

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

CONDUCTING Brian Hulet, Mayor Pro Tem

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

EXCUSED William R. Wright, 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

Planning Commissioners Ryan Frisby, Tyler Moore

MOTION: Councilmember Christensen – To appoint Brian Hulet as Mayor Pro Tem. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet. The motion carried.

Brian Hulet, Mayor Pro Tem, called this special 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 Travis Jockumsen.

Pledge of Allegiance led by Brad Bishop

B. CONSENT AGENDA

1. Approval of the November 6, 2019 Regular City Council Meeting and Work Sessions

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

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum (6:02 p.m.)

No public comments.

2. Staff and Council Reports

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49 Staff Reports
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51 POLICE – Chief Brad Bishop reported Officer Alex Knighton’s wife passed away on Saturday
52 from her battle cancer. Her funeral will be Thursday, November 21 at Larkin Sunset Gardens in
53 Sandy. His thoughts are with Alex; it has been a long fight. There was a robbery last night at Last
54 Chance Gas Station, which has been linked to robberies in Spanish Fork, American Fork, Lindon,
55 and Springville.
56

57 PUBLIC WORKS – Travis Jockumsen stated the snow report is zero. Staff has been involved in a
58 lot of meetings lately. Staff reviewed the Central Utah plans, which are at the 60% level. A Mount
59 Nebo meeting was held this week regarding water rights, when to protests, etc. Tomorrow night is
60 the meeting on the pressurized irrigation meters; it will be held in the banquet hall from 5:30 to 7:30
61 p.m.
62

63 ADMINISTRATION – Dave Tuckett stated the pressurized irrigation meeting is an information
64 meeting, and the contractor will be there to discuss how meters are installed and answer questions.
65 There is an open house on the trails Thursday night from 5 to 7 p.m. in the banquet hall.
66 Development Services received about 35 more permits last Thursday.
67

68 Council Reports
69

70 Councilmember Hiatt stated she met with Nestor Gallo, Development Services Director, today. She
71 appreciates the information and knowledge the staff shares with her. It helps her make a better
72 determination on what she feels the city needs to do.
73

74 Councilmember Carter reported the structure was installed today for covering the playground
75 equipment. She was on multiple bus runs last month and noticed lots of limbs blocking gutters. The
76 gutters need attention so things will look better. She thanked all the employees with their work over
77 the last few months and on ranked choice voting.
78

79 Councilmember Christensen stated it’s good to see the city moving forward, and he appreciates the
80 staff.
81

82 3. Scout Attendance Certificates
83

84 No scouts present.
85

86 D. ACTION ITEMS

87 1. Resolution – Canvass of the November 5, 2019 Payson City Municipal General Election
88 (6:13 p.m.)
89

90 Staff Presentation:

91 Kim Holindrake reviewed the election returns for the November 5th Municipal General Election
92 with five candidates running for office. The election was run under the new pilot program for
93 ranked choice voting (RCV). The city had 8,767 registered voters, 2,771 ballots were submitted
94 giving almost a 32% return. Two years ago, the city was at 45%, which was the first mail-in ballot

election. Eighty ballots were not counted because they were unsigned, signatures didn't match, one envelope was empty, or the postmark was invalid. Fifty people voted on election day with two voting provisionally. Five ballots were duplicated because of damage. There were 2,729 ballots counted on or before election day, and 42 ballots processed and counted after election day. The statistics show voting totals for each candidate as first choice, second choice, third choice, fourth choice, and fifth choice. The statement of votes cast identifies precinct and candidate statistics but is a little different than a traditional election in that the votes cast are ranked votes. She reviewed how each of the three seats is tallied through each round of ranking and the candidate that was elected by meeting the 50+%. One of the election officials at the county provided a video of how the tallying works, which has been uploaded on the city website. There is a resolution adopting the election results. Following the approval, the council will sign the Election Results Report.

Council Discussion:

Councilmember Hulet stated when the votes are reported, it's very convoluted. Seat 1, seat 2, and seat 3 makes it seem like there are different districts. They should use first place, second place, and third place. He would like to know if there were any spoiled ballots.

MOTION: Councilmember Christensen – To accept (resolution) the canvass of the November 5, 2019, Payson City Municipal General Election. 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

2. Ordinance – Housing Chapter for the General Plan (6:28 p.m.)

Staff Presentation:

