

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSIONS
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, November 6, 2019

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS William R. Wright, Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton

STAFF PRESENT David Tuckett, City Manager
Mark Sorenson, City Attorney
Kim E. Holindrake, City Recorder
Brad Bishop, Police Chief
Travis Jockumsen, City Engineer/Public Works Director
Jill Spencer, City Planner
Daniel Jensen, Planner II
Tracy Zobell, Golf Pro
Kim Lefler, Communities That Care Coordinator
Janeen Dean, Community Events Coordinator
Scott Spencer, Fire Chief

Planning Commissioners Kirk Beecher, Ryan Frisby, Kathy Marzan, Tyler Moore, Kit Morgan

OTHERS Devere Anderson, Jeff Anderson, Terrance Borwegen, Falicitie Borwegen, Ty Jones – Chamber of Commerce, Benson Whiting – Richmond American Homes, Matt Loveland – Fieldstone Homes, Jimmy Zufelt – Eagle Summit Construction, David Gardner – Arrowhead Development, Terry Harward – Arrowhead Development, Adam Harward – Arrowhead Development, Trent Beesley – Arrowhead Development

Mayor Wright called this meeting of the City Council of Payson City, Utah, to order at 5:00 p.m.
The meeting was properly noticed.

A. WORK SESSION

1. Arrowhead Ranch Development

Staff Presentation:

Daniel Jensen stated the DAE Annexation came into the city a few years ago with a specific plan and annexation agreement. The land use plan will be discussed tonight. The west area includes multi-family use, then moving east high-density single family (7,500 square-foot lots), medium density (9,000 square-foot lots), and finally low density (10,000 to 12,000 square-foot lots) on the east. The developer is asking to amend/revisit the agreement to look at different sized lots. The developer doesn't own all of the property in the DAE Annexation. There is a lot of wetlands, which is part of the challenge with development. One proposal shows lot sizes for high density at 4,200 square feet, medium density at 5,200 square feet, and low density at 6,200 – 8,000 square feet. Currently the city does not have a comparable zone for the 4,200 and 5,200 square-foot lots. The

second proposal includes 7,500 square-foot lots; 9,000 and 10,000 square-foot lots are nonexistent. The original agreement did not give an exact entitlement; tabulations and density projected the number of units. The Army Corps of Engineers has not made a final determination on the wetlands. The original agreement calculated 964 units in the entire annexation.

Jill Spencer stated if the wetlands increase, it will take away from the developable land. The developer is proposing 645 units on his property. While in May, the proposal was 629 units. The agreement is based on lot sizes. Staff's concern is units used in this development it may take away units from the McDougal property. Another issue is the agreement with Salem City for a certain number of units that can go into its sewer plant.

Mark Sorenson stated the number of units is based on a formula with two undetermined variables, wetlands and storm drain requirements. These variables have the potential of reducing the usable land and units.

Developer Presentation:

Jeff Anderson stated at one point, they had all the property under contract. They had issues with financing and were only able to close on two pieces. The wetlands shown on the map were based on the Department of Agriculture maps. During closing, there were some title issues on the north property line, which they are currently working through. Since the specific plan approval, a wetland delineation was performed by a wetland's biologist, which was submitted to the Corps. They have received a letter from the Corps stating they are in agreement with the wetlands but not the configuration shown on the specific plan. The wetlands depicted on the two proposals are more accurate.

Councilmember Hulet questioned if the developer had a clause in the purchase agreement relative to the wetlands. It seems the city is being asked to make adjustments because of unknowns by the developer. Also, both property owners should be responsible for part of the park. The proposal is basically taking out some of the bigger lots for smaller lots.

DeVere Anderson stated any crossing over the wetlands must be approved by the Corps. The concept plan anticipated and used the USGS map for the wetlands and anticipated 19 acres of wetlands. The approval from the Corps took the wetlands up to 36 acres, which is a loss of 16 acres and 94 lots.

