

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, December 5, 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, Finance Director/City Recorder
Kim E. Holindrake, Deputy City Recorder
Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director
Jill Spencer, City Planner
Daniel Jensen, Planner II
Brad Bishop, Police Chief
Janeen Dean, Community Events Coordinator
Scott Spencer, Fire Chief
Jeff Hiatt, Wastewater Superintendent
Kent Fowden, Streets/Landfill/Storm Drain Superintendent

OTHERS Ben Stanley – UTA Board of Trustees, Rebecca Knapp, Susan Johnson,
Jade Walker – Chamber, Raymond Loveless, Steve Harris

Mayor Wright called this meeting of the City Council of Payson City, Utah, to order at 6:00 p.m.
The meeting was properly noticed.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Kim Lefler.

Pledge of Allegiance led by Councilmember Hiatt.

B. CONSENT AGENDA

1. Approval of the November 7, 2018 City Council Meeting and Work Session Minutes
2. Appointing members to the South Utah Valley Electric Service District (SESD) Advisory Board

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

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

Ben Stanley introduced himself as being appointed as a Representative of Utah and Tooele Counties on the Utah Transit Authority (UTA) Board of Trustees. He is meeting with city councils to introduce himself and answer any questions. A change from the legislature restructured the governance board of UTA by adding three appointees from different parts of the state to oversee and scrutinize transactions. He has been involved in many other ways throughout the state. It's important to have the voice of our choice in Utah County and find ways to build relationships and work together. He offered his services to Payson City.

Mayor Wright stated the city would like to see FrontRunner and other things come to Payson.

2. Staff and Council Reports

Staff Reports

POLICE – Chief Brad Bishop reported the November statistics with 80 arrests, 183 offenses, 179 citations, 228 violations, 867 calls for service, 3 DUI's, 320 traffic stops, and 25 traffic accidents. Santa Clause is coming to the police department in December.

COMMUNITY EVENTS – Janeen Dean reported the Peteetneet Christmas Boutique and Train Show is this weekend on Friday from 4 to 7 p.m. with Santa from 5 to 7 p.m. and Saturday from 10 a.m. to 7 p.m. with Santa from 10 a.m. to 1 p.m. There are 30 vendors, a train show, and entertainment.

PUBLIC WORKS – Director Travis Jockumsen stated he, Mayor Wright, and Brent Arns met with the National Resource Conservation Services and toured the canyon facilities to look at funding to fix issues created by the fires. They gave staff some suggestions, and a few projects were added. The city receives a 25% match on any funding.

Council Reports

Councilmember Hiatt thanked the Chamber for the nice Christmas party and recruiting new businesses. She thanked Kent Fowden and the Street Department for filling a large pothole and for all they do.

Councilmember Welton thanked the city crews for taking care of streets and snow plowing. The lights on Main Street look really good and add to the feel of the environment. He visited with SUVPS on electrical needs.

Mayor Wright stated the lights on Main Street are very nice, and he appreciates the staff working on a budget to make it happen. The Chamber luncheon was wonderful with the High school making the meal and entertained by the Trouveres Choir. He attended Santa Clause verses the Grinch at the library, which was well attended and a nice activity.

Councilmember Carter echoed the thanks to the staff for the work they do especially Janeen Dean. The boutique is wonderful. She thanked Tracy Zobell for putting the lights up, which look beautiful.

Councilmember Hulet stated the county chambers started a Utah County Visioning. About three weeks ago, he attended a kick off. He encouraged residents to complete the survey that is coming out on the vision of Payson. He reported that Payson this year has issued 70 single-family home permits and 230 permits for doors including apartments. Permit values are around 31 million dollars, which hasn't been that high since 2007. Things are happening. He appreciates the staff and citizens for a great job. Also, the snow plowing staff has done miles and miles of sidewalks.

Councilmember Christensen stated it was a lot of fun to see the movie filmed on Main Street, and how the street was all dolled up.

3. Scout Attendance Certificates

No scouts present.

4. CTC – Mayor's Youth Recognition Award (6:18 p.m.)

Rebecca Knapp and Mayor Wright presented the Mayor's Youth Recognition Awards to Alfonso de la Torre, Payson High School, Zachary Reddington, Payson Junior High School, and Sahaja Rutledge, Mt. Nebo Junior High School

5. Chamber Business of the Month (6:22 p.m.)

Jade Walker presented the Chamber Business of the Month to Payson Quality Inn. They stepped up during the fires and assisted misplaced residents with housing and food. Susan Johnson stated she is grateful for the recognition for her employees because they were awesome.

