PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, July 1, 2020

CONDUCTING	Brian Hulet, Mayor Pro Tem
ELECTED OFFICIALS	Brett Christensen, Linda Carter, Taresa Hiatt, Brian Hulet (via Zoom), Doug Welton (via Zoom)
EXCUSED:	William R. Wright, Mayor
STAFF PRESENT	David Tuckett, City Manager Mark Sorenson, City Attorney Kevin Stinson, Administrative Assistant Travis Jockumsen, Public Works Director/City Engineer Scott Spencer, Fire Chief Jill Spencer, Planner Daniel Jensen, Planner II
OTHERS	Michelle Lines – Chamber, Sterling Brown – Strawberry Water Users Association General Manager, April Jones, Kent Millington – Utah Transit Authority, Ken Berg

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

Brian Hulet, Mayor Pro Tem, called this meeting of the City Council of Payson City, Utah, to order at 6:01 p.m. The meeting was properly noticed.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Brett Christensen.

Pledge of Allegiance led by Taresa Hiatt.

B. CONSENT AGENDA
1. Approval of the June 17, 2020 City Council Meeting Minutes

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

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS
1. Public Forum

No public comments.

Staff and Council Reports

Staff Reports

PUBLIC WORKS – Travis Jockumsen reported the Central Utah Water Project begins Monday on 700 South and Main Street with city utilities. The Power Department is working on new transformers, and the sewer plant is back up and running. The Water Department is working on the pressurized irrigation system and leaks, and the Street Department is working on their new building addition.

ADMINISTRATION – Dave Tuckett discussed the request for a peaceful protest on the sidewalk and street west of Memorial Park and the bandstand on Saturday from noon to 4 p.m., which is only allowed at the park and not marching down the street. The police will be taking precautions for protection and to address traffic in the area. Information will be posted on the city's Facebook page and website; a robo call will not be done because it's not a city event.

FIRE AND AMBULANCE – Chief Spencer stated they have been helping with several fires in the area such as Saratoga Springs, and medical calls have been busy too. Firework tents are going up; signs and information have been posted where fireworks are allowed and not allowed.

Council Reports

Councilmember Christensen thanked the past council for their work and creating the ordinance on protests.

Councilmember Hiatt also thanked the past council for their work and the Fire Department for their work on the fires.

Councilmember Welton asked people to celebrate responsibly, to be careful with the fireworks, and to act responsibly with the activities happening this weekend. Grateful for law enforcement and past councils so we have laws in place. Kudos to the Junior High and High School students for their efforts in trying to make a difference. This is a great community.

Councilmember Carter reported the leader of the protest is her granddaughter, who said it will be a peaceful event regarding black lives matter. Her oldest grandson is black, living in Portland, and has had a life of discrimination; this will be about peace and equality.

Mayor Pro Tem Hulet stated COVID is still spiking so be careful, wear a mask if you can't social distance, and we'll move on with our economy. We are working on the branding rollout and may have a work session next meeting. We are still working on getting an RV dealership here; they are working on land and very interested. Payson is a great city with great people. He appreciates the staff and citizens of Payson.

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2. Scout Attendance Certificates

No scouts present.

3. Introduction of Miss Payson and Attendants

April Jones stated she is a former Miss Payson and is very excited for this year. This will be a year of service. There will only be thee parades this year, Santaquin, Salem and Nephi. The girls have already been working on service projects; and spearheaded and directed the Peteetneet flower planting project. There is another project coming up with the Library. She introduced Miss Payson, Natalie Edwards, 1st attendant, Briana Bartholomew, and 2nd attendant, Elisabeth Petrucka. They already have a large schedule of events throughout the summer.

Elizabeth Petrucka stated she is working at Morris Quilting on packaging COVID masks, hospital gowns, and hospital caps. She will be attending the University of Utah studying musical theater.

Brianna Bartholomew stated she works at the Payson pool as a lifeguard and swim instructor and will be attending Brigham Young University.

Natalie Edwards stated she is a member service representative of Doterra and will be attending Snow College in the musical theater program. She will be working on SOS – Saving Other Souls that educates people on the signs of human trafficking.

4. Chamber Business of the Month

Michelle Lines announced the Chamber Business of the Month is Magnolia Blooms. Melissa Carter accepted the award, and stated it's an honor and she appreciates it very much.