Jeff Anderson stated they didn't have anything in the purchase contract. The increase of wetlands and the loss of the McDougal property has created layout issues. The multi-family hasn't changed much. The park was moved to the west of their property so it can be added to with the McDougal development. The 10,000 square-foot and larger lots were reduced because of the loss of land to wetlands. There are some areas that are wet in the spring and then dry out that can be used for open space and recreational purposes but not development. They are not eliminating the 10,000 square-foot lots but are reduced in number. The proposal includes 223 multi-family lots, 200 single-family lots, and 138 twin homes for a total of 561 lots. The twin homes are two homes on one parcel. The original plan included 964 total lot for the entire annexation area, which leaves 404 lots for the McDougal property.

94 Daniel Jensen clarified the annexation agreement specifies either 7,500 square-foot lots for single
95 family or 9,000 square-foot lots for twin homes.

96
97 DeVere Anderson summarized what has happened with the property. In April, they found out they
98 lost 16 acres of developable land and came with a plan showing smaller lots (4,000 and 6,000
99 square feet). They did this because they interpreted the approval to target 7,500 and 9,000 square-
100 foot lots if they could get the land. Therefore, they showed a plan with smaller lots. Staff
101 recommended filing for a PRD ordinance for the development, which would allow modifications by
102 putting in amenities that are normally not done. They appreciate this ordinance. In May, they filed
103 for a PRD ordinance. Between May and August, they worked with staff making changes such as a
104 road to the south boundary, etc. In the middle of September, they found the need to focus on 7,500
105 square-foot lots. At this time, the second concept came about two weeks ago. It includes an
106 equestrian center, RV parking area, and a park area. Their objective is to provide a community
107 where people enjoy living there. The original approval showed 4.5 DU's per acre overall, and the
108 revised plan shows 4.5 DU's per acre overall. And the PRD ordinance plan shows 4.5 DU's per acre
109 overall as well.

110
111 Jill Spencer stated staff did discuss the use of the PRD ordinance only for the flexibility of the lot
112 area and lot frontage. There was never a discussion about increased density. Going through the
113 annexation and planning process, staff determined the appropriate density or general lot sizes that
114 would be appropriate for this area. The mechanism to reach that goal was through the annexation
115 process in order to allow lot layout flexibility in maximizing the use of the developable land. A
116 density bonus was already provided at the annexation level.

117
118 Daniel Jensen stated the reason for the flexibility is because of the wetlands. The PRD ordinance
119 allows amended lot frontage and width requirements. The PRD ordinance is a legislative action with
120 the council, which can be applied to just a portion of the development. Staff has not seen the exact
121 engineering for use of the PRD ordinance.

122
123 Jeff Anderson stated they are hoping to get feedback and direction from the city on likes and
124 dislikes of the proposal. The difference between the two plans is 64 units. They would like to
125 incorporate some of these PRD style elements for a density increase, which could be 200 plus
126 additional units. They can't provide that many additional units but are asking for additional 64 units.
127 The alternative is the plan with 561 units. The development objective is to have a housing product
128 sold to anyone's market for seniors, singles, and families.

129
130 Council Discussion:

131 Jill Spencer stated in an effort to provide direction, the developer has provided two plans. The city
132 has a contract and an annexation agreement signed by the city and the applicants for type of
133 development based on lot sizes with the potential of twin homes as well as open space, trails, and
134 parks.

135
136 Councilmember Hulet asked the staff for their opinion from the annexation agreement to the two
137 proposals.

138
139 Councilmember Hiatt stated this development is bringing in lower income people. Usually high
140 density is next to commercial. She questioned where these residents will shop. This needs to be next

141 to a commercial center. The lot sizes were agreed on two years ago. A 10,000 square-foot lot isn't
142 that big of a lot. She questioned how many low-income housing units are needed in Payson. The
143 city council needs to ask themselves this question. The city needs to look 10 years into the future. In
144 10 years, these residents will want to graduate into a larger home and stay in Payson.

145
146 Dave Tuckett stated twin homes are not necessarily tied to low-income housing.

147
148 Jeff Anderson stated they are looking out 10 years and what will happen in this area. The
149 development across the street and the Bamberger Ranch project will have the freeway interchange
150 and commercial supporting the residents of the area. This development is really close to the freeway
151 interchange, which will be here in 10 years. The developments to the southwest are approved for
152 four to six per acre. which will be 4,000, 5,000, and 6,000 square-foot lots.

