

1 PAYSON CITY
2 CITY COUNCIL MEETING AND WORK SESSION
3 Payson City Center, 439 W Utah Avenue, Payson UT 84651
4 Wednesday, May 15, 2019
5

6 CONDUCTING Mayor William Wright
7

8 ELECTED OFFICIALS Linda Carter, Brett Christensen (6:08 p.m.), Taresa Hiatt, Brian Hulet,
9 Doug Welton
10

11 STAFF PRESENT David Tuckett, City Manager
12 Mark Sorenson, City Attorney
13 Sara Hubbs, Finance Director/City Recorder
14 Kim E. Holindrake, Deputy City Recorder
15 Jill Spencer, City Planner
16 Daniel Jensen, Planner II
17 Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director
18 Janeen Dean, Community Events Coordinator
19 Karl Teemant, Recreation Director
20 Dona Gay, Library Director
21 Scott Spencer, Fire Chief
22

23 OTHERS Tara Makin, Jodi Beck, Jeff Capozzoli, Jay Beachley, Brian Baker
24

25 Mayor Wright called this meeting of the City Council of Payson City, Utah, to order at 6:00 p.m.
26 The meeting was properly noticed.
27

28 A. PRAYER & PLEDGE OF ALLEGIANCE
29

30 Prayer offered by Councilmember Mayor Wright.
31

32 Pledge of Allegiance led by Dave Tuckett.
33

34 B. CONSENT AGENDA

- 35 1. Approval of the May 1, 2019 City Council Meeting and Redevelopment Agency
36

37 **MOTION: Councilmember Hiatt – To approve the minutes from May 1, 2019.** Motion
38 seconded by Councilmember Welton. Those voting yes: Linda Carter, Taresa Hiatt, Brian Hulet,
39 Doug Welton. The motion carried.
40

41 C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

- 42 1. Public Forum
43

44 No public comments.
45

- 46 2. Staff and Council Reports (6:04 p.m.)
47

48 Staff Reports

49
50 PUBLIC WORKS – Brent Arns thanked the crews who put in a 19-hour day last Thursday on the
51 water leak. A boil order was issued as a precaution. Everything has been repaired and is back to
52 normal. The two pressurized irrigation projects are in full swing; Condie Construction is doing a
53 great job. Staff met with representatives of the Central Utah Water Project this afternoon; the next
54 reach is coming down Payson Main Street. They will replace a 6-inch city culinary line with a 12-
55 inch line at no cost.

56
57 FIRE AND AMBULANCE – Chief Spencer stated the Great Shake Out last month went well with
58 about a 10% resident participation. The new preparedness booklet has been printed and will be
59 distributed to residents, which the color changes every year. Staff attended the EMS conference in
60 St. George with two EMT’s taking first in a traumatic medical and cardiac challenge, which is a
61 great accomplishment.

62
63 COMMUNITY EVENTS – Janeen Dean reported the Pay It Forward challenge is Saturday at 4:30
64 p.m. with over 400 participants. She asked the council to be there to hand out medals. She has
65 collected over 200 gift cards to give out for residents to pay it forward.

66
67 LIBRARY – Dona Gay reported summer reading signups begin at the end of the months with the
68 theme Universe of Stories. Readers try to accumulate one million minutes. Currently, the library has
69 a grant from the state to recognize Spike 150 to celebrate 150 years when the spike went in at
70 Promontory Point. The library has lots of free pencils and bookmarks. The library received about 50
71 books on the subject, which are mostly checked out.

72
73 ADMINISTRATION – Dave Tuckett stated an open house is scheduled on Wednesday, May 29 at
74 6 p.m. to address the proposed budget and provide information to the residents.

75
76 Council Reports

77
78 Councilmember Christensen stated the Utah Valley CTE Expo begins tomorrow afternoon at the
79 Spanish Fork Fair Grounds and includes all the high schools in the valley with 159 entries in
80 woodworking as well as welding, floral, and photography. He thanked staff for their work on the
81 broken waterline. Spanish Fork and Salem brought in equipment and supplies as well.

