

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, March 7, 2018

CONDUCTING Mayor William Wright

ELECTED OFFICIALS Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton

STAFF PRESENT David Tuckett, City Manager
 Mark Sorenson, City Attorney
 Sara Hubbs, City Recorder
 Kim E. Holindrake, Deputy Recorder
 Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director
 Jill Spencer, City Planner
 Karl Teemant, Recreation Director
 Scott Spencer, Fire Chief
 Tracy Zobell, Golf Pro
 Kim Lefler, Communities That Care
 Mark Hyland, Parks & Cemetery Superintendent

OTHERS Nathan Makin, Mike Hardy, Doug Finch, Jeff Capozolli, Evan Nixon,
 Zac Lovell

This meeting of the City Council of Payson City, Utah, having been properly noticed, was called to order by Mayor Wright at 5:09 p.m.

A. WORK SESSION

1. Fiscal Year 2018-2019 Budget

Sara Hubbs asked the mayor and council if they had any projects they would like to see in the budget.

Councilmember Christensen

- Schedule out the old infrastructure and see what it would take to replace old water lines, etc. A 50-year plan could be created.
- A sidewalk is needed along 750 East by the cemetery, which is city property. There should be at least sidewalk on one side of the street.
- Splash pad somewhere in the city.
- Irrigation ditches that don't have a shoulder for curb and gutter need to be addressed.
- A nice trail system is needed. There are trail gaps he would like to see closed.
- ATV track on West Mountain.
- A south Utah county fire/ambulance station combined with other cities for full-time employees.
- He questioned upgrades to the sewer plant instead of combining with Salem.
- Open the canal on Main Street.

Councilmember Hulet

- Roads and infrastructure. The city needs to look at the age and conditions of the current infrastructure.
- A bonus structure for employees as they do good things.
- Staff positions. He would like a development services director and split that position. An assistant for the city manager to assist him and others so he can manage the city and address the big picture. An assistant city manager could sell Payson so residents and others know what Payson is doing.
- A lobbyist is needed, and we have learned the importance of a lobbyist.
- Main Street needs to be addressed and maybe a lobbyist can help.
- Roads and infrastructure. Look at a BCG grant. Look at other projects and spend funds on roads and infrastructure.
- There are some 14 old plans pulling the creek up on Main Street.
- A recreation center and covering the pool.

Councilmember Carter

- Streets, sidewalk, curb and gutter needs to be installed. A special improvement districts could be created.
- Downtown needs updated infrastructure so people can enjoy coming to downtown.
- Memorial Park and removing the ugly tennis courts.
- Splash pad.
- Beautify the city by having people trim weeds and beautify yards.
- Continue the golf tournament where people were invited to come see Payson.

Councilmember Welton

- Road up to the fore bay area, which could be a dirt road.
- The freeway off and on ramps at 800 South need to be beautified.
- Continue to look at potential moneymakers such as an RV park.
- The golf course reception center needs to be addressed.
- A development services director is needed.
- Explore a combined recreation center and library with Salem, Santaquin, and the SESD areas.
- New fire department building. The city could look at the property by the library and combine the area with the purchase of the west side and build a new building.
- He agrees with getting a lobbyist and giving them specific directions.
- Create a team Payson for residents to post things about Payson.

Councilmember Hiatt

- A development service director is number one.
- Lobbyist.
- Curb, gutter, streets and include storm drain has to go in as well. The city need to find a way for residents to install their curb and gutter.
- She questioned the cost of vehicles and equipment and wondered if there were grants or funding for vehicles and equipment.

Mayor Wright

- Rodeo during the city celebration.
- Grant writer with their salary paid through the grants.

Sara Hubbs stated last year with the truth in taxation, the city received about \$60,000 that went to part-time wages. The total amount needed was about \$100,000 so the snack shack and pool will be short this year. She proposed using sales tax to cover these deficiencies. Sales tax is doing quite well this year with about \$220,000 more than what was budgeted. She can put together a budget amendment for the next meeting. There are two large equipment purchases that take a large lead-time to order. One is a street sweeper for \$200,000. There is \$670,000 in the street fund balance that could be used. The second is a scraper for the landfill. The existing scraper is not functioning properly so staff would like to trade it in for a new scraper at an additional cost of \$155,000. These will also be budget amendments at a future meeting.