153
154 Jill Spencer stated when looking at the annexation and the best uses of the property, staff looked at
155 the location of the interchange, and this development is removed from that area. Higher densities
156 are to be located near the services, amenities, and transportation, which is what the General Plan is
157 based on. What was determined with this development because of the proximity to other
158 developments, the interchange, and Salem City, having a more traditional development pattern was
159 most appropriate. The higher density goes closer to Arrowhead Trail and transition to lower density,
160 which fits nicely with an adjoining community already in the area. Staff was very supportive of the
161 target lot sizes through the process of annexation. One of the challenges is the changes in the
162 housing market and different products that developers or buyers want to see. Payson City
163 ordinances don't contemplate 4,000, 5,000, and 6,000 square-foot lots. It may be the direction of
164 things, but staff is reviewing this new housing product with a development proposal. This isn't how
165 it should be done. If the city wants to see it, the city needs to change the ordinances. Those
166 standards are then applied to each project. This has been the challenge with these large
167 developments. The city needs to be in the driver's seat by putting the regulations in place. Larger
168 development can provide a mix of housing. There is a lot of challenges with the 4,000, 5,000, and
169 6,000 square-foot lots with access, driveways, location of meters, infrastructure, and garbage
170 collection. Staff was not supportive of 4,000, 5,000, and 6,000 square-foot lots and have told that to
171 the applicant. Staff supports the annexation agreement and development pattern in the annexation
172 agreement.

173
174 Daniel Jensen is of the same opinion that a mix of housing is better to allow residents to move up to
175 another level of housing as a family grows and not jump directly to executive housing. He likes
176 what was approved, and the public process brought good results.

177
178 Kit Morgan stated it is good to look at the cost of housing. The public now doesn't want to take care
179 of yards or lots. They do want to live close to facilities such as parks.

180
181 Councilmember Hulet would like to see similar developments such as one in Vineyard, which
182 turned out to be a good development. He would like to see a transition.

183
184 Mayor Wright stated sometimes the housing is so small that families have to change their lifestyles
185 and sell vehicles because driveways or garages aren't large enough.

Councilmember Welton stated there needs to be another large park in the area. He understands affordable housing, but the city has approved a lot of higher density and affordable housing. The LDS Church is coming in with 3,600 high-density units. If more and more are approved, all Payson will be is high-density housing, which is a big concern. Higher density does decrease the cost of services.

Councilmember Hiatt stated the city needs to look at what expendable income is coming into the city. She questioned if the city will be able to take care of their needs such as police.

Councilmember Carter worries a lot about higher density and is a concern. There is a development in Spanish Fork on the east side. The homes are two story and look like they are side by side on very small lots. But, as soon as they are built, they are occupied.

Councilmember Christensen stated his biggest concern is ingress, egress, and traffic flow.

B. PRAYER & PLEDGE OF ALLEGIANCE (6:05 p.m.)

Prayer offered by Terrance Borwegen.

Pledge of Allegiance led by Felicitie Borwegen.

C. CONSENT AGENDA

1. Approval of the October 16, 2019 Regular City Council Meeting

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

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum (6:08 p.m.)

No public comments.

2. Staff and Council Reports

Staff Reports

COMMUNITY EVENTS – Janeen Dean thanked the mayor and council who have taken the time to see the Peteetneet restrooms and given input. She took the information to the people preserving Peteetneet, and they are moving forward on the remodel. They are working with an architect and will then work on grants. November and December are busy at the Peteetneet with dance classes, plays, weddings, seminars, Bagpipes, Lions Club, and Cultas Club. The Peteetneet is booked every Friday, Saturday, and Sunday. The Halloween dance very successful. The Santa dash is November 29 at 4:45 p.m. She asked the council to attend to pass out donuts and hot chocolate. The Barnett Elementary is singing at 5:30 p.m. Then everyone goes outside for hot chocolate and donuts and the lighting of the Christmas lights. The Christmas Boutique is December 13 and 14, and there are only a few vendor spaces left.