82
83 Councilmember Hulet thanked staff for fixing the waterline. There was a positive news report. The
84 golf event for Payson’s Open for Business is October 2. The event brings people into the city to
85 showcase Payson. He thanked the PARC Tax Committee for their work and reviewing the projects.
86 They were thoughtful, studious, and looked at project sites. The MTEC presentation in St. George
87 included the first building that will be in Payson.

88
89 Councilmember Carter thanked staff for all the work on the waterline repair. She thanked the library
90 board for their work. She has been subbing on a school bus as an aid. On the rout, they go up a side
91 street where a boy on the bus wants to get out because he wants to go to the library. He said he goes
92 to the library all the times and loves it. There needs to be more focus on letting the residents know
93 about the pressurized irrigation watering times. Residents are watering on the wrong days, and the
94 lawns don’t need the water.

95
96 Mayor Wright stated he was out of town when the water line broke and staff handled it well.

97
 98 Councilmember Welton stated he is grateful for the staff; sewer, water, and road crews were all out
 99 working hard on the waterline. He appreciates the parks, police, fire, and engineers as well. The
 100 employees are very busy and work hard for the residents of Payson. The Memorial Day event is
 101 coming up Monday, May 27 at 9:30 a.m. at the cemetery. The event is patriotic and humbling. The
 102 library does a great job. The library board tossed out an idea to put a dowlde art mural of Payson in
 103 the breezeway, which would be a great attraction to the city.

104
 105 Councilmember Hiatt thanked everyone for helping with the water break. The staff is awesome.

106
 107 3. Scout Attendance Certificates

108
 109 No scouts present.

110
 111 D. ACTION ITEMS

112 1. Resolution – Parks, Arts, Recreation, & Culture (PARC) Tax Committee’s
 113 Recommendations on Funding Projects (6:26 p.m.)

114
 115 Staff Presentation:

116 Tara Makin presented the PARC committee’s recommendations for the coming year. There were
 117 quite a few applications this year. The total funds received last year totaled \$249,909.

Mini Grant Applications	Amount Requested	Amount Awarded	Use
Payson Community Band	\$800	\$800	New music.
Huish Performing Arts and Cultural Education Center	\$7,500	\$7,500	LED theater lighting that is removable and chairs for the sideshow function.
Payson Civic Chorale	\$9,000	\$9,000	New music and storage file containers to organize the music.
People Preserving Peteetneet	\$12,000	\$12,000	Replace velvet drapes on the stage and back drapes as well as the north side if money is available.
Star Bright Dance Co.	\$10,000	\$1,100	This is a 501C3 company. Dance company reusable costuming.
Payson Community Theater	\$29,000	\$15,000	Lighting and production sound systems.
City Projects	Amount Requested	Amount Awarded	Use
2018-2019 & 2019-2020 Pickleball Courts	Up to \$300,000	Up to \$300,000 (\$150,000/year)	Two-year project with \$150,000 each year. Scheduled to open in July.
Trail Connection Design Fees	\$12,500	\$14,000 (two conceptual designs)	Property along Dry Creek to complete two conceptual designs.
Restroom Remodel at the Golf Course	\$30,000	-0-	The committee couldn’t come to a consensus, but understand the city needs to keep amenities up. No funding recommendation. Suggested extending the Utah County Tax Revenue of \$10,000 and apply for the restaurant tax revenue of \$10,000. Then the city can match and have a total of \$40,000 next year. Revisit next year.

Memorial Park
Playground Shade
Structure (previous
year request)

\$30,000

Better visually to cover the playground at Memorial
Park with a shade structure for \$30,000.

119
120 Council Discussion:
121 Councilmember Carter stated she appreciates the committee and the work they have done. Everyone
122 that applied was awarded funds except the golf course. She can count on two hands the number of
123 people in this room that have just visited the golf course. Residents aren't aware of the out-of-state
124 people who golf at the course. Non-golfers don't understand this. She suggested that the PARC
125 Committee take a cart ride throughout the golf course with a member of the men or women's
126 association so they can understand this Payson amenity. She hopes the restrooms can be done this
127 year.