Kent Fowden explained the street sweeper is 10 years old and wore out. The scraper has 1,300 hours, and repairs have cost about \$150,000, which warranty covered. Wheeler Machinery has had two other machines with similar problems. They recognize the problem and have been great to work with staff. He is limited on where he can purchase equipment for the landfill because it is specialized. He is not willing to gamble once the warranty is up.

The consensus of the council is to cover the part-time wages as well as the two equipment purchases.

(Recess 6:00 p.m. to 6:08 p.m.)

B. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Mayor Wright

Pledge of Allegiance led by Scout Nathan Makin

C. CONSENT AGENDA

1. Approval of the February 21, 2018 Council Meeting Minutes
2. Resolution – Municipal Wastewater Planning Program Collections Section

MOTION: Councilmember Welton - To approve the consent agenda with the wastewater findings. Motion seconded by Councilmember Hulet. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum (6:09 p.m.)

Mike Hardy stated the council just conducted a budget work session in a public meeting with no time for the public to comment. The public should be allowed to comment. He feels strongly that the use of the extra funds need to go to changing the council chambers and the city offices. These council chambers look tacky. He would like to see the city hire a development services director

because the city doesn't have the facilities and personnel to get things done. He agrees with the need to install curb and gutter. The city has one shot at the north interchange. The city needs to look at having the sewer plan and other facilities there. Downtown needs to look good, and he has heard some really good ideas today. A decision needs to be made on fore bay and the swimming pool. They are both consuming a lot of money that could be used elsewhere. He asked that the park tax money not be spent on operational type things or all on city projects. It was sold to the citizens that they would be involved. Team Payson is a great approach to sell Payson. Salary increases for the mayor and city council should be in the budget. Economic development needs to be supported in order to attract events.

Doug Finch stated he is a property owner and grew up in Payson. He commended the mayor and council for their service. He complimented the work going forward with the city master planning. Staff is looking carefully and responsibly on how to manage the west area in the future with vision and thoughtfulness. Some in the area are trying to push projects and circumvent the master planning. The city needs to hold them off.

Zac Lovell thanked the mayor, council and staff. The city has made great progress in the New Year. He is grateful for the survey the residents could participate with to give Payson a better image.

2. Staff and Council Reports (6:22 p.m.)

Staff Reports

EMPLOYEE WELLNESS - Sara Leavitt personally invited the mayor, council, staff, and residents to the 5K and one-mile challenge on April 28. The cost is \$1, and participants receive a medal and certificate. Sponsorship comes from businesses and the community so prizes are given out. The elementary school with the most participants receives an award assembly and are given new playground balls.

RECREATION – Director Karl Teemant reported adult coed volleyball begins tomorrow. Registration for youth baseball, softball, and track and field is underway with swimming beginning soon. The Viva el Mariachi event is on May 4 at the Peteetneet amphitheater and is free to the public. He received two estimates around \$450,000 for the Memorial Park upgrades for pickle ball and basketball. He will email the information to the council. The park tax committee has met preparing to receive the grant applications, which are on the city's website and recreation website. The parks, arts, recreation, and cultural (PARC) program is to support recreation facilities and cultural organizations that enrich the overall quality of life of the citizens of Payson. The PARC program is committed to enhancing city recreational and cultural facilities and providing fair and equitable access to this park funding through competitive grant opportunities. Eligible organizations such as those with a 501C3 status and those that maintain a presence in Payson City can apply. Applications are due April 10.

STREETS – Superintendent Kent Fowden stated spring cleanup is March 31 through April 7 in conjunction with spring break. The fall clean-up dates have not been set, which is a new addendum to the schedule.

PUBLIC WORKS – Director Travis Jockumsen stated the city received some 30% plans on the Central Utah line coming through Payson. This next phase will get the city up to the east side of P Mountain, which is about three to four years away. The next phase will take it through the city. This will give the city another option for water.

ADMINISTRATION – Dave Tuckett reported the snow pack is 63% of normal and the water content is 57%.

