

PAYSON CITY  
CITY COUNCIL MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, July 5, 2017

CONDUCTING Scott Phillips, Mayor Pro Tem

ELECTED OFFICIALS Linda Carter, Mike Hardy, Scott Phillips, Doug Welton (5:07 p.m.)

ABSENT Mayor Richard Moore, Brian Hulet

STAFF PRESENT Mark Sorenson, City Attorney  
Kim Holindrake, Deputy Recorder  
Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director  
Brad Bishop, Police Chief  
Jill Spencer, City Planner  
Kim Lefler, Communities That Care  
Scott Spencer, Fire Chief  
Melanie Marsh, HR Director  
Blair Warner, Planning Commission  
Kirk Beecher, Planning Commission

OTHERS Michael Hunter Watson - Scout, Michael Watson, Ruth Clayson,

**MOTION: Councilmember Hardy – To appoint Scott Phillips as Mayor Pro Tem.** Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Mike Hardy, Scott Phillips. The motion carried.

This meeting of the City Council of Payson City, Utah, having been properly noticed, was called to order at 5:05 p.m.

A. WORK SESSION

1. The Villages at Arrowhead Park

Jill Spencer reported this proposal consists of 500 plus units along Arrowhead Trail. Many of the constraints in the area are focused around infrastructure. They have been working to identify solutions to provide water and sewer to this area. This is a conceptual proposal. Staff has not reviewed any engineering, access, etc. There are concerns with the lack of access into the wetlands. The details will be worked out through the process.

Dave Gardner stated as a developer they see the project all the way through from the first lot sale to the last. He gave an overview of the project.

- Roughly 100 acres including 18 acres of open space.
- Includes six product types or neighborhoods.
- The approved density was between 626 to 835 units. They are proposing 582 units, which may modify with market changes.

- Salem City has plans for a sewer treatment plant in the area.
- Adequate parking is provided.
- Single-Family Residential - The single-family development has a variety of lot sizes ranging between 5,100 to 12,000 square feet in about eight phases. There will be multiple builders because they work with smaller, local builders. There will be CC&R's with an HOA.
- The wetlands will be an asset and not a detriment.
- Garden Homes/Units – This area includes 74 units and is targeted for seniors with smaller detached homes, main level living, sizes between 900 to 1,200 square feet, and two-car garages. They feel this is a strong market that hasn't been tapped.
- Townhomes – In this townhome area there are 92 units. They have built these townhomes in several places. The end units are a little bigger. The units have fenced yards, and each unit has a different facade. Some units have two-car garages and others have parking with covered carports. These are very popular with first-time home buyers.
- Four-Unit Townhomes – These 144 townhomes all include one or two-car garages. A good portion will be rentals. Access is from the back with parking assigned and regulated by the HOA.
- Multi-Family Area – This area includes six, 18-plex buildings totaling 108 units.

They are not a typical developer because they oversee the development with different contractors. They are excited to work on this project. With review of the phasing, they are okay with installing exterior streets to accommodate access if needed. They will begin with the single-family development. They don't know what the future will bring so the products may change following the single-family development. They hope to begin installing infrastructure this fall. There will be no RV parking; RV's are not allowed on the street or on the lot. This proposal is well under the number of units negotiated in the annexation agreement.

(15-minute recess)

#### B. PRAYER & PLEDGE OF ALLEGIANCE (6:00 p.m.)

Prayer offered by Councilmember Michael Hunter Watson

Pledge of Allegiance led by Councilmember Carter

#### C. CONSENT AGENDA

1. Approval of the June 21, 2017 Council Meeting Minutes
2. Ordinance – Amendments to the Payson City Code, Title 23, Storm Water Ordinance

**MOTION: Councilmember Hardy – To approve the consent agenda as outlined.** Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Scott Phillips, Doug Welton. The motion carried.

#### D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum (6:02 p.m.)

No public comments.

95        2. Council and Staff Reports

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97 Staff Reports

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99 PUBLIC WORKS – Director Travis Jockumsen stated with the hot temperatures and no rain since  
100 May, a lot of water is being used. The lower pond was less than half full this morning. Staff has put  
101 messages on Facebook and the telephone asking residents to water on their designated days and  
102 times. It's difficult because many residents water at night. The city and large water users water during  
103 day to accommodate resident usage at night. The ultimate problem is the system was built for 9,000  
104 connections and now has 20,000 connections. In the future the city should stick with the watering  
105 schedule and never allow residents to water whenever. Councilmember Phillips stated the Spring  
106 Lake water is not filtered, but the High Line Canal water is pretty clean. Councilmember Welton  
107 stated residents need to be informed to clean their pressurized irrigation filters, which will increase  
108 the water pressure.

109  
110 POLICE – Chief Brad Bishop reported the statistics for June included 120 arrests, 257 offenses, 240  
111 citations, 306 violations, 1,108 crime reports, 4 DUI, 468 traffic stops, and 26 accidents. The Scottish  
112 Festival is this weekend so officers will be there over the weekend.

