

PAYSON CITY  
CITY COUNCIL MEETING AND WORK SESSIONS  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, April 4, 2018

CONDUCTING            Mayor William Wright

ELECTED OFFICIALS   Linda Carter, Brett Christensen, Taresa Hiatt

EXCUSED                Brian Hulet, Doug Welton

STAFF PRESENT        David Tuckett, City Manager  
Sara Hubbs, Finance Director/City Recorder  
Mark Sorenson, City Attorney  
Kim E. Holindrake, Deputy Recorder  
Daniel Jensen, Planner II  
Brad Bishop, Police Chief  
Judge David Dahlquist

OTHERS                 Mauricio Peralta – Scout, Nathan Jiminez – Scout, Jade Walker –  
Chamber of Commerce, Brent Oakeson – Utah Local Governments Trust,  
Jerry Robinson, Garrett Elmer, Ross McClintoch – Coldwell Banker

Mayor Wright called this meeting of the City Council of Payson City, Utah, to order at 6:05 p.m.  
The meeting was properly noticed.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by scout Mauricio Peralta

Pledge of Allegiance led by scout Nathan Jiminez

B. CONSENT AGENDA

1. Approval of the March 21, 2018 Council Meeting Minutes
2. Arbor Day Proclamation

**MOTION: Councilmember Hiatt – To accept the minutes from the last meeting of March 21, 2018 with one correction and the Arbor Day Proclamation.** Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt. The motion carried.

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No comments.

## 2. Staff and Council Reports

### Staff Reports

ADMINISTRATION – Dave Tuckett stated yesterday Mayor Wright and staff met with Woodbury Corporation to discuss getting the ballfields built. They hope to have definite costs for the fields and a percentage of who will be responsible for what. They will meet again on May 3. Woodbury is still looking for an anchor tenant on one piece of the property. They also discussed working together at the ICSC retail conference in Las Vega.

POLICE – Chief Brad Bishop reported they have talked to the owners of the two car lots that fix salvaged vehicles about cleaning up their sites. The owners cleaned up the sites so they are currently in compliance for now. Staff will revisit them to ensure compliance.

### Council Reports

Councilmember Carter thanked the chamber and the city for their work with the Easter egg hunt. It was a big success.

Mayor Wright thanked the chamber as well. There were over 14,000 eggs. It was a very successful event. He appreciates those community activities.

Councilmember Hiatt stated the city has an awesome chamber.

## 3. Scout Attendance Certificates

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

Alek Garcia

Isael Santillan

Nathan Jiminez

Mauricio Peralta

## 4. Chamber Business of the Month

Jade Walker stated the business of the month is Ron Gordon with Ron Gordon's Tire Pros.

## 5. Presentation of Trust Accountability Program Award

Brent Oakeson stated the Trust insures over 500 entities in the state and helps the city to prevent losses and claims. For the fourth year, the city has received the rust Accountability Program Award. The award is when cities or organizations put procedures in place that prevent loss or claims and benefits the community. The city also receives a check for 5% of the liability premium, which came to \$9157.50. The city can also get a 4% discount on the worker's compensation premium at the next renewal. He congratulated all those who participated.

## D. ACTION ITEMS

### 2. Resolution – Appointment of Board of Adjustment Member (6:21 p.m.)

Mayor Wright proposed Ray Wilson for reappointment to the Board of Adjustment.

**MOTION: Councilmember Carter – (Resolution) To have Ray Charlie Wilson appointed to the Board of Adjustment.** 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

Mayor Wright stated the current members of the Board of Adjustment are Bob Provstgaard, Doni Bufton, Ray Wilson, Sue Ann Larson, and John Wilson.

1. Resolution – Appointment of Planning Commission Members (6:23 p.m.)

Mayor Wright stated he, Councilmember Hiatt, and Dave Tuckett reviewed the ten planning commission applications and interviewed six applicants. He proposed retaining Ryan Frisby and Kirk Beecher with four-year terms, appointing Robert Mills to a three-year term, and Kathy Marzan to a two-year term.

**MOTION: Councilmember Christensen – (Resolution ) To appoint Kirk Beecher to a four-year term, Ryan Frisby to a four-year term, Robert Mills to a three-year term, and Kathy Marzan to a two-year term on the Payson City Planning Commission.** 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

Judge Dahlquist gave the oath of office to Kirk Beecher, Ryan Frisby, Robert Mills, and Kathy Marzan.

4. Resolution – Development Agreement for Ashlee Ridge Subdivision located near the intersection of 1300 East and Salem Canal Road (6:29 p.m.)