D. ACTION ITEMS

1. PUBLIC HEARING – Request to vacate Lots 1, 2, and 3 of Ashlee Ridge Subdivision, Plat A, including public utility easements and approval of Ashlee Ridge Subdivision, Plat B with new public utility easements located at approximately 1300 East and Salem Canal Road (6:24 p.m.)

Staff Presentation:

Jill Spencer stated two property owners have agreed to a property line adjustment of about four feet on three lots. The state code requires a new plat for a previously recorded plat and approval by the city council. Affected entities were sent a notification to give them an opportunity to respond and invite them to this meeting. Two utility providers responded but didn't have any concerns. Staff requests a recommendation of approval.

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

Public Hearing:

Raymond Loveless stated he owns lot 1. He is in favor of this because the original boundary survey was only two feet from an existing building and didn't meet the setback. A new survey was done incorrectly a second time so he met with city staff. Markers on the ground mean everything to him.

He hasn't seen the markers on the ground yet and still has reason to question if the survey is correct. He asked that the decision require the boundary description be according to the placement of the markers. He has no objections and wants it done.

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

Council Discussion:

Councilmember Hulet questioned the progress of the development.

Jill Spencer stated two building permits have been issued, and there is a lot of interest from builders.

MOTION: Councilmember Welton – To approve the plat amendment vacating lots 1, 2, and 3 of Ashlee Ridge Subdivision, Plat A, and the existing public utility easements; moving the property line in favor of lot 1, creating a new plat indicating the adjusted property line and new public utility easements of Plat B; and subject to the markers being laid on the ground for Mr. Loveless to look at. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

2. Request to modify the exterior material requirements of the MWKB Subdivision, Plat A, located on the southeast corner of the intersection of 300 North and 300 East (6:31 p.m.)

Staff Presentation:

Daniel Jensen stated this item came to the council previously, but the applicant was not present. The property is located in the R-1-7.5 Residential Zone. The prior owner received approval for a twin home under the RMO-1 Overlay Zone process with the council approving architectural standards including brick, rock, and stucco on the front elevation. The project was sold, and the new owner is proposing to amend the design standards to allow vinyl siding on portions of the front elevation. The City Code requires compatibility with the neighborhood. There is a mix of brick, stucco, and a couple vinyl homes within a block radius. The council needs to make a finding whether the proposal is consistent with the RMO-1 Overlay Zone and Payson City Code including Section 19.6.8.13, which states that the design must be compatible.

Applicant Presentation:

Steve Harris stated he is looking for something maintenance free. Vinyl has been around for year and years and has improved through the years. He doesn't like the look of stucco. Stucco is proposed on the sides and back. Different communities like different materials. He likes the look of vinyl and the project. He answered questions from the council. He plans to rent or sell the home. There is a whole lot of wall on the end view of any house. He is willing to run the brick and wainscot down the side if approved, but it costs money. He changed the design to a larger building because the original design approved by the city was tiny. This is certainly an improvement to the neighborhood. Stucco and vinyl are about the same price.

Council Discussion:

Councilmember Christensen stated this project is in the line of sight from his home. He is not a fan of vinyl siding or stucco, but would choose vinyl between the two products. His personal opinion is that the west side should be dolled up a touch more even with the siding and a wainscot.

Councilmember Hulet recused himself because he has dealings with the applicant. He has seen a new subdivision in Spanish Fork with vinyl, hardy board, and stone.

Councilmember Hiatt feels the city is trying to get away from vinyl. The city should require the newest materials such as hardy board and not go backwards. We want to make the city more pleasing. She doesn't want to go through this process every time someone wants a change. There are the brick homes and then older homes in the neighborhood.

Councilmember Carter stated she passes this project daily. She likes the looks of it with the vinyl on top at the gables but wants the brick/stone as well. She's not sure some vinyl on a home is going backwards. She has lived in her home with vinyl siding on the front for 50 years and hasn't had to replace any yet.