128
129 Jodi Beck stated she is on the PARC Committee and comes from a golfing family. Her husband
130 golfs every morning. She didn't take this lightly. She asked her husband about the bathrooms, and
131 he didn't know. The committee looked at the future. There would be funds available next year to do
132 a better job on the restrooms because the pickleball courts would be done. A lower amount may just
133 be a quick fix.

134
135 Councilmember Welton stated he loves that the committee comes with solutions such as the
136 restaurant taxes. He appreciates contact from the committee who talked with him and asked
137 questions. He questioned the shade cover. The city is making a big push for commercial
138 development and economic growth. The golf course is used to recruit businesses and homebuilders.

139
140 Tara Makin stated the shade cover was on the list last year. She feels the city can find money other
141 ways for the golf restrooms. The PARC tax is voter initiated; projects need to be visible to the
142 residents such as the pickleball courts and the shade cover.

143
144 Councilmember Christensen stated with the sun, it's important to have a covered play area.

145
146 Councilmember Hulet stated studies say people judge places by the bathrooms. People come from
147 all over the state to the golf course and many are influential people. Recently, some people came
148 from Ireland to the golf course. The golf course is an important asset, which residents need to
149 understand. That said, the PARC tax committee is critical. It's a citizen initiative, and citizens are
150 making recommendations. He wants to follow the recommendations of the committee.

151
152 **MOTION: Councilmember Welton – To approve the resolution adopting the Parks, Arts,**
153 **Recreation and Culture Tax Committee's recommendations for the funding of the 2019**
154 **projects according to the guidelines set forth.** Motion seconded by Councilmember Hulet.

155
156 **MOTION AMENDED: Councilmember Welton – To include the shade structure over the**
157 **playground area at Memorial Park.** Amendment seconded by Councilmember Hulet. A roll call
158 vote was taken as follows and the motion carried.

159
160 Yes - Linda Carter
161 Yes - Brett Christensen
162 Yes - Taresa Hiatt

163 Yes - Brian Hulet
164 Yes - Doug Welton

- 165
166 2. Request to extend the municipal boundaries to encompass the parcels included in the
167 proposed Condie Annexation. The annexation consists of one parcel owned by Charlene H.
168 Condie containing approximately 5.30 acres located north of Salem Canal Road at
169 approximately 1400 East (2200 West, Utah County coordinate) (6:49 p.m.)
170

171 Staff Presentation:

172 Jill Spencer reviewed the Condie Annexation that includes acceptance of the annexation petition by
173 the council for further review, certification of the petition by the city recorder, publication and
174 noticing, no qualified protests filed, notification of pending annexation to the property owner, and
175 additional information to the annexation sponsor to address code requirements. Both city code and
176 state code regulations must be satisfied. In 2009, the city adopted the East Side Comprehensive Plan
177 (ESCP) giving development guidance for the area. The current uses include an existing home and
178 crop production. Site challenges include an existing open ditch on the south property line, which
179 will be piped for the road widening. Petition details include 5.31 acres on one parcel, and the
180 property owner signed the petition. Land uses and zoning designation includes the ESCP with the
181 township neighborhood that includes larger lots with large areas of natural or passive open space.
182 With a small annexation, it is difficult for the applicant to realize the full extent of the township
183 neighborhood in providing large areas of natural or passive open space. The proposed use is single-
184 family residential in the R-1-9 Residential Zone with 1/3-acre lots and 90-foot frontages. The R-1-
185 15 Zone is another option with 1/3-acre lots and 100-foot frontages. The planning commission
186 recommended the A-5-H Annexation Holding Zone in order to see the development layout with the
187 subdivision review. The road going north can't extend north because the lots have been platted and
188 sold, which the applicant discussed with the lot owner. Pushing the road to the east puts a burden on
189 the Haskell Family. Compliance with the ESCP and city ordinances includes an annexation
190 agreement, address any unresolved issues, and coordinate with Salem Canal Company and private
191 irrigation entities. The planning commission held the required public hearing. The recommendation
192 included approval with the A-5 H zone, the zone change to come with the development proposal,
193 incorporate conditions of the ESCP, and direct staff to check into comments related to engineering,
194 water, sewer, etc. If approved tonight, the process will not be complete until adoption of the
195 ordinance along with the annexation agreement.