GOLF - Tracy Zobell stated an online application process training was held today for staff, which should be up and running by the end of the week. He received a letter from someone requesting to bring their dog to the Scottish festival. Current ordinances don't allow dogs in Memorial Park, which may need to be addressed. The city has 32 parks and dogs are allowed in 31 of the parks. Those type of celebrations are large and dogs cause problems. Unless the city wants to change the ordinance, dogs will not be allowed in Memorial Park. He will be sending a letter to the person. Councilmember Carter stated she attends all the celebrations and that rule has never been enforced. There are dogs in the park all the time. Tracy Zobell stated it's an enforcement issue, and service dogs are allowed. Councilmember Welton stated culturally across the country, people bring their dogs to Scottish festivals. The city may want to look at an exception for the Scottish festival. Tracy Zobell stated he received a call today for a 200-person baby shower with an open bar at the golf course so a reception center is still on the radar.

CHAMBER - Jade Walker reported the Easter hunt will be March 31.

Council Reports

Councilmember Christensen stated he appreciates staff listening to the council's budget ideas. He is grateful to see all the young people here tonight to learn the processes.

Councilmember Hulet thanked Dave Tuckett and Mayor Wright for their hard work and resolution in getting the issue tabled with regards to SESD.

Councilmember Carter reported she appreciates Mayor Wright and Dave Tuckett for their hard work.

Mayor Wright stated he attended an open house by Utah Valley University in connection with Oxford University on the quail project. It is a project to make the Constitution of the United States understood better and put in a format for anyone to learn about. It is a unique alliance.

Councilmember Welton thanked Mayor Wright, Dave Tuckett, and staff who were involved in the bill relative to strawberry electric. It was a benefit to the city to tackle the issue. He thanked the street crew for snow removal. We live in a city with mixed allegiances where a good portion of the youth attend Salem High School, and he congratulated them on the boys and girls basketball championships.

Councilmember Hiatt thanked staff for putting up with all her questions. She has learned what she needs to know. She appreciates all Mayor Wright's time that he puts into the position.

3. Scout Attendance Certificates (6:40 p.m.)

Councilmember Carter presented scout certificates to the following scouts and asked them to state what they like about scouting.

Weston Kershaw	Nathan Makin	Benjamin Baggaley	Garrett Holt
Max Shirts	Cayten Chinen	Enoch Dykstra	Jefferson Zabriskie
Calder Hunter			

4. CTC – Mayor’s Youth Recognition Award (6:46 p.m.)

Kim Lefler presented the Mayor’s Youth Recognition Award to Spencer Bennett, Payson Junior High.

5. Chamber Business of the Month (6:50 p.m.)

Jade Walker stated the business of the month is Copy Central and Scrap Booking who is a great advocate to the community. Taresa Hiatt thanked the chamber. The chamber is really working hard and is growing and contacting businesses to get them involved.

6. Report from the Economic Development Board (6:53 p.m.)

Councilmember Hulet read, *the Economic Development Committee (EDC) of Payson proactively promotes economic development and improvements of all business conditions in Payson in order to maximize employment opportunities, the tax base, and equality of life I Payson. The primary focus of the committee is to recruit industrial and retail businesses and help existing businesses to grow and thrive. Its secondary focus is to promote tourism, educational opportunities, residential development, and downtown development.* The committee serves as a conduit between the commercial interest of Payson and the municipal government. He reviewed the goals of the committee.

Goals include:

- Golf Event – Continue the event on September 26, 2018 beginning at 9:30 a.m. with 20 local business recruits, government entities, and local businesses.
- Hotel – Continue to work on incentives to bring in a hotel.
- ICSC Conference - May 20 – 23 in Las Vegas. The purpose is to bring retail businesses into Payson and works with the Economic Development Committee of Utah.
- Master Plan/General Plan/Utility Plans – The city is beginning work on these plans.
- Vision Statement/Strategic Plan – The city will be working on this.
- Economic Strategic Plan – Outlined by March 30, 2018 with a rough draft by June 30, 2018 and a final draft by December 30, 2018.
- Huish-Viability of Downtown – Getting the Huish Theater open will bring people to downtown.
- Fore Bay – The city pays about \$430,000 per year until 2030 on the bond. This property needs to be preserve but the debt also needs to be paid. Paying this amount of money hampers the city in paying for roads, etc.