Councilmember Welton stated there are more stucco and brick homes in the neighborhood but enough with siding and brick as well. He is okay with the vinyl but would like to see it extended around the side. It's not fair to increase the requirements now.

Jill Spencer stated staff wanted a record from the council if there was a change in the event someone in the neighborhood questioned it. Staff has discussed adding design guidelines in the RMO process. It comes back to the compatibility of the neighborhood. Guidelines in the code may be out of place. If there is a good mixture in the area, then it may be compatible.

MOTION: Councilmember Christensen – To modify the exterior material requirements of the MWKB Subdivision, Plat A, located on the southeast corner of the intersection of 300 North and 300 East to allow the builder/homeowner to use a combination of rock and vinyl siding with a rock/wainscot minimum on the front and vinyl or stucco on the remainder of the home. Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Doug Welton
No	-	Taresa Hiatt

3. Resolution – Interlocal Agreement with Utah County Major Crimes Task Force (6:54 p.m.)

Staff Presentation:

Chief Bishop stated this is an updated agreement with Utah County Major Crimes. The old agreement stated Major Crimes was its own entity, which isn't the case. It is a local task force operated by local agencies. In terms of litigation and cooperation, each city is bound by their own legal team and policies. He answered questions from the council stating each city is assessed by population, and Payson pays between seven or eight thousand dollars. Payson doesn't have an officer assigned to major crimes. Each year appointments are made to the board comprised of six

police chiefs who represent all of Utah County, and there is a good mix and representation. The only permanent board member is the Utah County Attorney.

Mayor Wright stated this has been a good tool over the years and a resource for the city.

MOTION: Councilmember Hulet – To pass the resolution approving the interlocal agreement with the Utah County Major Crimes Task Force. 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. Ordinance – Amendments to Title 12, Sewer and Wastewater Ordinance to remove allowing hauled waste into the Payson Wastewater Treatment Plant (6:59 p.m.)

Staff Presentation:

Dave Tuckett stated the city is under a timeline to upgrade the sewer plant. Aqua Engineering is working with the city as a consultant. Payson has a smaller plant compared to other plants in the state. There have been problems through the years with the sludge brought in by the septic haulers. When dumped, it is very concentrated and causes problems. The consultants recommend that this sludge not be accepted. Some of the plants in the area have gone this route; the bigger plants and districts don't have the problems. Notices were sent to the septic haulers if they wanted to attend this meeting. About eight homes in the city were not connected to the city's sewer system when the sewer system became available. Because of the sewer bonding requirements, they pay a sewer bill and could be allowed to continue to dump their septic waste. The proposal is to amend the ordinance and fee schedule. Trailers will still be allowed to dump. Provo allows this waste but is the only one in the Utah County.

Jeff Hiatt explained that there are new phosphorous limit requirements. This waste creates unreal phosphorous levels and will cost the city/residents more money for chemicals to get rid of it. He clarified that residents who pay a sewer bill pay into the system year round. Those on a septic system who don't pay a sewer bill only pay \$75 to have the waste dumped. The city has to solve the phosphorous limit issue and not violate its permit with the state. Some waste in septic tanks is there for years. The Provo facility is large enough to treat this type of waste.

Council Discussion:

Councilmember Hiatt stated all residents who live in the city should be allowed to dump. She pays \$450 to have her waste removed. She would like to see the fee increased and allow the waste. She wants to make sure Provo City knows Payson is no longer accepting this waste.

Councilmember Hulet stated he is fine with the change for the greater good of the city. He is on a septic system, and this may cost him more.

Councilmember Christensen stated he would like to look at connecting this handful of residents who are still on septic systems but paying sewer rates.

Dave Tuckett stated the sewer plant needs to be upgraded to make it viable. The haulers will still pick up the waste but may charge more to haul it to Provo. The Payson plant is too small and this waste causes issues. Provo will have to make decisions for their own plant. If a sewer line is within 300 feet of a resident, they should connect. The city hasn't forced it because it's expensive. He and the mayor have discussed offering to connect these residents, billing them over time, and waiving the impact fee. Staff needs to approach these residents and discuss the issue.

MOTION: Councilmember Hulet – To pass the ordinance amending Title 12, Sewer and Wastewater Ordinance to remove all hauled waste into the Payson Wastewater Treatment Plant effective today with the exception of the five to seven residents inside Payson that currently pay a sewer bill so they can use the sewer plant. 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

5. Resolution – Amendments to the Payson City Fee Schedule (7:13 p.m.)

Staff Presentation:

Dave Tuckett stated this resolution removes the hauled waste fee in the fee schedule.