POLICE – Chief Brad Bishop reported the October statistics for the Utah County Major Crimes that included seizing 31.19 pounds of methamphetamines, 6 pounds of heroin, 25.5 pounds of cocaine, 22 pounds of marijuana, .66 pounds of DAB, 24 units of marijuana edibles, 13.3 grams of mushrooms, 24.5 doses of prescription drugs, 10 guns, and \$4,349 in cash. The Police Department October stats include 123 arrests, 231 offenses, 223 traffic citations, 321 violations, 1,163 calls for service, 8 DUI's, 382 traffic stops, and 51 traffic accidents. Employment offers were made to two officers.

PLANNING – Jill Spencer stated the next open house for the fore-bay trails project will be Thursday, November 21 from 5 to 7 p.m. in the banquet hall. Staff is working with the National Park Service and a group of Brigham Young University students to create a management plan for this area. The public is welcome to attend and share their thoughts and ideas.

FIRE AND AMBULANCE – Chief Spencer stated October was a busy month with fire and medical. There were 109 fire calls and 196 medical calls, which to date equals the number of calls totaling last year. In October, they averaged three calls per day for fire and over six calls per day for medical. The department is working on paramedic licensure for the city. There is a first aid class on November 12 at 7 p.m.

CHAMBER OF COMMERCE – Ty Jones reported the shop smallopoly is coming and is a great exposure to businesses. The Chamber is hosting a valley visioning event on November 13 at Peteetneet from 6 to 7:30 p.m. regarding growth. The breakfast club will meet Tuesday, November 19 at the Payson Bible Church with networking at 7:45 a.m. and the meeting at 8 a.m. Miguel Bomar with the Marriott Business School will speak on business strategy. Executive Director Andra Cefalo is stepping away; her last day is November 14. The Chamber is looking to hire a replacement if anyone has a recommendation.

Council Reports

Councilmember Hiatt thanked Jill Spencer for setting up the Raylock tour, which was spectacular; it's good to have them in the city. She congratulated Councilmembers Hulet, Carter, and Welton for being reelected. The chamber's shop smallopoly is coming up where people visit businesses and complete a card to win prizes. It's great fun, and you meet new businesses. The Santaquin Light Parade is December 7. She appreciates the support from residents and businesses.

Councilmember Welton stated he is grateful for everyone who voted. He appreciates Payson Community Voice and Payson Utah News and Goings On for letting residents know what is going on in the community. He would like to see a presentation on ranked choice voting and how the votes are calculated. He appreciates Chief Bishop, the police department, and all the staff. He is excited to see the Christmas lights on Main Street.

Councilmember Carter thanked Janeen Dean for all her work managing the city events as well as all the city employees. She thanked all those who voted. The ranked choice voting was different, and she would also like some explanation.

Councilmember Hulet stated he liked how civil the elections were. There is a luncheon tomorrow at the golf course for stakeholders who have lots of employees and who are the biggest sales tax providers. MTEC is catering the lunch. Last week representatives from MTEC, Utah Valley University, FrontRunner, Mountainland Association of Governments, Utah Transit Authority, Nebo School District, and Payson City gathered to discuss and coordinate on the new interchange. The group will meet again in about a month with a vision. Utah Valley University is purchasing the land and should close in December or January.

Councilmember Christensen congratulated those elected. He appreciates those who appreciate what the council does and how they work together in resolving issues. The council wants to do the best job possible. He thanked staff for all they do with limited resources.

Mayor Wright congratulated the three councilmembers who were reelected as well as the other two candidates for their participation. He relayed a story from a friend regarding 600 East where the city celebrated with covered wagons coming down the road and the covers were set on fire to signify the Indian raid. Thank goodness Santa doesn't have to run with fire. He appreciates serving the residents of Payson and working with the council. He thanked the efforts of the task force and police department.

3. Scout Attendance Certificates

No scouts present.

4. CTC – Mayor's Youth Recognition Award (6:34 p.m.)

Mayor Wright and Kim Lefler presented Mayor's Youth Recognition Awards to Grace Kalmar, Mt. Nebo Junior High and Felicitie Borwegen, Payson Junior High.

5. Chamber Business of the Month (6:38 p.m.)

Ty Jones announced the Chamber Business of the Month is Costco who has been a great support to the community and helpful with events. Amy Connors stated Costco will display this with pride. It is always a pleasure to be involved and help the communities near them. There is a special feeling here in Payson.

