School, attends 9th grade. She is a thoughtful, hardworking student and makes others feel good. She has a great attitude and work ethic. She has served on the student council for the last three years and is always willing to serve and make things work.

6. Service Recognition Awards (6:38 p.m.)

Mayor Moore presented Blair Andreason with a plaque for his 45 years of service to Payson City. Blair began working for the city on January 13, 1972, as a welder and equipment operator. He worked in all the departments over the years, built an addition to the fire station, built many pavilions throughout Payson, helped build the clubhouse at the golf course, helped build spring lake from a mud hole to a beautiful lake for recreation, and instrumental in improving beer can flats to a park for family recreation. He was over flood control from 1984 to 1985 and started volunteering

with the fire department in April 1977. He has taught emergency preparedness and certification classes for many years. He has been involved with the youth in eagle projects. He has been a big part in city celebrations. He has poured thousands of yards of concrete throughout the city and the golf course. He worked as the cemetery sexton and parks and recreation superintendent and has held many positions in his church. He married Jill Hanks and has six kids and 18 grandchildren. It's been an honor to know him and his family. Mayor Moore personally thanked him for his 45 years of service with Payson City and his hard work and contributions.

5. Chamber Business of the Month (6:44 p.m.)

Loraine Moore presented the chamber business of the month to Stringham's Hardware of Santaquin.

D. PUBLIC HEARINGS/ACTION ITEMS

1. Public Hearing/Ordinance Regarding Amendments to Title 19, Zoning Ordinance (6:46 p.m.)

MOTION: Councilmember Welton – To open the public hearing. Motion seconded by Councilmember Hardy. Those voting yes: Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

Staff Presentation:

Jill Spencer stated the ordinance updates are proposed to align with the general plan, specific area plans, and to allow a different range of densities. The proposal would repeal Section 19.6.7 and replace it entirely with new language. The most significant changes deal with the development process that would change from a legislative process to an administrative process, add additional design amenities, and satisfy minimum requirements.

- Project Density Calculations – Three separate zones are proposed with calculations rounding to the nearest whole number and clarifying the density groups.
- Building Height – The maximum building height is four stories along with building and fire code requirements.
- Distance Between Buildings – The distance between buildings depends on the height of the building.
- Project Landscaping – Guidelines were added for planting materials, and xeriscaping is encouraged.
- Parking and Vehicle Storage – Two off-street parking spaces are required with one being covered. Guest/visitor parking is one space per four units. RV parking/storage is a case by case basis and must be addressed with the development.
- Project Amenities – This now includes 10-units per acre projects. Amenities must now be appropriate for the targeted population.
- Building Design – Minimum standards were created since the ordinance moves to an administrative process.
- Development Agreement – Agreements will address the timeline for the installation of amenities.

There are three applicants that are ready to move forward with their projects under these new guidelines.

Public Comment:

Evan Nixon stated he has worked with the staff on some of these changes and feels good about it. He wants to reinforce that he doesn't believe RV storage is necessary in all applications. Most projects in the valley don't have RV storage. It depends on the size of the project. He doesn't want to be forced to put in RV storage.

MOTION: Councilmember Phillips – To close the public hearing. Motion seconded by Councilmember Hulet. Those voting yes: Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

Council Discussion:

Councilmember Hardy questioned the height of buildings and how the landscaping requirements compare to other cities. Scott Spencer stated the allowable construction is per the fire and building codes. The aerial ladder still has plenty of distance with a 55-foot building. Jill Spencer stated she did not compare the landscaping requirements to other cities, but she knows that 30% is very typical for a multifamily project. The planning commission worked hard and did a good job.

Councilmember Hulet likes moving to an administrative process. He questioned the requirement, "One car garage for every five residential units." He can see the need for a storage unit but not a garage. Also Section 19.6.7.15.2b, Project Amenities, states a sport court with at least 500 square feet or a shuffleboard deck for a retirement community. He reads it two ways. A retirement community needs a sport court or a shuffleboard deck, or a sport court for everyone except a shuffleboard deck for a retirement community. He doesn't want to tell them they have to have a shuffleboard deck. He hasn't decided on the RV requirements at this time but wants to move forward. Jill Spencer stated garage storage requirement is in the current ordinance. Higher density projects are required to have a garage for storage or parking. It is on-site storage for those living in the development. She has seen this in other communities such as Pleasant Grove and Springville. With the sport court and shuffleboard deck, she sees the need for clarification.