MOTION: Councilmember Welton – To pass the resolution amending the Payson City fee schedule. 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

6. Ordinance – Amendments to Title 19, Zoning Ordinance and Appendix A (7:14 p.m.)

Staff Presentation:

Jill Spencer stated staff is working on a lot of ordinance amendments. Some were presented to the planning commission in November and remanded back to staff for additional work. The commission forwarded amendments to Appendix A. The proposal is to remove automobile and passenger truck sales from the CC-1, Central Commercial Zone; add motorcycles, snowmobiles and off-road vehicle sales as a permitted use in the I-1, Light Industrial Zone; add family and behavioral counsel services as a permitted use in the CC-1, Central Commercial Zone; and remove automobile repair and auto bodywork and restoration from the CC-1, Central Commercial Zone. Some uses in

the downtown need to be restricted because of access, circulation, and small parcels. Most parcels in downtown are already improved and may not facilitate some of the uses.

Council Discussion:

Councilmember Hulet stated he has a hard time taking retail away from the downtown area. More retail makes the downtown viable.

Councilmember Christensen stated the counter side is that brick and mortar is struggling right now.

Councilmember Hiatt questioned how to advertise the businesses in the downtown area. Some are looking at leaving because they can't get the customers in.

Councilmember Welton stated it's the Chamber of Commerce and the individual business owner's job. The city can advertise certain aspects of the city; it's not the city's job to advertise for businesses.

Councilmember Hulet stated there is also the downtown alliance. He would like to look at the downtown and uses, then create a plan.

Jill Spencer stated there have been a lot of discussions about the downtown and those need to continue. She suggested scheduling a work session to discuss the goals of downtown.

MOTION: Councilmember Welton – To approve (ordinance) the amendments to Appendix A of Title 19, Zoning Ordinance. 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

7. **Resolution – Authorization to initiate negotiations with property owners regarding the 1000 South Cul-De-Sac (7:29 p.m.)**

Staff Presentation:

Dave Tuckett asked that this item be tabled. Previously a work session was held regarding the proposed development east of this cul-de-sac. Staff is in favor of making the connection because of utilities and other needs. There are certain things the city needs to be provided to the property owners before this step. If the city can't negotiate with the property owners, the end result will be eminent domain.

MOTION: Councilmember Hulet – To table for the reason to be very upfront and up board so everyone knows what is happening. Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

8. Resolution – Representative for Colorado River Energy Distributors Association (7:31 p.m.)

Staff Presentation:

Dave Tuckett stated Strawberry Electric Service District (SESD) has been the city’s representative for many years for the Colorado River Energy Distributors Association (CREDA). Staff has asked Utah Associated Municipal Power Systems (UAMPS) to be the city representative for CREDA.

MOTION: Councilmember Carter – To pass the resolution by the Payson City Council designating, appointing, and authorizing the Utah Associated Municipal Power Systems (UAMPS) as the Payson City representative to the Colorado River Energy Distributors Association. 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

9. Resolution – Amendment to the Payson City Personnel Policy regarding travel (7:34 p.m.)

Staff Presentation:

Dave Tuckett stated the travel section of the city’s personnel policy hasn’t been updated for a long time. Based on the current practice, staff has drafted an amended travel policy. The department heads have reviewed the amendments; they are the ones to give travel approval.

Council Discussion:

Councilmember Hulet questioned local travel up to 50 mile. Traveling to the State Capital is 60 miles. The mayor, council, and staff should be able to go to Ogden or St. George, which would be 100 miles. Then it’s confusing in D. 1. A. where it talks about getting approval to travel and submitting two weeks ahead. This doesn’t tie back to the allowed section. You shouldn’t have to get authorization to travel to Salt Lake. If you needed a two-week authorization to travel to Provo, you could miss all your meetings.

Councilmember Welton stated C. 4. defines when forms are needed. D. 1. requires all travel and *excluding local travel* should be added. He agrees changing local travel to 100 miles.

Councilmember Hulet stated D. 1. a. should also state *excluding local travel*.

Mayor Wright questioned if there could be an administrative decision if it is over 100 miles and comes up unexpected.