Jill Spencer reviewed the Payson City General Plan, Chapter 7, Housing. There has been action by Utah State Legislature over years as it relates to moderate-income housing. Utah Code requires each municipality and county to adopt a general plan to manage growth and other elements of the city for the future. As the code and community changes, the general plan is amended. State Code requires three elementals; land use, transportation and traffic circulation, and moderate-income housing. The Payson City General Plan includes additional elements (financial, economic development, open space and recreation, infrastructure), which staff proposes be continued with the Imagine Payson update. The last complete rewrite was in 2003. In 1996, House Bill 295 was the first mandate to address affordable housing in general plans. In 2018, House Bill 259 required cities to plan for moderate income housing specifically households at 80% average median income (AMI). In 2019, Senate Bill 34 required housing strategies for all income levels (80%, 50%, 30% AMI), tied to transportation funding, and must integrate land use, transportation, transit, and active transportation. There are many partners involved in the success of housing such as the federal government, state of Utah, municipalities, developers/realtors, construction/labor/land costs, banks, nonprofit sector, and the community. The city's responsibility is to remove barriers to affordable housing. Affordability can be understood as a relationship between a household's income and its housing costs. Meaning an occupant shouldn't pay more than 30% of the occupant's income for gross housing costs including utilities. The Payson population projections from 2020 to 2060 include 2020 at 22,832,

2030 at 41,144, 2040 at 49,496, 2050 at 58,500, and 2060 at 67,200. The city's general plan update looks out to 2040.

Housing Element at a Glance:

- Purpose of the Plan (context) – Overall housing opportunities and moderate-income housing.
- Growth patterns, community sentiments toward housing, etc. – Community outreach.
- Payson Today – Population, housing costs, housing mix, and total number of housing units. Also, affordability and availability of existing housing stock for targeted income groups.
- Affordable housing for different special needs groups (homeless, disabled, veterans, elderly, victims of domestic violence, etc.) and housing for different racial and ethnic groups. This was not included in the previous city general plan.
- Planning efforts between community and other entities to provide housing for all – Utah Valley HOME Consortium, Self-Help Homes, Housing Authority of Utah County, Community Revitalization Plan (LIHTC), others (regional).
- Moderate Income Housing Requirements – Includes the information outlined in Senate Bill 34. Also, future housing demand and comparison of projected population growth at targeted income levels.

She reviewed tables indicating affordable and available rental housing between 2011 to 2015, households versus housing units at each income level, Payson City costs, Utah County costs, and housing cost burden by income group. She reviewed tables depicting future housing demand for Payson City by new housing unit demand and household income level between 2020 and 2050.

The main purpose of the moderate-income housing element from a local government perspective is removing barriers through transit-oriented development; providing walkability to access jobs, schools, shopping, and transit; providing a balance of high-quality housing types, and investing in current housing stock with deed restricted affordable units, rehabilitation, and reinvesting in neighborhoods. Communities get to decide how and where to provide affordable housing, but it must be accommodated. Goals and strategies include investing in neighborhoods to protect and enhance neighborhood character, building vibrant new neighborhoods consistent with the vision, increasing housing choice, enabling access to housing for vulnerable populations, and providing a realistic opportunity for the development of moderate-income housing within the next five years to meet the needs of people of various income levels who live and work or desire to live and work in the community.

Councilmember Hiatt voiced concerns that the housing owners need to be responsible for the upkeep. She questioned how many walkable communities are in the state of Utah and if they really cut down on traffic. She doesn't want to rubber stamp something that may not work.

Councilmember Christensen questioned calculating the AMI percentage to provide housing and if the AMI is based on Payson City, Utah County, or the state of Utah. As Payson puts in more moderate-income housing, the AMI is lowered. It all becomes more diluted. He questioned how the city stops the downward spiral especially compared to a more affluent city demographics. It's important to provide the opportunity for people to have a place to live. He questioned how to keep the scales balance and the AMI going up.

Councilmember Hulet stated cities need to talk to the Legislature; it should be addressed county wide and not city by city. One city's low income will be Payson's high income. The heading of the document is housing, but it needs to be affordable housing. It doesn't talk about executive housing, larger lots, or many other things that would be in a housing document. This document can be adopted now and changed in a few months. Page 117 says, *Payson is slightly less affordable than the rest of Utah County*. This is a false statement and misleading. Payson is one of the more affordable places and why people come here. Page 121 addresses a need for over 12,000 new housing units, and it should be 800 by their numbers. It states 9,600 units will be single family, which is 75%. A recent appraisal in Utah County it has been between 52% and 57% in the last three years. The numbers just don't work and aren't realistic.

Jill Spencer stated the city needs to have goals and strategies for the responsibilities and upkeep of the housing owners. Some of it may be accomplished through other agency programs. There should be some data on walkable communities and the data may depend on the type of walkable community. Most of the city ordinances don't promote walkability and principles aren't included in the general plan. There is a very complicated formula provided by the State Department of Community and Housing to calculate the number of housing to provide. The AMI is based on the community as well as different factors from the State and County. The balance may come in addressing this Housing Chapter annually and by protecting the areas that can accommodate higher-end or executive housing. She foresees additional changes with the next legislative session. A section on executive housing, larger lots, etc. can be added and expanded on later. She redlined the statement on Page 117 also. Page 121 may be depicting a housing shift.