113  
114 Council Reports

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116 Councilmember Hardy stated the shop local event is this weekend from 10 a.m. to 2 p.m. at Payson  
117 Market where residents can visit with local businesses. The Payson Interfaith Council met a week  
118 ago. The next big event is the mayor's prayer breakfast on the Saturday of the city celebration.  
119 Councilmember Hardy put on a hat from his father who recently passed and had resided at the  
120 veteran's home. He stated the veteran's home staff does an excellent job. Recently at a car show  
121 there, 25 staff members called his father by name, which is outstanding. The veteran's home was a  
122 joint effort on the part of the Payson city council, mayor, and planning commission to ensure it came  
123 to Payson. He thanked all those in the city who took time to wish him condolences.

124  
125 Councilmember Welton reported he is excited for the Scottish Festival. The two events that day can  
126 be maximized by advertising to go to one and then the other. He thanked the fire and police for their  
127 work over the holiday weekend. He is now serving on the library board, and they are doing amazing  
128 things with learning activities and safe areas.

129  
130 Councilmember Carter thanked the police for always being at the places that need to be monitored a  
131 lot. She noticed the traffic on 600 East has slowed down but still has a few going too fast. Recently  
132 she forgot to put her seatbelt on until she saw a police car so put it on and waived.

133  
134 Mayor Pro Tem Phillips stated he appreciates the police and their job in controlling speeds. The new  
135 city budget became effective on July 1st so patching has begun on streets as well as repairs to roads.

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137        3. Scout Attendance Certificates

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139 Councilmember Carter presented Michael Hunter Watson a scout certificate and asked him to state  
140 what he like about scouting. He enjoys the outdoor activities and how it prepares him for life.

142 4. Chamber Business of the Month

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144 This will be addressed at the next meeting.

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146 E. PUBLIC HEARINGS/ACTION ITEMS

- 147 1. Public Hearing – Request for use of the RMO-1 Overlay Zone to construct a twin home  
148 structure on Utah County Parcel 08-045-0024 located on the southeast corner of the  
149 intersection of 300 North and 300 East in the R-1-75, Residential Zone (6:15 p.m.)

150  
151 **MOTION: Councilmember Carter – To go into the public hearing and action item.** Motion  
152 seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Scott Phillips,  
153 Doug Welton. The motion carried.

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155 Staff Presentation:

156 Jill Spencer reported this project includes a rezoning and two plats. All the properties are in the R-1-  
157 75 Zone. Plat A is located on the southeast corner of 300 North and 300 East with one twin home.  
158 Approval of the RMO-1 Overlay Zone and preliminary plan and final plat of the subdivision is  
159 required. The conditions of the RMO-1 Overlay Zone include compatibility with the surrounding  
160 uses, design elements, two off-street parking that will be covered, landscaping of all areas with a  
161 landscaping plan, separate utilities, and project fencing between the two units. There will be no  
162 perimeter fencing. Plat B is located across the street on the southwest corner with an existing home  
163 on lot 2 and an additional single-family lot. The conditions of Plat B include compliance with city  
164 regulations, separate utilities, inspection of existing services and upgrade if necessary, FEMA  
165 Floodplain permit, transfer of water, performance guarantee and fees, preconstruction meeting, and  
166 demolition of outbuilding structures. The planning commission recommended approval for the  
167 overlay zone and the preliminary plat. The frontage of the single-family lots will be upgraded.

168  
169 Developer Presentation:

170 Michael Watson stated he specializes in infill and urban renewal. In preparation for tonight they met  
171 with neighbors in person and showed them what they planned for the developments. No one wanted  
172 to see a lot of tenants. Everyone was very positive about these lots being developed. They are  
173 building structures with two-car garages, solid surface exteriors with almost full brick fronts, stone  
174 and stucco, and architectural shingles. This will be an improvement to the area and raise the value of  
175 the area. Residents wanted to see yard space on the lots. Their goal is to do many of these projects in  
176 Payson. Residents didn't want any churches. The commission mentioned they would like to see more  
177 of these as long as they are done correctly.

178  
179 Public Comments:

180 Ruth Clayson stated initially she was for the twin home but now doesn't feel good about it. On the  
181 same block there is a four-plex that has been kept up mostly because of the manager. Then there are  
182 the three condos on the east side of the block, which were kept up for years until the original owner  
183 died. Now two are not well kept. Now with twin homes and if one doesn't upkeep the home, it will be  
184 bad. This is now nine multi-houses, which is something to consider on the same block. There is  
185 another twin home and apartments in the area. She is concerned for the homes around the area and  
186 her neighbors.

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

Council Discussion:

Councilmember Carter stated she travels this road, and there is a lot has been an eyesore for years. No one has controlled the weeds until just lately. The fact that he wants to put twin homes that are owner occupied is something nice and might influence the rest of the neighborhood. If nice she wouldn't mind twin homes. The block will look better with the new single-family home and the upgraded curb and gutter.

Councilmember Welton stated the truth is it exists with any home where some are taken care of and others are not. He feels it's better that they are owner occupied.