Councilmember Hulet stated staff really couldn’t override the policy if it is less than two weeks. Police transports may need to be addressed differently as well.

Mark Sorenson stated this is a policy and not as strong as an ordinance. He would need to review where the approval comes from. He believes that with the approval of the City Manager, some

adjustments could be made for certain circumstances. Police and ambulance transfers are in the course of business. This policy is training travel, not normal work travel.

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

E. WORK SESSION

1. Code Enforcement, Sidewalks, Grid Network (7:42 p.m.)

Code Enforcement

Chief Bishop addressed code enforcement. Code enforcement deals with zoning violations such as fencing or trailers parked on yards and nuisance abatement such as building illegal buildings. The code enforcement officer works with the zoning and building staff. A nuisance is addressed in Utah Code 76-10-801 and includes many items that are injurious to health, indecent or offensive, obstructs the free use of property, interferes with the comfort or enjoyment of life/property, or dangerous to human health, soil, water, or air. It's pretty global as to what can be a nuisance. The common nuisances the city deals with are weeds, abandoned vehicles, hoarding/junk piles, graffiti, parking, fencing, illegal additions, drug/party houses, and illegal dumping. Enforcement options include a friendly visit, a certified notice to abate, a 14-day or 30-day fix-it ticket, a court appearance, and then a court ordered abatement. A court ordered abatement doesn't happen very often. The biggest hurdle with enforcement is that some have to be visited over and over again every single year. These may receive a citation right out of the gate.

Staff answered questions from the mayor and council.

Scott Spencer stated buildings that have been burnt only have to secure the building. The city can tear down the structure, haul off the materials, and then lien the property to recoup costs, if needed.

Chief Bishop clarified if properly boarded and just a sight issue, it is okay. Sometimes the insurance process takes a long time. Staff is proactive and do the best they can. This year staff has generated 512 reports on zoning, parking, or nuisances. The nuisance officer also does court transports and paper services, so nuisances are about 1/3 of the time. The compliance rate is about 95%. They do receive complaints and get to them quickly. Staff is already tagging vehicles on the streets to clear the streets for the snowplows. After a couple of weeks, citations will be issued. The parking situation on Utah Avenue and the stop light is difficult because there isn't parking available for the businesses. Staff discusses this situation in Development Review Committee quite often. Staff could look at red curbing the area.

Sidewalks

Dave Tuckett reviewed sidewalks. One area of concern is a lack of sidewalks east of Wilson Elementary. Staff applies for CDBG funding every year, but there are some strings attached such as income. Currently CDBG funds are being used to fix an area on Utah Avenue.

Mayor Wright stated this is not a good year because a project has to meet certain standards such as 70% below the poverty line. It runs in three-year cycles. There may be some funds the city can apply for this year.

Dave Tuckett stated another avenue is through the Utah Department of Transportation (UDOT). Staff applied for a project last summer by Barnett Elementary, who gave letters of support. Unfortunately, the city didn't get any funding because there were more applicants than funding available. Another way is having the council appropriate funds in the budget.

Councilmember Christensen discussed putting it on the ballot because every year the number gets bigger and bigger. This is an argument that came up in the truth in taxation hearing from a small group of people. The council needs to prioritize.

Councilmember Hiatt stated she doesn't think it can wait that long to put it on a ballot. There are no sidewalks from Barnett Elementary to the apartments. She worries someone is going to get hit.

Councilmember Welton stated Parkview Elementary needs sidewalks as well. There is also a concern at 800 South and Canyon Road between the ballpark and a field. Cars are going fast. A child was hit crossing the street there. The city could look into flashing crosswalk signs and painted crosswalks.

Dave Tuckett stated the school district has a safety sidewalk plan, but the students need to use it. Staff meets with Nebo School District next week and will bring this up. A special service district could be created for sidewalks by Wilson Elementary, but the property owners have to agree.

Councilmember Welton asked if critical corridors could be identified and force those areas to put in the curb, gutter, and sidewalk. The city would put it in and lien the property.

Councilmember Christensen stated his property has half sidewalk and half doesn't have sidewalk. He doesn't to pay for sidewalk and then have to pay again when the city bonds for sidewalks. The city has been talking about mandating it for 40 years so people are waiting and it doesn't happen. Throw it out as a safety issue for kids. He is frustrated with the new subdivisions that were allowed to install sidewalk only on one side of the street. He also suggested a grant program of a couple \$100,000 per year for property owners to remove the old junky homes.