196
197 Applicant Presentation:

198 Jeff Capozzoli stated he is trying to do something with the land so the property owner can retire.
199 Prolonging the development approval creates problems for the property owner. The property owner
200 doesn't want to annex if the property can't be developed. He would rather cancel the annexation
201 than move forward with the holding zone. He thought he would have the development approved by
202 this time. Changing from 90 or 100-foot frontages doesn't make any difference. All the houses will
203 have a three-car garage and fit on the 90-foot frontage lots. These new lots offer a nice, deep back
204 yard.

205
206 Council Discussion:

207 Councilmember Carter stated the homes built in Ashlee Ridge are beautiful, and the continuation of
208 that would be great.

209

210 Councilmember Christensen stated he's concerned about completing the infrastructure in front of
211 the Loveless home.

212
213 Councilmember Hulet stated the ESCP was brought up a lot with the planning commission. He
214 clarified the ESCP is just guidelines. He likes to follow the recommendations of the planning
215 commission. He also doesn't want to put the developer in a position with the holding zone and then
216 have something happen down the road with the development.

217
218 Councilmember Welton stated the city should be as true to the ESCP plan as possible because
219 residents were involved in the preparation. There is flexibility with the ESCP.

220
221 Councilmember Hiatt stated the property owner should be able to sell the property and have it
222 developed. An annexation takes a while; six months is pretty quick for an annexation.

223
224 Mayor Wright stated the city is being very proactive with annexations and growth.

225
226 **MOTION: Councilmember Hulet – To approve the request to extend the municipal**
227 **boundaries including the proposed Condie Annexation located along the Salem Canal Road at**
228 **approximately 1400 East with the R-1-9 Zone with minimum 90-foot lot frontages and**
229 **minimum 1/3 acre lots. Also making sure as the planning commission recommended that the**
230 **engineering, water, sewer, etc. are taken care of and staff conditions.** Motion seconded by
231 Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

232
233 Yes - Linda Carter
234 Yes - Brett Christensen
235 Yes - Taresa Hiatt
236 Yes - Brian Hulet
237 Yes - Doug Welton

238
239 3. Request by Scott and Julie Nielson for the I-O Overlay to create a future flag lot at 377
240 South 400 West on parcel 08:063:0003 in the R-2-7.5 Zone (7:24 p.m.)

241
242 Staff Presentation:
243 Daniel Jensen stated the R-2-7.5 allows the overlay for a flag lot. The project is located immediately
244 south of a previous flag lot development. There is an existing home, which will be remodeled. The
245 flag lot access is 30-feet wide with 12-foot side setbacks and with stone, brick, and LP wood/smart
246 siding on the home. The new home will be pushed to the north to be visible from the street.
247 Alternative development potential does not exist aside from a flag lot. The planning commission
248 held the required public hearing and recommended approval.

249
250 **MOTION: Councilmember Hulet – To approve the I-O Overlay Zone for Scott and Julie**
251 **Nielson for a flag lot at 337 South 400 West in the R-2-7.5 Zone.** Motion seconded by
252 Councilmember Carter. A roll call vote was taken as follows and the motion carried.