**MOTION: Councilmember Carter – To approve the RMO-1 Overlay Zone and also the preliminary and final plat for Plats A and B with staff conditions.** Motion seconded by Councilmember Hardy. A roll call vote was taken as follows.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Scott Phillips
Yes	-	Doug Welton

2. Public Hearing - Request for Preliminary Plan and Final Plat approval of Plat A and Plat B of the MWKB Subdivision arranged on Utah County Parcels 08-045-0024 and 08-044-0003. Plat A consists of two (2) lots to accommodate a twin home structure. Plat B consists of two (2) single family dwelling lots, one of which contains and existing dwelling

This item was addressed with the previous item.

3. Resolution – Amendments to the Payson City Fee Schedule (6:39 p.m.)

Staff Presentation:

Jill Spencer stated staff is requesting approval of the fee schedule for development services fees.

**MOTION: Councilmember Hardy – To update those fees on the fee schedule as proposed.** Motion seconded by Councilmember Carter. A roll call vote was taken as follows.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Scott Phillips
Yes	-	Doug Welton

4. Resolution – Interlocal Cooperation Agreement with Utah County Regarding Substance Abuse Prevention Services and Communities That Care Prevention Model (6:41 p.m.)

Kim Lefler stated this agreement provides part of the funding for her position and \$3,000 of capacity funding. The county brought this program in about seven years ago because of the sharp survey kids take every two years in school. The best way to do prevention is with someone who lives here in the community. The city determines the type of prevention following the evidence based model. They do a parenting program, mayor recognition awards, alcohol compliance checks, prescription take back events, and any other ways to improve the community. Evidence based programs go through rigorous requirements to show the program is effective. It takes years and years of presenting the program, surveys, and evaluations. The University of Washington presented this program with pilot programs to show its effectiveness. Evidence based programs have been proven to work. She attends trainings that are paid for by the county. Santaquin, Goshen, Genola, and Payson are all work together. The new survey comes out in October. A slow decline in abuse is being seen. She will be working on a grant to hopefully provide funds for the library teen space.

**MOTION: Councilmember Hardy – To approve the resolution on the Communities That Care Grant and approve the contract for the next fiscal year.** Motion seconded by Councilmember Welton. A roll call vote was taken as follows.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Scott Phillips
Yes	-	Doug Welton

5. Resolution – Interlocal Agreement with Utah County Regarding Community Prevention Services (Strengthening Families Program) (6:48 p.m.)

Kim Lefler stated funds are provided for an evidence based program that fits the community. The strengthening families program is an evidence based parenting program that involved the entire family. The court, schools, and DCFS can order people to attend. Once there, they see the value in the program and want to continue. This program was developed out of the University of Utah.

**MOTION: Councilmember Hardy – To approve the resolution for the interlocal agreement with Utah County and Payson City for community prevention services.** Motion seconded by Councilmember Welton. A roll call vote was taken as follows.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Scott Phillips
Yes	-	Doug Welton

6. Resolution – Agreement with Forestry, Fire and State Lands (6:50 p.m.)

Scott Spencer stated fire suppression costs have occurred throughout the state for a long time. It has been an agreement with the state and counties without city participation. If a fire occurred on property in Payson that was owned by the state or federal lands, the city would pay the cost of suppression. If a fire occurred on fore bay, which is in the county, the city pays its proportionate share. With the new plan, the city does the initial attack as usual and then the state picks up the bill. The city does have to do some community education and prevention activities. Our cost estimate for

281 this year is \$8,587, which can be done with in-kind services. This includes any work by the parks  
282 department, cleaning up dead wood, and vegetation. In 2019 a community wildlife prevention plan  
283 will be required. There is work on our part with tracking and education.  
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285 **MOTION: Councilmember Carter – To accept the agreement with the forestry, fire and state**  
286 **lands.** Motion seconded by Councilmember Hardy. A roll call vote was taken as follows.  
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288	Yes	-	Linda Carter
289	Yes	-	Mike Hardy
290	Yes	-	Scott Phillips
291	Yes	-	Doug Welton

292  
293 7. Resolution – Administrative Services Agreement with ICMA Retirement Corporation (6:54  
294 p.m.)  
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296 Melanie Marsh stated a few months ago the city entered into an agreement with NFP to help reduce  
297 fees related to retirement funds. They were successful in negotiation that rate down. This amends the  
298 agreement with ICMA.  
299

300 **MOTION: Councilmember Hardy – To approve the resolution approving the agreement with**  
301 **ICMA Retirement Corporation.** Motion seconded by Councilmember Welton. A roll call vote was  
302 taken as follows.  
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304	Yes	-	Linda Carter
305	Yes	-	Mike Hardy
306	Yes	-	Scott Phillips
307	Yes	-	Doug Welton

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309 F. ADJOURNMENT  
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311 **MOTION: Councilmember Carter – To adjourn the meeting.** Motion seconded by  
312 Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Scott Phillips, Doug Welton.  
313 The motion carried.  
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315 The meeting adjourned at 6:55 p.m.  
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Kim E. Holindrake, Deputy City Recorder