Mark Sorensen stated this subdivision was approved at the last council meeting. He spoke to the developer, and the agreement is good to go forward as written.

**MOTION: Councilmember Christensen – To approve the resolution authorizing the Mayor to enter into a development agreement on behalf of Payson City between Payson City and the developer of the Ashlee Ridge Subdivision.** 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

5. Resolution - Amendments to the Payson City Fee Schedule (6:30 p.m.)

Dave Tuckett stated the only change is to consider increasing the non-resident participation fee for those in a recreation program from \$5 to \$10. It has been \$5 for about 15 years. Salem and Spanish Fork also charge \$10, and staff wants to be consistent with the neighboring cities.

**MOTION: Councilmember Christensen – To adopt the resolution to amend the Payson City fee schedule for non-resident participation.** 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

3. Preliminary Plan and Final Plat of the Creek Hollow Subdivision located east of 930 West at approximately 1150 South (6:31 p.m.)

Staff Presentation:

Daniel Jensen stated this project received the overlay zone last December approving the density of 10 single-family homes on individual pads, layout, housing product, and common space. This is an odd-shaped parcel with difficult access located in the R-1-9 Zone. Unique features include the dry creek channel, floodplain, limited access, continuation of the trail, and an existing structure. The project layout and design is a small-scale community, a private road, and open space. In December, there were some concern with drainage, and the applicant has worked through that with the neighbors and city engineer. Conditions of approval include maintaining the existing fence along the east and a portion of the south property line, constructing a six-foot chain-link fence along the north property line, approving the request for a waiver of a fence along 930 West, dedicating the trail corridor and open space to Payson City, and completing the bridge crossing. The required public hearing was held with the planning commission for the overlay zone as well as the subdivision. The planning commission recommended approval. Proposed modifications to city standards includes the street cross-section and the request to waive the fencing along 930 West. This will be a great product and attractive community.

Applicant Presentation:

Jerry Robinson stated there were two options for the bridge, and he would like to use the one with the wood across the bridge. The material is called corten steel. It is treated with a material that makes it look rustic and commonly done along public walkways. It is the most attractive and least maintenance. It matches the width of the trail, which is 10-feet. With fencing generally, areas requiring fencing are in the back yards. In this case, the front yards face the open space before the street. He didn't want to fence off the park area in order to see the landscaping and homes so he requested the waiver. The first home will face the street or the side will look like a front so he has asked to waive the fence there. The development will have a recorded HOA that may choose to hire a management company.

Council Discussion:

Mayor Wright stated this is a wonderful project and adds to the area.

Councilmember Carter likes that all the houses have a different look from each other.

**MOTION: Councilmember Carter – To approve the preliminary plan and final plat for Creek Hollow Subdivision.** 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

E. OTHER

1. Discussion Regarding Sale of Parcel 30:096:0017 in Payson Canyon (6:46 p.m.)

Dave Tuckett stated in 2016, Garrett Elmer presented and made an offer to purchase this property up in Payson Canyon. The city council declared this property surplus along with the fore-bay property. The council at the time was willing to sell the property for the purchase price of \$9,000 per acre. A study was done with Central Utah Water to determine if the reservoir was feasible. It appears the city will not be able to put a reservoir in this location. Councilmember Welton had talked about getting some trails in the canyon and up to fore-bay. The city needs to determine what to do in the area before making a final decision. He asked Mr. Elmer to come explain why he wants to purchase the property.

Garrett Elmer stated this was family property. His grandfather settled Walker Flat and divided the property among his kids. It was his aunt's property, and she sold it to the city. He wants to buy it back. Currently it is zoned recreational and requires 50 acres to build. He would like to build on it someday. It is a 25-acre piece. There has been some discussion on whether the city would keep the fore-bay side for access, and he would purchase the west side. There are other family homes in the area.

Councilmember Christensen stated he is in favor of selling the west side as surplus.

Dave Tuckett stated staff will look at the fore-bay area for access and trails and then bring it back for a decision.

CLOSED SESSION

**MOTION: Councilmember Carter - To go into closed session (sale of property).** 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

**MOTION: Councilmember Hiatt - To close the closed session and reconvene the council meeting.** Motion seconded by Councilmember Christensen. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt. The motion carried.

OTHER

Dave Tuckett presented the council with a report encompassing economic information regarding Payson City. This will help the city know what businesses to contact.

Ross McClintoch stated the biggest leakage the city has is car sales. Residents spend \$22 million per year in car sales, and the city doesn't receive any sales tax. The city has great freeway visibility.

F. ADJOURNMENT

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

The meeting adjourned at 7:18 p.m.

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