Jill Spencer stated cities do this for non-conforming uses but not for residential.

Dave Tuckett stated if council wants to look into a general obligation bond, Zions could come explain the process and time line.

Councilmember Hulet stated the infrastructure analysis is being done. The city needs to put together a plan including infrastructure, sidewalks, etc. Then it can be presented to the voters. He would like to focus on the schools and get the infrastructure plans done. The city can work with the school district.

Councilmember Carter stated there are no sidewalks headed to Parkview Elementary. We worry about the look of a duplex elevation when there are 50 million junky homes, cars parked all over, no sidewalks, and holes in the road.

Mayor Wright stated it would take a lot of money to pay to remove homes. There are too many things. He suggested looking at sidewalks for Wilson Elementary, Barnett Elementary, and Parkview Elementary as a start.

Councilmember Hiatt stated there has been an increase in commercial tax funds. She questioned if the city could take some of those funds and put toward these needed things.

Kent Fowden explained there is 121,000 linear feet of missing curb, gutter, and sidewalk at a cost of about 10 million. This doesn't include the road tie in.

Councilmember Welton stated it would be nice to see the safe walking path maps for the schools. Over the years, the city has talked about a new city hall, police building, fire building, recreation center, and other items for bonding. These need to be on a list so the council can prioritize.

Grid Network

Daniel Jensen presented information on a grid network. Staff wants to know if this is important to the council so everyone is on the same page. Staff would then prepare a proposal for the council to review. A planner laying out streets should seek to maximize the market value of the private parcels because streets are remarkably persistent. Once a street is laid down, it is hard to get rid of it. He reviewed street grids in Bologna, Italy, Santa Fe, and New York City that are still there today. New York City's street plan is from 1807. The large grid was laughable at the time. New York City has 200-foot by 800-foot blocks that allow for row homes and skyscrapers. Buildings can be replaced, and the roads still accommodate the growth. Walkability is encouraged with the grid network. When the usage changes with redevelopment, street patterns becomes problematic when there is no grid. Without the grid, roads end and vehicles funnel to one road resulting in mega roads, which blocks pedestrians and cyclists. Fatalities increase with the road capacity because of increased speeds and usage. Many cities have developed a mile grid with interior curvilinear development. Vehicles are then channeled to the mile grid patterns. The challenge with smaller blocks is midblock development, which creates flag lots and deep lots.

Conclusions on the Grid:

- Permanency—The street pattern created today will remain for centuries
- Grid:
 - Cheaper
 - Utilities - fewer manholes, straight lines are cheaper, water lines more stable, reduces construction and maintenance costs
 - Maintenance and service costs decrease (snow removal)
 - Fewer large roads, less road area because all roads are used
 - For developers - fewer abnormal parcels, more streamlined development
 - Distributes traffic more efficiently, provides carrying capacity to accommodate future needs.
 - Provides long term redevelopment opportunities
 - Makes land use management simpler
 - Few neighbor/neighborhood conflicts
 - Each block has more appropriate land uses available
 - Better long-term tax revenue - prevents creating unusable parcels
 - Improves accessibility for all - pedestrians, cyclists, seniors, people with disabilities

- Shorter walking/cycling distances
- Encourages walkability
- Walkability - improved health, life expectancy, productivity
- Increases social connections
- Provides better safety
 - Fewer traffic fatalities
 - Increases emergency response times
 - Reduces size of and need for collector roads, which divide neighborhoods
 - provides alternative routes
- Block width affects efficiency in land use and quantity of streets (carrying capacity)

While important to staff, developers are use to a culture where this isn't required and may push back. If the city moves forward, staff wants to make sure they have the support of council. The timing is great because of the master plan updates.

Councilmember Christensen is in favor of the 200 by 400-foot blocks. Skirting the mountain is a concern, but accommodations can be made in those situations. He is in favor of the grid.

Councilmember Welton and Councilmember Carter are in favor of the grid system.

Councilmember Hulet stated aesthetics would play into some areas and need some latitude.

F. ADJOURNMENT

MOTION: Councilmember Welton – To adjourn. 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 9:03 p.m.

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