- Business Visits/Retention and Growth – Different businesses are assigned to members of the committee. The city has businesses that employ people and businesses that bring in sales tax. The city wants to know them and their needs and wants.
- Car Dealership – Research a dealership to bring in tax dollars.
- Utah Valley University (UVU) – The committee meets quarterly with UVU to try to get them to build here sooner than later.
- Employment – A subcommittee was formed to address bringing in employees to the businesses in the business park.
- Branding – This is who and what we are. The survey has received 600 responses.
- Web Site
- Business Cards – These are for the committee to hand out to recruit businesses to Payson.
- Restaurants – Create a list of five restaurants residents would want to come to Payson then contact those restaurants. Then learn the criteria to bring them to Payson.
- Intern - To look at state grants.
- Grants – Look at government websites.
- Incubator/Education – Startup businesses.
- Budget
- Woodbury - Meet quarterly to build sooner than later.

Councilmember Hulet asked the council which of these goals are most important and if there were any other items.

Councilmember Welton stated he would first meet with Woodbury who has the commercial land already and a prime retail location. The city needs to find ways to increase more high-end, higher paying jobs. The city needs a full-time staff member attending ICSC.

Councilmember Hiatt stated grants are very important. The golf event will happen, and the master plan and strategic plans are in the works. Fore bay is important. Activities such as a rodeo, motorcycle track, and fore bay can bring in new money and people into Payson.

Councilmember Carter stated Woodbury would be her number one also. She wants them to make a decision and follow through. Restaurants are also important. She wants to look at the debt with fore bay and get it paid off. Then the city can address streets, sidewalk, curb and gutter, and beautify Payson.

Councilmember Christensen stated Woodbury is a priority and getting the baseball diamonds constructed.

Mayor Wright stated the EDC has discussed helping students in high school and junior high to know what jobs are available. Manufacturing jobs are now high tech. UVU, the high school, and the city have linked together to put flags with all three logos throughout the city in the future.

Councilmember Hulet reviewed the ways to measure economic growth such as housing starts, sales tax, impact fees, consumer construction, and commercial construction. He compared Payson to other communities in the area, and Payson is at the bottom.

E. ACTION ITEMS

1. Public Hearing/Ordinance – Amendment to the Payson City Zoning Map Affecting Utah County Parcel 30-050-0094 Located Near the Intersection of 1300 East and Salem Canal Road (7:14 p.m.)

Staff Presentation:

Jill Spencer reported this is a new applicant that is finalizing the application, which includes 26 lots and new housing products. The existing site conditions includes a home and farmland. It is the eastern most parcel in Payson. Features unique to the site include irrigation facilities both public and private, completing roadway improvements, connecting the existing dwelling to city services, satisfying setback requirements, addressing private utility facilities including a gas line, and relinquishing animal rights. The land use applications included a zone change from R-1-A to R-1-9 and consistency with the east side comprehensive plan (1/4 and 1/3 acre lots). The zone change request is a legislative action where the city council needs to determine if the zoning is appropriate, consistent with the plan, and if the timing appropriate. Tonight only preliminary plan approval is being requested. The planning commission has recommended approval for both the zone change and preliminary plan. A development agreement will be prepared for approval at a later date. Lot sizes range from 10,549 to 20,802 square feet with at least 90-foot frontages. The plan transitions between existing development and the township neighborhood. The applicant is requesting a deferral agreement to delay the installation of irrigation lines and roadway improvements along the Salem Canal Road, which is an arterial road. The request is because Central Utah Water Conservancy District is looking at a pipeline project in the Salem Canal that could impact any improvements along this corridor. Because of the changes to the project, an additional public hearing was noticed.

Applicant Presentation:

Jeff Capozzoli stated the project includes sidewalks on both sides of streets with planter strips. Roads are 56-feet wide. They are just developing the road where the project is located. These are custom homes with an architectural committee reviewing the homes to ensure the standard. Irrigation has been addressed with the farmers in the area, and he will continue to work with them.

Jill Spencer clarified that the stretch of road to the north of this project is county and will not be updated at this time. Staff reached out to Utah County regarding concerns with traffic and speeding along 1300 West. The county has no immediate plans to widen that section of road.