E. ACTION ITEMS

1. PUBLIC HEARING/Resolution – Amendments to the Fiscal Year 2019-2020 Budget (6:45 p.m.)

Staff Presentation:

Dave Tuckett reviewed the three proposed budget amendments. The employee positions will be readdressed with the new budget.

- \$10,000 - Part-time employee for Development Services at the front office. October was a record month with over 60 building permits which makes processing building permits and doing inspections very overwhelming. He asked for an additional \$10,000 to hire a part-time employee for the administration front office. Funds coming from building permit revenues.

- \$37,500 - Facilities part-time position to go full-time. Funds coming from sales tax, which is up 5% (\$60,000).
- \$25,000 - Complete golf course bathrooms. This is in addition to \$15,000 currently in the budget and a \$10,000 grant. Revenue projections are up in the golf fund.

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

Public Comments:
No public comments.

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

Council Discussion:
Councilmember Hiatt suggested an additional \$5,000 for Development Services because of all the building.

Councilmember Hulet stated the bathrooms need to be fixed, it's a perception of the city. To keep up with the demand, the city appropriated \$25,000 to help the building inspector and the city recorder position was split off so the Development Services position is full-time there. So, it is being addressed, but the city needs to keep on top of it. He suggested staying with the \$20,000 because it will slow down in the winter.

Councilmember Welton appreciates the funding is coming from growth revenue.

MOTION: Councilmember Hulet – To approve the resolution for budget amendments for Development Services - \$25,000, Facilities - \$37,500, and the golf bathroom remodel - \$25,000. 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. Amendments to Ashlee Ridge Subdivision, Plat A, including the vacation of public utility easements and the creation of Ashlee Ridge Subdivision, Plat C along with new easements (7:00 p.m.)

Staff Presentation:
Daniel Jensen reviewed the proposed amendments to the subdivision, easement vacation, new plat, and new easements. The applicant wants to build an accessory structure. The center lot line will jog

about 20 feet. A buildable envelope is shown to accommodate a home. Both lots meet the square footage and lot frontage.

MOTION: Councilmember Welton – To amend the Ashlee Ridge Subdivision, Plat A, and including the vacation of public utility easements and the creation of Ashlee Ridge Subdivision, Plat C, along with new easements.

Motion seconded by Councilmember Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

3. Resolution – Riding Annexation petition for consideration of acceptance and further review located at approximately 600 West and 2000 South (7:04 p.m.)

Staff Presentation:

Jill Spencer stated this small annexation encompasses the southern strip of the Springside Meadows Subdivision, Plat N. A small parcel has already been dedicated to Payson City for a park and open space. Mayor Wright has signed the petition on behalf of the city.

MOTION: Councilmember Welton – To accept the resolution for the Riding Annexation Petition for consideration of acceptance and further review located at approximately 600 West and 2000 South. 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

4. Resolution – Amendments to the Payson City Fee Schedule (7:06 p.m.)

Staff Presentation:

Travis Jockumsen stated currently the fee schedule gives the ability to hire a consultant for water modeling to meet state requirements and any off-site improvements. Staff met with the consultant and got a more definitive fee to set a cost.

Tracy Zobell stated these are golf fees for 2020 season. He is proposing a \$1 increase per nine holes and \$1 increase per range bucket. Season passes will be limited to just five and seven days, but couple and senior passes will be grandfathered until phased out. This is the trend with surrounding golf course. The RV Park fees will be addressed later. He is waiting on sod to be placed, gravel, and final beautification.

Council Discussion:

Councilmember Welton questioned giving discounts to Payson residents who pay taxes.

Tracy Zobell stated three years ago, the resident rates were removed because it was hard to track. There are a lot of promotions available to residents. Spanish Fork, East Bay, and Hobble Creek don't offer resident rates. He absolutely wants to take care of Payson residents. These fees bring the

Payson Golf Course in line with other courses. It has been five years since a rate increase, but costs are increasing.