253
254 Yes - Linda Carter
255 Yes - Brett Christensen
256 Yes - Taresa Hiatt
257 Yes - Brian Hulet

258 Yes - Doug Welton

259
260 4. Request for use of the I-O, Infill Overlay Zone on Utah County Parcel 08:138:0006 located
261 at 523 S Main Street in the R-1-9 Zone (7:30 p.m.)
262

263 Staff Presentation:

264 Daniel Jensen stated the lot has undersized frontage at 65 feet and double frontage with a home on
265 one street side. The proposal is to split the lot to create a lot on 100 East. There is a public utility
266 easement for power lines crossing the center of the property. Originally, the applicant proposed a
267 new home with the same architectural styling and construction as is present in the neighborhood
268 such as brick, stone, and stucco type exteriors excluding vinyl or aluminum siding. During the
269 planning commission meeting, the applicant requested changing the proposal to permit vinyl or
270 aluminum siding and reducing the side-yard setbacks to five feet due to the small lot width. The
271 neighborhood on the east side includes homes with a mixture of siding, stucco, and brick. There is a
272 new home to the south. The planning commission held the required public hearing. Approvals
273 tonight include the overlay and preliminary plan and final plat. He clarified that the I-O Overlay
274 allows for modified setbacks.

275
276 Council Discussion:

277 Councilmember Welton stated the building standards should meet the new home (new Cornwall
278 home) to the south. The neighborhoods are different at each end of the lot. It's good to see the
279 property developed. Hardy board should be an option.

280
281 Councilmember Christensen is concerned with the five-foot side setbacks and vehicle access to the
282 easements if needed.

283
284 Councilmember Hulet noted that the council previously approved a home with vinyl siding on the
285 front as an accent that included rock and stucco. He doesn't want 100% vinyl or aluminum on the
286 front.

287
288 Jay Beachley stated he doesn't have anything specific to build right now but doesn't want to be
289 limited. The building standards put a stipulation on him as the seller to sell to someone who will
290 build in a specific way that puts a stringent on the buyer unlike others in Payson. The ordinance
291 says build it the way other houses are built in the neighborhood. He doesn't think the Cornwall
292 home is a nice looking home; it's an awkward home on top of a garage. He would like to see a
293 home setback and fit with the neighborhood.

294
295 Councilmember Carter stated the homes in the neighborhood have been there a long time except the
296 new home.

297
298 Mayor Wright stated the ordinance language isn't quite as Mr. Beachley stated. New homes need to
299 meet certain standards. Most of the homes were built years ago. There are plenty of options in the
300 original intent.

301
302 Councilmember Hiatt stated there has to be accents on the home.

303
304 Jill Spencer stated the applicant is asking for the I-O Overlay to reduce the frontage, which is a
305 legislative action. The city council has to determine what they want to see in the neighborhood. The

306 new Cornwall home shows how a new home can fit in the neighborhood. The applicant wants to
307 have as many options available to him or to whomever he sells too. This is infill development where
308 the city looks at the neighborhood and how development will enhance the neighborhood, which is
309 the responsibility of the city council. There is a good example in the neighborhood because the
310 Cornwall home was built in the last couple of years.

311
312 **MOTION: Councilmember Welton – To approve the request for the I-O Infill Overlay Zone**
313 **located at 523 South Main Street in the R-1-9 Zone with 5-foot side setbacks and modification**
314 **to the building materials to include hardy board and vinyl siding with architectural design**
315 **features and accents.** Motion seconded by Councilmember Christensen. A roll call vote was taken
316 as follows and the motion carried.

317
318 Yes - Linda Carter
319 Yes - Brett Christensen
320 Yes - Taresa Hiatt
321 Yes - Brian Hulet
322 Yes - Doug Welton
323

324 5. Preliminary Plan and Final Plat for the Beachley Subdivision, Plat A, (2 lots) located at 523
325 S Main Street in the R-1-9 Zone

326
327 **MOTION: Councilmember Welton – To approve the preliminary plan and final plat for the**
328 **Beachley Subdivision, Plat A, located at 523 South Main Street in the R-1-9 Zone with staff**
329 **conditions.** Motion seconded by Councilmember Carter. A roll call vote was taken as follows and
330 the motion carried.