Jill Spencer concluded that the Planning Commission held a public hearing and recommended approval of this housing chapter including provisions related to moderate-income housing and information or consideration for workforce housing and measurable metric tools to qualify progress. Staff has made additional redlines for council consideration including feedback from Utah County. The annual report is due December 1; staff is looking for adoption tonight. Next steps include continuing to review the general plan and master plans, scheduling a planning commission and city council retreat to discuss the contents of all documents with the consultant team, holding a public open house, and including an adoption process with a final public hearing.

MOTION: Councilmember Christensen – To adopt the ordinance of Payson City approving and adopting the Housing Element of the Payson City General Plan knowing it's a fluid document and amendments will come in the future. 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

E. ADJOURN TO CLOSED SESSION (7:20 p.m.)

MOTION: Councilmember Christensen – To go into closed session. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

236 Yes - Linda Carter
237 Yes - Brett Christensen
238 Yes - Taresa Hiatt
239 Yes - Brian Hulet
240

241 1. Discussion regarding property sale and/or purchase
242

243 F. ADJOURNMENT OF CLOSED SESSION
244

245 **MOTION: Councilmember Carter – To adjourn the closed session.** Motion seconded by
246 Councilmember Hiatt. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet. The motion
247 carried.
248

249 G. WORK SESSION

250 1. Overview of General Plan, Master Plans, and Strategic Plan (7:51 p.m.)
251

252 Staff Presentation:

253 Jill Spencer stated moving forward, as staff receives the draft plans, they will be forwarded to the
254 city council and planning commission. The Imagine Payson General Plan table of contents contains
255 1 - Imagine Payson City, 2 - Land Use, 3 – Infrastructure, 4 – Transportation and Circulation, 5 –
256 Parks and Recreation, 6 – Economic Development, 7 – Housing, and 8 – Financial. Sections 1, 2, 6,
257 and 8 are drafts submitted for review. Section 7 was just approved by the city council.
258

259 Chapter I – Imagine Payson (Vision): This Chapter includes purpose of the plan, relationship with
260 planning process, regional context (MAG), historical context (historic sites), demographics
261 (consistent throughout entire plan), workforce profile (unemployment rates, labor force, commuting
262 patterns), housing profile (current mix, balanced housing for future), overview of public input and
263 stakeholder engagement, and guiding principles (community, economy infrastructure and
264 transportation, health, housing). The vision includes a strong sense of community, livable/connected
265 community, access to trails and nature, infrastructure to support existing and future growth,
266 center/corridors/connections, strong health and educational foundation, growing number of young
267 leaders, growing business environment, and community that supports and celebrates agriculture.
268 The vision map includes activity centers, employment centers, major corridors, and existing
269 neighborhoods.
270

271 Chapter 2 – Land Use: This Chapter includes current land use patterns (2003 General Plan, current
272 zone map, constraints such as wetlands, mountain slopes, transportation, railroad tracks, etc.);
273 current tools to manage land use (relationship with LUDMA, general plan, local land use
274 ordinances, area specific plans); connecting land use, transportation, economic development and
275 housing; focus on a neighborhood-based approach to development; limit development impacts on
276 infrastructure; reduce development impacts on nature; maintain rural character; and encourage
277 infill. Development types include mixed-use center, mixed-use neighborhood, transit-oriented
278 development, high density residential, medium density residential, low density residential, rural
279 residential, commercial center, office flex, industrial, public facilities, agricultural, and parks/open
280 space. Discussion - Need for higher-end housing/executive housing. Low density housing shouldn't
281 include duplexes. The city needs to stick to the plan because infrastructure is sized based on the
282 plan. Otherwise, infrastructure has to be removed and upsized, which is costly.

Chapter 6 – Economic Development: This Chapter includes Payson Today with industries and occupations, access to educational opportunities, unemployment, and economic development and redevelopment. Guiding principles include make Payson place where young people want to stay, reinvest in the existing urbanized areas of the city, support and grow local businesses and encourage outside business to expand to Payson, and prepare Payson’s workforce to succeed in all segments of the economy and include educational opportunities and training for a wide range of job skills, particularly those which Payson has a regional advantage and those expected to grow in the future. Issues and concepts include business retention and expansion, recruitment and investment in businesses, innovation and entrepreneurship, quality of place, access to opportunity/workforce development, and balanced and sustainable economy.

Chapter 8 – Financial: This Chapter includes Payson today (general fund, property tax, sales tax), proprietary funds (administration, operations, maintenance, billing), and over of revenues and expenditures. Guiding principles include maintain and upgrade infrastructure, improve existing roadways and upgrade water and sewer lines; invest in new public infrastructure that benefits the community broadly and makes good use of public funds; and engage in community government and other civic activities in a manner that all segments of the population are heard and represented. Issues and concepts include balanced budget, best practices to secure financial stability, balanced spending for community needs, and lessons learned from the scenarios.

Travis Jockumsen will address infrastructure at the second meeting in December.

H. ADJOURNMENT

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

The meeting adjourned at 8:32 p.m.

Kim E. Holindrake, City Recorder