MOTION: Councilmember Welton – To approve (resolution) the amendments to the Payson City fee schedule. 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

G. ADJOURN TO CLOSED SESSION (7:15 p.m.)

MOTION: Councilmember Hulet – To go into closed session. 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

1. Discussion regarding property sale and/or purchase

H. ADJOURNMENT OF CLOSED SESSION

MOTION: Councilmember Hiatt – To adjourn the closed session. Motion seconded by Councilmember Christensen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

F. WORK SESSION

1. Villages at Arrowhead Park (7:33 p.m.)

Staff Presentation:

Jill Spencer stated this project has been evolving over the years as the building market and demographics of the area changes. The city council and planning commission considered a concept plan in 2016. The challenges of the area include the location to existing utilities, wetlands, and the location of Beer Creek. The developer would like to share a new housing product and layout. The developer is working with three different builders.

Daniel Jensen reviewed concept plan 12 that includes different types of townhomes (266 townhomes, 144 urban townhomes, 108 18-plex units) and 86 single-family detached homes. Concept plan 25 changes 35 single-family detached homes to 70 cluster home units and some townhomes to 44 additional cluster home units. The total number of units remains at 654. He reviewed proposed building elevations.

467
468 Key Points:

- 469 • The area between the detached townhome units gives privacy to residents. Each townhome
470 has a rooftop deck. There are two different products and uses the same density. It brings
471 diversity with an urban design and façade.
- 472 • There are walking trails throughout the development with amenities accessible to all
473 residents.
- 474 • The cluster home units have four different elevations with a private garage and front door
475 accessible through a private/shared drive. Daybreak in South Jordan and Independence in
476 Bluffdale include six units around a private/shared drive and owned/maintained by an HOA
477 along with trails, three-foot decorative fences, and porches. The porches need more depth
478 and the elevations needed additional features. Parking in the evenings is difficult, and there
479 are trash and snow removal concerns. An American Fork project has access concerns, and
480 there are no trails for community connection. The elevations have materials that wrap
481 around, which is good. Other places had difficulty with long vehicles fitting in garages.
- 482 • The stacked condos/apartments could be purchased and then rented but are HOA
483 maintained. Amenities include a playground, benches, splash pad, fenced dog park,
484 basketball court, pavilion with tables/BBQ, and sand volleyball. Units are two bed with one
485 bath and three bed with two baths. These units are the beginning of home ownership. This
486 area should meet the city's RMF Zone standards.

487
488 Discussion:

- 489 • Front doors should be popped out and not in caverns.
 - 490 • All units need to include elevation treatments such as brick, stone, emphasized porches and
491 not just an entry awning.
 - 492 • Concern with stacked condos/apartments being purchased and then rented.
 - 493 • Modification to development standards with private roads and narrow roads. Address
494 garbage pickup, snow removal, etc.
 - 495 • The number of overall units is the same with the proposed changes.
 - 496 • There is less density proposed across from the Salem Sewer Treatment Plant. Questioned if
497 that is the best option. The sewer plant is designed to not produce an odor. These units will
498 be rental units and include open space.
 - 499 • Fewer single-family lots is a concern. Developer feels it's a critical mix. The plan provides
500 four different housing products and different price ranges. There needs to be a balance.
 - 501 • Additional access is needed between some of the areas. Large blocks should be divided with
502 ingress and egress.
 - 503 • People pay to have areas maintained, which is the upside with HOA housing.
 - 504 • The developer has put a lot of thought into the project with multiple types of housing.
 - 505 • City needs and development needs are different. The city needs to ensure the community
506 works for the future. This is a different market for different generations. The city is getting
507 so many clusters homes and townhomes, which is a concern. It needs to be a classy, well
508 rounded community.
 - 509 • The layout is as if an engineer did it; it needs some pizzazz.
 - 510 • Use dark sky lighting.
- 511

Jill Spencer stated staff wants to ensure the plan creates an overall neighborhood that functions well. There are staff concerns with the private/shared drives with utilities, garbage collection, and snow removal. There needs to be an overall appeal to the pedestrian. What elements need to be seen to make it a better product?

Daniel Jensen stated there is an opportunity to dress up the cluster homes. The product type can be a good product and fit the neighborhood really well. The elements he sees that really work are rear loaded, larger porches, architectural elements and wrapping, and use of trails to create a sense of place.

I. ADJOURNMENT

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

The meeting adjourned at 8:50 p.m.

Kim E. Holindrake, City Recorder