Councilmember Welton stated he doesn't want to require RV storage for all developments and feels it depends on the type of unit. Mandating RV storage for every unit is excessive and prohibitive. If he were looking for a place to live and had an RV, he would look for a place to accommodate his needs.

MOTION: Councilmember Hardy – To approve the ordinance repealing Section 19.6.7 for multi-family residential zones and so forth and adopting this new section. Motion seconded by Councilmember Welton. A roll call vote was taken as follows and the motion carried.

Yes	-	Mike Hardy
Yes	-	Brian Hulet
Yes	-	Scott Phillips
Yes	-	Doug Welton

2. Public Hearing Regarding Plat Amendments for Temple Rim Subdivision, Plat A (7:07 p.m.)

Mayor Moore stated that this is just a public meeting and not a public hearing.

Staff Presentation:

Kyle Deans stated Temple Rim Subdivision, Plat A, is a planned residential development located at approximately 1450 South 930 West directly north of the Payson LDS Temple. It consists of 22 residential building lots within the R-1-12 residential zone. The plat was granted approval on August 19, 2015, with 22 building lots and parcels A and B as open space. The applicant has requested to adjust the lot lines between lot 1 and parcel B and lot 22 and parcel A. Lot 1 will then have a better building envelope. The lots maintain the minimum zoning requirements and initial approvals of the original plat. The easements are adjusted to maintain the same size as originally approved. On January 11, 2017, the planning commission recommended approval. All property owners have signed the application so no public hearing was required.

MOTION: Councilmember Hardy – To approve the plat amendment request to amend the Temple Rim Subdivision, Plat A. Motion seconded by Councilmember Phillips. A roll call vote was taken as follows and the motion carried.

Yes	-	Mike Hardy
Yes	-	Brian Hulet
Yes	-	Scott Phillips
Yes	-	Doug Welton

E. RESOLUTIONS, ORDINANCES, AGREEMENTS

1. **Resolution - Relinquish Deed Restrictions Regarding Utah County Parcel 30:063:0069 (AFFCU Subdivision) (7:11 p.m.)**

Staff Presentation:

Kyle Deans reported that this property is located along Turf Farm Road and was originally part of a subdivision of Payson Fruit Growers. When subdivided off a development agreement and deed restriction were prepared and recorded against the property to ensure easements and access were maintained. A subdivision will go before the planning commission next week, that will be buying a portion of this property. The developer has requested that the agreement and deed restriction be removed. The development will be based on city ordinances and will comply with the necessary requirements. All the concerns addressed in the original agreement can be addressed through adopted ordinances. The request is to remove the restriction.

MOTION: Councilmember Hulet – To remove the deed restrictions on parcel 30:063:0069 and that everything has been satisfied as far as the council is concerned. Motion seconded by Councilmember Hardy. A roll call vote was taken as follows and the motion carried.

Yes	-	Mike Hardy
Yes	-	Brian Hulet
Yes	-	Scott Phillips
Yes	-	Doug Welton

F. ADJOURN TO CLOSED SESSION

MOTION: Councilmember Phillips – To go into closed session. Motion seconded by Councilmember Hulet. Those voting yes: Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

(5-minute recess)

1. Discussion Regarding Property Sale and/or Purchase (7:18 p.m.)

MOTION: Councilmember Phillips - To adjourn the closed session. Motion seconded by Councilmember Welton. Those voting yes: Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

G. ADJOURNMENT

MOTION: Councilmember Phillips – To adjourn the meeting. Motion seconded by Councilmember Hardy. Those voting yes: Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

The meeting adjourned at 7:37 p.m.

Kim E. Holindrake, Deputy City Recorder