331
332 Yes - Linda Carter
333 Yes - Brett Christensen
334 Yes - Taresa Hiatt
335 Yes - Brian Hulet
336 Yes - Doug Welton
337

338 6. Resolution - Consideration and adoption of a resolution authorizing the issuance and sale of
339 not more than \$2,800,000 aggregate principal amount of Sewer Revenue Bonds, Series
340 2019; and related matters (7:53 p.m.)

341
342 Staff Presentation:

343 Dave Tuckett stated this parameters resolution is to bond up to \$2,800,000 for the sewer line that
344 needs to be replaced. The city received a bid for about 2.2 million but needs to factor in potential
345 change orders.

346
347 Brian Baker stated it's estimated that the city has a larger sewer project down the road. The thought
348 is to bond for this project now for the shorter term that would then be rolled into the next financing
349 and new project. Borrowing in the market over 20 years is expensive for a project of this size. This
350 has a sufficiently low rate, and the city makes payments for 3-5 years until issuing financing for the
351 larger project.

352

353 **MOTION: Councilmember Hulet – To approve the resolution authorizing the issuance to**
354 **repair the sewer down by the interstate, Sewer Revenue Bond, Series 2019, for an aggregate**
355 **amount of not more than \$2, 800,000 and related matters.** Motion seconded by Councilmember
356 Hiatt. A roll call vote was taken as follows and the motion carried.

357
358 Yes - Linda Carter
359 Yes - Brett Christensen
360 Yes - Taresa Hiatt
361 Yes - Brian Hulet
362 Yes - Doug Welton
363

364 E. WORK SESSION

365 1. General Plan Update (7:57 p.m.)
366

367 Sara Hubbs stated at the UGFOA conference, a discussion was held regarding how development
368 loses money with low density. Developers install infrastructure, but the cities are responsible for
369 maintenance, which is very costly. The city needs to keep this on the forefront when approving
370 developments to ensure the city is fiscally sustainable.

371
372 Daniel Jensen stated he will address prioritization and the best options to accomplish responsible
373 growth. The General Plan should be completed in November. The current city population from
374 2016 is 19,380. The projected population in 2050 is 58,500. Tools and methods of the past may not
375 be the best method. The General Plan consultants put together a sprawl model that was presented at
376 the open houses. Residents didn't want to see the sprawl models for Payson. He reviewed a
377 financial revenue model in Lafayette, Louisiana where green makes money and red loses money.
378 The green includes small parcel development that tends to be high density with some residential,
379 commercial, and mixed uses. The high red areas are low density. *There are some remarkable things*
380 *to note right off the top. When we added up the replacement cost of all of the city's infrastructure—*
381 *an expense we would anticipate them cumulatively experiencing roughly once a generation—it*
382 *came to \$32 billion. When we added up the entire tax base of the city, all of the private wealth*
383 *sustained by that infrastructure, it came to just \$16 billion. This is fatal. To maintain just the roads*
384 *and drainage systems that have already been built, the family in that median house would need to*
385 *have their taxes increase by \$3,300 per year. That assumes no new roads are built and existing*
386 *roadways are not widened or substantively improved. That is \$3,300 in additional local taxes just to*
387 *tread water. This does not include underground utilities—sewer and water—or major facilities such*
388 *as treatment plants, water towers and public buildings. Using ratios we've experienced from other*
389 *communities, it is likely that the total infrastructure revenue gap for that median home is closer to*
390 *\$8,000 per year.* The point is many cities experience similar numbers, and Payson needs to take this
391 into calculation in assessing growth. A study of Fate, Texas, in 2015 showed modest to little
392 revenue generation and areas with substantial loss. Through place-based development projections,
393 net gains were predicted to 2050. He reviewed sprawl cost examples comparing a big box and a
394 downtown mixed use. If all annual property tax revenue were paid by adjacent property owners to
395 repair and resurface a road at a cost of \$354,000, it would take 79 years for the city to recoup the
396 costs. The city needs new growth to recoup its investment; but as the city ages, the resources aren't
397 available for maintenance. Payson's major revenue sources include property tax, sales tax, and state
398 B&C road funds. The cost to overlay a road is \$150,000 to 200,000 per mile. When neglected, these
399 road costs skyrocket. Similarly, trails have a 10 to 15 year life expectancy with a cost of \$20,000 to
400 \$30,000 per mile. The city wants to grow but needs a growth strategy and needs to address financial