MOTION: Councilmember Hulet – To open the public hearing (items E1 and E2). Motion seconded by Councilmember Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

Public Hearing:

Ludean Haskell stated she owns property next to this project. Mr. Capozzoli talked to her and her sons about how he wants to work with them. He has been very nice to work with them on their concerns. The main issue is the irrigation ditch between her and the loveless property because they need use of that ditch.

MOTION: Councilmember Welton – To close the public hearing. Motion seconded by Councilmember Hulet. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

Council Discussion:

Councilmember Christensen stated he has concerns with 1300 West not being completed but is okay with the plan.

Councilmember Carter likes the look of the houses and that each one is different.

Mayor Wright stated this is a great addition to the city.

Motion: Councilmember Hulet – To approve the zone change from R-1-A to R-1-9 on parcel 30:050:0094 located near the intersection of 1300 East and Salem Canal Road. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

2. Public Hearing - Preliminary Plan Approval of the Ashlee Ridge Subdivision Located Near the Intersection of 1300 East and Salem Canal Road

MOTION: Councilmember Hulet – To approve the preliminary plan for Ashlee Ridge located near the intersection of 1300 East and Salem Canal Road with the deferral agreement for the Salem Canal Road being bonded, taking care of the irrigation ditch, and including any findings. Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

3. Selection of Firms/Teams for Strategic Plan, General Plan, and Master Plans (7:33 p.m.)

Staff Presentation:

Travis Jockumsen stated the RFP went out for the plans, and seven responses were received. Staff reviewed and scored the applications, and three qualified firms were interviewed. The review committee recommends Fregonese Associates, which is a planning group out of Oregon with local staff. The bids came in with a low over \$300,000 and a high over \$900,000. Of the three who were interviewed, two were in the \$500,000 range and one in the low \$300,000. Fregonese was \$525,000. The committee felt they were the best fit, and the best group to assist the city. Half of the funding is

in the current budget and the remainder will be in the new budget. The timeline is about 1.5 years beginning with initial public meetings and open houses. The strategic plan and branding needs to be completed first. Following discussion, the committee was unanimous. The committee felt they are a very qualified group and their engineering had the best team. Staff, council, business owners, and residents will be very involved. Fregonese will be doing the work with assistance from staff.

Council Discussion:

Mayor Wright stated it takes a lot of public input, which is critical in the process. If all the plans are not done together, problems could arise and work may have to be redone later.

Councilmember Hiatt stated of the three firms interviewed, all mentioned doing the plans all together is how it should be done. The city will save two to three times the amount. They have great ideas to get people involved in the process.

Councilmember Welton stated he is excited about the entire process because it will bring the community together.

Councilmember Hulet would like staff to see what it would cost to go back and address the old infrastructure.

MOTION: Councilmember Hulet – To accept Fregonese to do the strategic plan, general plan, and master plans. Motion seconded by Councilmember Welton. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

4. Final Plat for Spring Creek Townhomes proposed on the southwest corner of the intersection of 1130 South and 1700 West in the South Meadows Planning Area (7:42 p.m.)

Staff Presentation:

Jill Spencer reported the project received a zone change and preliminary approval June 7, 2017. At that time, the council asked for some modifications such as sidewalks on both sides of the streets and widening of a road. This is a townhome project with 53 units with community facilities and amenities. Following final approval, a development agreement will be prepared for approval at a future meeting. The project is consistent with the master plan for the area at 10 units per acre, eight buildings with two-story and single-story units, and design/materials consistent with the RMF Zone. The applicant is proposing more xeriscape landscaping for water conservation. The applicant has changed the project amenities with the removal of the clubhouse and splash pad. All of the conditions with the preliminary approval needs to be addressed by the applicant. Items on remand included north/south road (1740 West) must have at least 30 feet of asphalt, sidewalks on both sides of the streets, parking and storage area for at least 10 recreational vehicles, complete SimTek fencing with the first phase, and satisfying staff conditions. The applicant has provided CC&R's and HOA bylaws, which will be recorded with the plat and development agreement.