D. ACTION ITEMS

1. Public Hearing/Ordinance - Request to extend the municipal boundaries to encompass the property included in the proposed JT Valley Annexation consisting of four parcels, containing 14.87 acres located east of SR-198 at approximately 2100 South

Staff Presentation:
Jill Spencer reviewed the JT Valley Annexation located south of the Springside Meadow Subdivision and north of Spring Lake. The annexation is regulated by state and city code, which all requirements have been met. She reviewed the code requirements for annexation noting parcels can be annexed without the consent of all land owners. The Oliver's did not sign the petition, but all the property owners were notified that they are a part of the annexation. The Oliver's did not respond to the notification letter. Parcels 95 (Oliver) and 115 (Zeeman) are legal nonconforming lots of record with single-family homes. Parcel 116 (Zeeman) in a conforming lot with a single-family home. These parcels will be incorporate as currently configures. The Zeeman's want to build an accessory building on one parcel, but there are no immediate plans for development. The annexation will be brought in under the A-5-H, Annexation Holding Zone, which will change at the time of development. The annexation agreement is typical for this type of annexation. A public hearing was

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held with the Planning Commission per city code and again tonight with the city council per state code.

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

Public Comment:
No public comment.

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

Council Discussion:
Mayor Pro Tem Hulet questioned if the Oliver's responded. Also, the ordinance included language for the annexation of 100 acres or more and does this put pressure on the staff.

Jill Spencer clarified that the Oliver's were contacted about the annexation but did not respond. There are benefits with larger annexations, and the ordinance says larger annexations are encouraged. These applicants will have the opportunity to use the infrastructure that was installed for the Springside Meadows Development while other properties to the south may not be able to use the infrastructure.

MOTION: Councilmember Christensen – To extend the municipal boundary to encompass the properties included in the proposed JT Valley Annexation at SR-198 and 2100 South with the zoning to be the A-5-H, Annexation Holding Zone with conditions and findings considered. 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

2. Resolution - Annexation Agreement for JT Valley Annexation

MOTION: Councilmember Christenson – To adopt the resolution for the annexation agreement for JT Valley Annexation. 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

3. Ordinance - Amendments to the Payson City Code Title 10, Water

Staff Presentation:
Dave Tuckett reviewed the amendments to Title 10, Water Ordinance, updating the amount and type of water required for new development, which includes Peteetneet Creek water, underground water, Strawberry water, Salem Canal water, and now Central Utah Project water. Other water sources will not be accepted, and the rates are consistent with Spanish Fork City.

Council Discussion:
Councilmember Christensen stated the Central Utah Project water is a good move and needed for the future growth of the city.

MOTION: Councilmember Christensen – To accept (ordinance) the amendments to the Payson City Code Title 10, Water, Section 10.6, as presented. 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

4. Ordinance – Amendments to the Payson City Code Title 20, Subdivision

Staff Discussion:
Daniel Jensen reviewed the amendments to Title 20, Subdivision Ordinance. The proposed amendments include access (ingress and egress) and block length. The goal is to develop the city on a grid. Roads will be required with future development access in mind. There are some challenges with access and development such as timing of development, mid-block development, and topography. With timing, a street plan needs to be reviewed and approved by the city and the fire code met. Topography can't be used as an excuse for dead-end roads, which should be rare. When topography, hillsides, wetlands, or waterways make it literally impossible to provide a secondary assess, development would be limited to 15 units. Mid-block development, if unavoidable, could allow multiple units with line point of access. Block length and width need to follow the grid system and fire code with a maximum length of 500 feet and depth of 200 feet. The Planning Commission recommended approval; there was no public comment. These changes were brought about by current access problems with development causing adjacent property owners to be forced to allow roads across their properties.

MOTION: Councilmember Christensen – To approve (ordinance) the amendments to the Payson City Code Title 20, Subdivision. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter

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Yes - Brett Christensen
Yes - Taresa Hiatt
Yes - Brian Hulet
Yes - Doug Welton

5. Resolution – Application for land for recreation or public purposes for West Mountain Shooting Range and OHV Trails System

Staff Presentation:
Jill Spencer reviewed the application to the BLM for a shooting range and OHV trails on West Mountain. The BLM asked Payson City to take the lead on this project as the lead applicant, which is preliminary in the process and this only begins the process. Public comments will be allowed as this project moves forward.

Council Discussion:
Councilmember Welton stated there are some out on West Mountain with concerns but there is a full process to go through.

Councilmember Christensen noted this will help with the closing of ATV's at Fore Bay by providing an ATV area.

MOTION: Councilmember Welton – To approve (resolution) and take the lead on the application for land recreation or public uses for the West Mountain shooting range and OHV trail system and authorize the mayor to sign. 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

6. Resolution - Interlocal Agreement with Utah County regarding CARES Act

Staff Presentation:
Dave Tuckett noted changes were needed when this was tabled at the last meeting. It needs to be adopted to allow funds to be distributed to help with the effects of COVID. Payson's allotment is about $1.7 million.