401 consideration. The General Plan process is looking at possible nodes throughout the city. These
402 require significant investments including capital improvements and system improvements. Fate
403 Texas created a nodal development with substantial revenue growth that showed substantial revenue
404 growth. Quality of life needs to be considered as well as financial considerations. The General Plan
405 open house growth scenarios 2 and 3 addressed nodal development and contained development
406 while allowing single-family development. These scenarios were supported because of walkability,
407 open farmland, centered around UVU, transit, and near Walmart, and rural character. With this
408 information, staff and the consultants put together a prioritization plan to address containing growth
409 moving forward while not overinvesting in several places at the same time. This plan is a working
410 document with 10 year, 10 to 20 year, and 20+ year marks. east, north and central within 10 years,
411 northwest and central west 10-20 years, and south and southwest 20+ years.

412
413 Council Discussion:

414 Mayor Wright stated the city needs a highbred or mixture of density to support the infrastructure.

415
416 Councilmember Welton questioned how the quality of life interchanges with the cost in relation to
417 happiness, crime, etc. He worries there is nowhere for kids to run with all the high rises. The
418 population declines are hard for communities to absorb. This doesn't lend itself to population
419 sustainability as far as family size. For Payson and a community that likes families, what is the
420 tradeoff for quality of life? It's not an easy answer. He questioned selling property rights.
421 Responsible growth is saying no some times.

422
423 Councilmember Christensen feels the city is getting there with the 55+ communities, townhomes,
424 and the middle of the road with larger homes. He feels the city is balancing development very well.
425 He is concerned that there is so much development to the east. There needs to be west corridors.

426
427 Councilmember Hulet stated the MTEC area will developer faster than the Holdaway property. He
428 likes the hubs for a walkable community. There will be a lot of pressure to develop quickly to the
429 west because of the property owners, demand, and location. Public improvement districts with
430 gerrymandering is an option.

431
432 Councilmember Hiatt stated developers always want higher density, and the city always give it to
433 them. The city needs to look at the western node and determine what is wanted there. Once the
434 connection is made across the tracks, the city will lose the control. Residents to the west will do
435 5.25-acre lots if the city doesn't work with them.

436
437 Daniel Jensen stated there are so many studies that go in many different directions addressing
438 quality of life. There are areas to accommodate executive housing, single-family detached homes,
439 single-family attached homes, townhomes, and smaller apartments. A transfer-development-right
440 program needs to be explored. It is challenging with the amount of land that can be developed; there
441 is so much land in the area. The city can only grow in so many directions at the same time. This is
442 where prioritization comes into play. There will be a prioritization plan with the general plan.
443 Growing in all cardinal directions will be expensive and create a potential for a crash.

444
445 Travis Jockumsen questioned how much the council wants to raise rates in order to support growth.
446 Two new water tanks and another well will easily be 10+ million. Then there are sewer lift stations
447 and trunk lines. Impact fees would need to triple or quadruple to allow growth to go anywhere. Staff

448 is getting development pressure from every direction. The current residents will pay for the growth.
449 The city will front the bill; special assessment areas are another option.

450

451 F. ADJOURN TO CLOSED SESSION

452

453 No closed session

454

455 1. Discussion regarding property sale and/or purchase

456

457 G. ADJOURNMENT OF CLOSED SESSION

458

459 H. ADJOURNMENT

460

461 **MOTION: Councilmember Hulet – To adjourn.** Motion seconded by Councilmember Carter.

462 Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The
463 motion carried.

464

465 The meeting adjourned at 8:43 p.m.

466

467

468

469 _____
Kim E. Holindrake, Deputy City Recorder