Applicant Presentation:

Evan Nixon stated the RV parking is 40 feet by 150 feet wide with 10-foot wide stalls that are 20 feet in length. Motorized dollies will assist in maneuvering RV's into the parking spaces. Residents would pay extra for the RV parking because if there is no charge it becomes junk. RV parking is problematic. Commercial RV parking facilities are more secure. Ridgestone has 180 units with 26 RV parking stalls with a maximum use of 14 stalls. Most of them are vehicles or utility trailers. RV parking isn't necessary, and he would like to get rid of it or reduce it to four stalls. A property management company will oversee the HOA and a towing company removing illegal vehicles from the streets. Other requirements that impacted the plans were the sidewalk on both sides of the streets and six additional feet of asphalt on 1740 West. This increased the total impervious area, and the code requires 30% pervious area. This pushed him below the 30% so he had to remove some rooftop so he removed the clubhouse, splash pad, and large pavilion. The wider road reasoning was to increase safety but transportation planning officials say wider roads are less safe. He would like to remove the extra six feet of asphalt and then add a pavilion and possibly a clubhouse. He would put in the clubhouse if the RV parking was removed. The east/west streets are twenty-four feet of asphalt and 1740 West is thirty feet of asphalt. There will be no additional units if the RV parking is removed.

Council Discussion:

Councilmember Hiatt stated her concerns with the RV parking and the use of dollies. The residents won't use them so they will be forced to go somewhere else. A 23-foot truck can't get out and will hit unit 34. There needs to be a 40-foot wide area there. This isn't a feasible plan and needs to be useable RV parking. She suggested taking out unit 34 to accommodate the needed space. There is a big 40-foot trailer at the condos that can get in and out. She doesn't want to see this because the next development will see the precedence. Residents will park them in their driveways where they shouldn't be parked. She questioned what happens when the dolly breaks. She wants to make sure the city and residents are protected regarding a precedence. What was voted on was what the city thought it was getting. She doesn't like that the splash pad and clubhouse were taken out.

Councilmember Christensen stated he doesn't understand the dolly use. The dolly will bind the residents if they use the RV parking. The city has to give it a chance somewhere; there is a balance. He likes the idea of a management company overseeing and enforcing the HOA. He would rather see the pavilion over the clubhouse.

Councilmember Welton stated his biggest concern is HOA's fall apart all the time. He questioned what happens when it falls apart and when the dolly can't be used. As far as setting a precedence, other projects have been approved without RV parking and the ordinance states RV's cannot be parked on the streets. If he had a trailer, he wouldn't buy where he can't park it. He would rather remove the RV parking and add the clubhouse and splash pad back in. He went back and reviewed the preliminary plan vote that required a thirty-foot wide road, sidewalk on both sides, and RV parking with at least 10 spaces. This is what was voted on and the council should stick with it even though he doesn't like it. He doesn't feel the one unit is such a big deal that the applicant pulled out all the amenities that were approved originally. He questioned if the applicant can just opt out of amenities or can the council require the applicant to go back to the drawing board.

Mayor Wright stated if an RV doesn't fit, the resident would have to park elsewhere. He read the transportation article the applicant provided. Those are not unanimously in favor of narrower streets and are in dispute. A splash pad would be a great amenity for the children there in this location rather than an RV storage.

Councilmember Hulet stated just because the city required a wider road and the applicant lost some houses, it shouldn't be offset by removing the clubhouse and splash pad. He would like to see at least the splash pad put back in. When voted on, it had the clubhouse and splash pad, which is how it was presented. He would prefer removing the RV pad and add the clubhouse and splash pad. RV's can be parked elsewhere.

Councilmember Carter stated she would do away with the RV pad.

Jill Spencer stated the council needs to decide what the most appropriate amenities are for this development. The concerns of staff throughout this development process has been the narrower roads. Residents have multiple drivers living in their homes. RV parking is a concern in the community with parking on the streets. The council may require the applicant to come back with a more defined proposal in writing following the direction of the council.

Mark Sorenson stated the city could put appropriate requirements for RV parking in the city code, which would take away any precedence issue. He reviewed the previous amenities and sizes that were presented to the council with the preliminary plan. The presentation and the decision made by the council were both taken into consideration, and the applicant has come back and presented what he feels meets those requirements. If the council isn't satisfied, the council can ask the applicant to reconsider and readdress some of those issues. It's a give and take process. The council needs to be specific in its motion.