MOTION: Councilmember Christensen – To enter into the resolution for the interlocal agreement with Utah County regarding the CARES Act. 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

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Yes - Brian Hulet
Yes - Doug Welton

7. Resolution - Project selection for 2020 Municipal Recreation Grant

Staff Presentation:
Jill Spencer reviewed the project selection for the 2020 Municipal Recreation Grant, which will be used with the city's branding rollout for filming and tourism. The grant is about $9,800.

MOTION: Councilmember Christensen – To accept the resolution to use the 2020 Municipal Recreation Grant towards our rollout for the rebranding. 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

E. OTHER

1. Presentation on Strawberry Water Users Association

Presentation:
Sterling Brown stated the water from the Spanish Fork River was not enough back in the early 1900's so the Strawberry Valley Project was started in 1905, which included water reservoirs, power plants, and canals. Strawberry Water Users Association provides most of the water to the agriculture in the south part of Utah County. Utah County agriculture last year produced almost $212 million in agriculture. Water is a need; there is a lot of growth coming. Strawberry Water Users Association wants to be a part of the solution to growth.

Council Discussion:
Councilmember Christensen stated water is important, and we need to balance the need and availability between farm land and high density.

F. WORK SESSION

1. Discussion regarding the TS-O Overlay

Staff Presentation:
Daniel Jensen discussed the TS-O, Transit Station Overlay, which is regarding the possible transit station on the south end of the city. The TS-O Overlay will allow higher density for a transit hub, which will be studied by the Utah Transit Authority (UTA) over the next year to discover the transit stops, needs, and options. Questions to address include, what type of transit qualifies us as a large multi-transit hub and what level of commitment do we need from UTA to make us feel comfortable to use the overlay.

Council Discussion:

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Councilmember Hulet stated Payson might get two stops because the south end would also be a repair station. UTA is also getting a grant to study TOD's, and the city might be able to tie into that grant. UTA asked the developers to work with them to plan for a FrontRunner stop in this development.

Kent Millington with UTA stated they are interested in serving the south end of the county as it grows and provide increased transit. It may start off with additional bus service until ridership increased to provide FrontRunner. They are also working with Springville and Spanish Fork; significant ridership of around 1,000 or more people a day is needed to make each stop work. The maintenance facility is more of an overnight stop/storage for the train and is being discussed.

Daniel Jensen stated staff is looking guidance on the type of transit and parking requirements. UTA is conducting an ongoing study for the next year so how does this affect the timing. Does the city need to wait until UTA finishes the study, identifies the type of transit, and gives the city a formal commitment? At what point do we have sufficient commitment as completing the requirements in the TS-O?

Councilmember Christensen said Payson is still a rural community and cannot use the TS-O Overlay to cut parking stalls in the city. We still need our cars.

Discussion that a UTA stop may need a large park and ride for those south of Payson to use. Where is the stop planned for? People cannot walk across the freeway to shop. What level of commitment is Payson getting and what level of transit station?

Ken Berg stated he is looking for what the code will be used so he can design the project. Will there be a FrontRunner station or a bus station? He needs to code to use as a guideline for the design. They are looking for direction on the next step because currently there is no next step. They are looking at 16-25 units per acre.

Councilmember Christensen stated we cannot allow the higher density without the commitment. They want higher density with lower parking. We cannot do that without the transit in place or a parking lot to allow more parking.

Kent Millington stated UTA is looking at the future plan and growth in the area to determine needs. The parking reduction is only slight in reduction not drastic as portrayed. The Utah Valley University stop is about 10-12 years out. If the high density is coming now, the question is where will the bus be until the FrontRunner is in.

Daniel Jensen asked if the TS-O language would need to be amended to address the different scenarios. Do we want to allow this as a mixed-use development without parking reduction, but design it so that it can accommodate the transit site in the future?

Discussion regarding the grant will work either way with it being designated as mixed use or TOD. Discussion on the options of the TSO and parking reductions or mixed use. Discussion on mixed use verses TSO and the horse before the cart. Use the TSO to create a new ordinance to develop a plan so that we can transition from one use to the other as the project and community grows. We

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could allow parking changes or levels on condition of what type of transportation UTA brings and change those as UTA changes. Additional discussion is needed. Ken Berg will meet with Jill Spencer and look at apartments versus parking numbers.

G. ADJOURNMENT

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

The meeting adjourned at 9:08 p.m.

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Kim E. Holindrake, City Recorder

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