

Kim Lefler presented the Mayor's Youth Recognition Awards to Rachel Slack, Payson High School, Hayley Ringger, Payson Junior High, and Abraham Figueroa, Mt Nebo Junior High.

5. Chamber Business of the Month (6:26 p.m.)

Lorene Moore stated the business of the month is Santaquin Pharmacy, which is a business that doesn't treat you like just a customer. Everyone is family. They give back to the community so the community can grow.

Kevin Marchant stated they were ecstatic to receive this award. They pride themselves on knowing everyone's name when they come into the pharmacy and get to know them.

E. ACTION ITEMS

1. Request for Use of the RMO-1, Two-Family Residential Overlay Zone on Utah County Parcel 30:069:0129 Located East of 930 West at Approximately 1150 South to Accommodate Ten (10) Single-Family Dwellings (6:31 p.m.)

Staff Presentation:

Jill Spencer reported the project area is surrounded by residential development. There are two land use applications that will need to be granted. This overlay request is the first step and will have the effect of establishing the density, project layout and design, and housing product. The overlay zone request includes single-family dwellings only, building pads and not building lots, ten single-family units, consistency with the underlying zone density, and design guidelines. They are asking for a modified street cross section, which will be a public street. The public hearing was conducted at the planning commission level, and the minutes provided to the council. The commission recommended approval contingent upon satisfying the requirements of 19.6.8 (overlay zone) and all regulations related to the subdivision and improvement of the property. She received an email from a resident, Robert Mills, who stated he supports the project because it is a good use of the property, shows a high quality product, and trail improvements will be a benefit to entire community. Any changes to the layout would require reapplication for an overlay zone.

Applicant Presentation:

Jerry Robinson stated he will put in a sidewalk and is willing to work with staff on which side to put it on. The development is compatible with the neighborhood. He has a petition signed by the neighbors who are in favor of the project. It is a lower density than the immediate neighborhood. Units are closer together but open space is provided. He feels this is the best design for the site. It will be a beautiful project because of the design standards, common area maintenance, and ten-foot walking trail along the creek. He expects the average home value to be in the upper \$300,000 low \$400,000. Also all water is retained on site.

Council Discussion:

Mayor Moore is concerned with no sidewalks along the street. He likes the project and layout.

Councilmember Welton appreciates that the applicant spoke to the neighbors.

Scott Spencer stated the design has a turnaround between units 7 and 8 and works perfect.

MOTION: Councilmember Hulet - To approve the overlay zone for the property on county parcel 30:069:0129 with the conditions of the overlay zone outlined by staff, requiring the sidewalk in front of the houses, and that the overlay is tied to the subdivision. Motion seconded by Councilmember Hardy. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter
Yes - Mike Hardy
Yes - Brian Hulet
Yes - Doug Welton

2. Request for Preliminary and Final Approval of Payson Business Park Subdivision, Plat G, Arranged on Utah County Parcels 30:062:0050, 30:062:0051, 49:313:0020, and 49:313:0023 Consisting of Seven (7) Commercial/Industrial Building Lots in the BPD, Business Park Development Zone (6:52 p.m.)

Staff Presentation:

Jill Spencer reported this project proposed by staff by the redevelopment agency of the city affects four parcels in the business park. It consists of seven commercial/industrial lots and one open space parcel. The northern parcel will be split into two lots with an open space area. The public hearing was held at the planning commission level and minutes were provided to the council. The commission recommended approval with staff conditions, labeling lot 1 as open space, and clarification regarding the vacation of lot 14.

MOTION: Councilmember Hulet – To approve the preliminary plan and final plat of the Payson Business Park, Plat G with the parcels stated in the business park development zone. Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter
Yes - Mike Hardy
Yes - Brian Hulet
Yes - Doug Welton

9. Resolution – Amendment to Title 2, Municipal Government (6:56 p.m.)

Councilmember Hulet stated he has been working on this for nine months because of conflicts between the duties of mayor and city manager. He asked the city attorney to look at it and make it more clear and understandable. It did not come from staff or the city manager. He talked with mayor elect Bill Wright. He would like to table it until February.

MOTION: Councilmember Hulet – To table the item until February. Motion seconded by Councilmember Hardy. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter
Yes - Mike Hardy
Yes - Brian Hulet