MOTION: Councilmember Christensen – To approve the Spring Creek Townhomes subdivision plan based on the approval of the preliminary plan amenity package with the removal of the RV park, maintaining a thirty-foot road with sidewalks, and the final approval of the plat plan will be administered by staff and including staff conditions. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

5. Resolution – Deferral Agreement for Olson's Garden Shoppe Inc at 1190 West 400 North (8:29 p.m.)

Staff Presentation:

Dave Tuckett stated Mr. Olson has continued to build greenhouses, but sidewalk has not been installed. Mr. Olson is willing to put in curb, gutter, and sidewalk around the current establishment over the next five years. Mr. Olson has signed the deferral agreement and bonded. Mr. Olson also owns property to the south and is willing to come in with a development proposal.

Councilmember Hiatt stated this is a good idea because he will get it done.

Councilmember Christensen stated he has no problem with it because the property is along a main street, and there is no foot traffic.

MOTION: Councilmember Hulet – To approve the deferral agreement for Olson’s Garden Shoppe. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

6. Resolution – Adoption of Payson City Organizational Chart (8:32 p.m.)

Dave Tuckett stated staff has been updating processes and how things are managed. He presented the organizational chart adopted years ago and a proposed organizational chart that gives a clear chain of command. It requires hiring no new employees. The same staff person is over public works and development services. CERT needs to be removed under fire because it’s a program within the department. Sara Hubbs will be over administration.

MOTION: Councilmember Welton – To approve the organization chart with removing CERT. Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

7. Ordinance - Payson Business Park Project Area Dissolution (8:35 p.m.)

Mark Sorenson stated this addresses the business park organization that was developed 20 years ago in order to install roads, etc. The effective life has passed. Most cities just move on, but the appropriate direction is to dissolve it. Action needs to be taken by the council and by the redevelopment agency.

MOTION: Councilmember Welton – To approve the ordinance dissolving the Payson Business Park Project Area. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen

Yes - Taresa Hiatt
Yes - Brian Hulet
Yes - Doug Welton

MOTION: Councilmember Welton – To amend the agenda. Motion seconded by Councilmember Hulet. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

H. ADJOURN TO REDEVELOPMENT AGENCY (8:30 p.m.)

MOTION: Councilmember Welton – To go into RDA. Motion seconded by Councilmember Hulet. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

I. ADJOURNMENT TO CLOSED SESSION

MOTION: Director Welton - To go into closed session. Motion seconded by Director Hulet. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter
Yes - Brett Christensen
Yes - Taresa Hiatt
Yes - Brian Hulet
Yes - Doug Welton

1. Discussion Regarding Property Sale and/or Purchase

J. ADJOURNMENT OF CLOSED SESSION

MOTION: Director Welton - To go out of closed session. Motion seconded by Director Christensen. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter
Yes - Brett Christensen
Yes - Taresa Hiatt
Yes - Brian Hulet
Yes - Doug Welton

1. Sale of Payson Business Park, Plat G, Lot 6 (8:55 p.m.)

MOTION: Director Hulet – To accept the offer with a counter of earnest money of \$10,000. Motion seconded by Director Christensen.

Council Discussion:

Director Welton explained that the council received an offer on a lot in the business park for \$3.25 per square foot for 2.12 acres.

Dave Tuckett clarified that the current lot is seven acres, and the offer is contingent on subdividing it into three lots.

A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter
 Yes - Brett Christensen
 Yes - Taresa Hiatt
 Yes - Brian Hulet
 Yes - Doug Welton

2. Resolution for Payson Business Park Project Area Dissolution (8:58 p.m.)

MOTION: Director Welton – To approve the RDA Resolution dissolving the Payson Business Park Development Project Area. Motion seconded by Director Hulet. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter
 Yes - Brett Christensen
 Yes - Taresa Hiatt
 Yes - Brian Hulet
 Yes - Doug Welton

K. ADJOURNMENT OF REDEVELOPMENT AGENCY

MOTION: Director Welton – To adjourn RDA and go back into regular session. Motion seconded by Director Hulet. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

F. OTHER

1. Discussion Regarding Pedestrian Facilities in the Payson Business Park (8:59 p.m.)

Daniel Jensen stated the city is restarting a trails and bike committee. The committee would like some guidance on how to implement some of the infrastructure in the trails general plan specifically dealing with American Way in the business park. A study by a professor in Portland hypothesized that there are four types of cyclists i.e. strong and fearless who bike anywhere, enthused and confident, interested but concerned, and no way no how.

Types of Cyclists	Strong & Fearless	Enthused & Confident	Interested but Concerned	No Way, No How
Professor Estimated	<1%	7%	60%	33%
Professor Studied Hometown of Portland	<4%	9%	56%	31%
Nationwide Study	7%	5%	51%	37%

The 2014 trails plan includes different types of trails. In the business park, the trail goes along the west side of American Way, which is designed to have a trail and is an important connection. There are two current businesses along American Way in the business park with several businesses currently being proposed. Currently if you walk or bike to work to the business park, you would be

in the roadway. A cyclist takes about 2.5 feet, which makes the standard four to five feet per lane. The preferred width of a trail is 10-feet wide. The trail is considered an amenity for the business park for biking, walking, etc. The trail allows people to move around the city in a safe manner and is a quality of life concern. Funding for this trail needs to be addressed. If a new business is required to install the trail, it leaves a checkerboard with no connectivity. If the trail is not installed, then the trails plan needs to be amended.

Jill Spencer stated Tri State and Plunder were required to install a five-foot sidewalk so the city would have to participate to widen to ten feet.

Mark Hyland stated it is the city's responsible to plow the trails. The standard trail widths have been ten feet.

Council Discussion:

Councilmember Christensen questioned the cost to add the additional five feet to widen the sidewalk to ten feet. Ten feet is ideal but eight feet would work. He questioned when a new business comes in, can the city recoup the costs. He would prefer putting the trail in and recouping the costs. He finds it hard that the council feels obligated to put this sidewalk in when 40% of the city lacks sidewalks. He would like to see the cost breakdown. The businesses may be willing to pay half.

Sara Hubbs stated the city needs to know the costs for a clear financial obligation.

Dave Tuckett stated currently there is no sidewalk on either side of the road in the business park. If it's a standard now, the city pays for it.

Councilmember Hulet stated the city changed the business park guidelines without addressing sidewalks so it went back to the ordinances already in place, which included sidewalks. He would like to see the numbers. He is fine with just the trail on one side.

Mayor Wright stated if the city wanted a trail, which is a good thing, it could be installed on the west side with no sidewalk on the east. There isn't much foot traffic in the business park. People drive to those businesses and then drive away.

Councilmember Welton stated looking at the projected growth, the city needs to put in sidewalks even if it's done in pieces. The alternative is worse when there is half a million people living in south Utah County. He suggested reaching out to businesses to partner with the city to install sidewalks. Moving forward, sidewalks should be required on both sides. The city may need to chip in on the west side. The city needs to start somewhere. If a resident lives in town and wants to commute to the business park, there is an issue.

Councilmember Hiatt stated she travels American Way all the time and people walk in the road and in the weeds.

Dave Tuckett stated if the sidewalk goes in by Tri State and Plunder, the city will have to pay for the upsizing. The city will have to pay for it all on the two businesses already there. Staff is looking for direction.

MOTION: Councilmember Christensen – To require along American Way in the industrial park a ten-foot bike path on the west side of the road and a five-foot sidewalk on the east side of the road. Motion seconded by Councilmember Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Doug Welton. Those voting no: Brian Hulet. The motion carried.

G. WORK SESSION

1. Discussion Regarding Development Priorities (9:37 p.m.)

Travis Jockumsen asked the council if they would like to table this discussion to the next meeting. Development services is looking for direction from the council on what the council wants to see done because staff is getting pressure in areas where the city has no plans for development.

Councilmember Hulet suggested another time when everyone is fresher and can have a better discussion.

Councilmember Welton asked staff to emailed the information to council.

L. ADJOURNMENT

MOTION: Councilmember Carter – To close the city council meeting. Motion seconded by Councilmember Christensen. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

The meeting adjourned at 9:45 p.m.

/s/ Kim E. Holindrake
Kim E. Holindrake, Deputy City Recorder