

PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, August 5, 2020

CONDUCTING William R. Wright, Mayor

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

STAFF PRESENT David Tuckett, City Manager
Cathy Jensen, Finance Director
Kim E. Holindrake, City Recorder
Brad Bishop, Police Chief
Nestor Gallo, Development Services Director
Scott Spencer, Fire Chief
Travis Jockumsen, Public Works Director/City Engineer
Jill Spencer, Planner
Daniel Jensen, Planner II
Tracy Zobell, Parks and Golf Director
Karl Teemant, Recreation Director
Kent Fowden, Streets, Landfill, Storm Drain Superintendent

OTHERS Loretta Moshier, Rob McNeel, Jay Larsen, Kim Eaves, Wesley Bott,
Alease Bott, Barbara Walton, Jo Lynn Ford, Destiny Hansen, Matthew
Scott – Richmond American, Matthew Loveland – Fieldstone Homes,
Ryan Gledhill

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

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Bill Wright.

Pledge of Allegiance led by Linda Carter.

B. CONSENT AGENDA

1. Approval of the July 15, 2020 City Council Meeting Minutes

MOTION: Councilmember Welton – 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.

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No public comments.

2. Staff and Council Reports

Staff Reports

POLICE – Chief Brad Bishop reported the July statistics included 84 arrests, 169 offenses, 114 citations, 158 violations, 1,137 calls for service, 1 DUI, 161 traffic stops, and 37 traffic accidents. The Drug Task Force county-wide for July seized 1.84 pounds of methamphetamine, 14.74 pounds of heroin, 1.49 pounds of cocaine, 5.44 pounds of marijuana, 10.5 pounds of dab, 71 uses of edible marijuana products, 156 doses of LSD, 4.3 grams of mushrooms, 59.5 prescription drug doses, 3 guns, and \$8,705 in cash. They also had 26 felony arrests and 9 misdemeanor arrests. The National Night Out is August 11th at 6:30 p.m. at Peteetneet. There was a call concerning a fight in Memorial Park last weekend with two motorcycle gangs brawling; there were no arrests.

FIRE AND AMBULANCE – Chief Spencer reported medical calls are busy including transporting patients with COVID. The Fire Department has dealt with several gas line hits and a few small fires. They are working with the schools on First Aid and CPR training.

RECREATION – Karl Teemant reported the bid for the ballfields is out, which are due August 13 at 1 p.m. The pool has been very busy with the hot days. The last day of swim lessons is tomorrow, and swim team finished last week. Youth tackle football is moving forward. Fall softball leagues began, and soccer is gearing up. Gymnastics, dance, tumbling, and cheer begin just before school starts. The COVID guidelines have been implemented.

DEVELOPMENT SERVICES – Nestor Gallo reported Development Services provides services for planning and zoning (master plans), private development applications, building permits, business licensing, code amendments, and grants as well as technical support to other departments. The current private development projects include Villages at Arrowhead Trail with 91 new town homes and 132 new units, South Haven Farms with 210 new apartments, Springside Meadows with 8 new lots, and Red Bridge Village with the proposed creation of PID's. Building permits compared with 2019 include single family with 74 permits in 2019 compared to 55 permits in 2020, multifamily with 7 permits in 2019 compared to 8 permits in 2020, and 5+ units with 0 permits in 2019 and 2 permits in 2020. Proposed code amendments include the general plan, master plans, and utility plans; Title 9 Streets for minimum driveway width and length, and Titles 19 and 20 dealing with planned residential development on minimum lot width and depth, on-street parking, and open space. Staff submitted four grant applications with Mountainland Association of Government with three projects being funded (800 South extension to SR-141 traffic study \$125,000, Main Street and SR-198 intersection \$292,000, 600 North and Main Street Intersection/traffic signal \$1,117,000). The 1900 South to SR-198 intersection road widening was not funded for \$1,053,000. A \$150,000 grant was received from Utah Outdoor Recreation Grant for the Fore Bay parking lot and pedestrian crossing bridge. The Hillman baseball fields are moving forward with a bid opening on August 13.

PUBLIC WORKS – Travis Jockumsen stated the Streets Department is paving streets with less than 5 years in them including 500 West. The Power Department is running a line to the Patterson water tank and fixing leaks. The Sewer Department is looking at a new way to inspect manholes and pipes. The Central Utah Water Project is going well. The projects following the fire in 2018 go out to bid on Monday and will be opened August 24. Staff is working on the bid information for the sewer plant design.

STREETS – Kent Fowden stated construction started on the box culvert on Turf Farm Road and 1120 South and will be completed in 2-3 weeks.

COMMUNITY EVENTS – Janeen Dean presented a flyer for Onion Days that shares the theme “There’s a Superhero in Everyone!” It includes “can do’s” and “can’t do’s” and a statement, *Due to the COVID-19 pandemic, this year’s Golden Onion Days Celebration will be scaled back to comply with the best of safety precautions in order to protect all of those participating. We ask for your patience and understanding as we do our best to still make this a memorable experience for all involved.* The pamphlet for the celebration will be electronic and posted on the city’s website and social media. There will be 13 food vendors and 23 boutiques. Discussion regarding the fireworks show and whether to have one really big show or two shows (Friday and Monday). Staff will look at the budget for funding. The Salmon Supper sold out and is ready to go.

Council Reports

Councilmember Carter thanked and appreciates Janeen Dean for all her hard work. She appreciates Chief Bishop and all the police officers as well as Chief Spencer and the Fire Department.

Councilmember Christensen thanked everyone and keep up the good work.

Councilmember Hiatt thanked all the Payson City employees who work on a shoestring budget. Everyone is working and doing the best job they can; staff does a great job.

Councilmember Hulet thanked Daniel Jensen for his professionalism and contribution to the City. The branding rollout has been postponed to late spring next year because of the COVID issues. On the downtown culinary program, Wynn Jeanfreau is working on a \$1.6 million grant through the Cares Act and Economic Development. He encouraged everyone to keep wearing masks. It’s important for the state to be open and keep business going.

Councilmember Welton thanked Nestor Gallo for his professional email responses to some nasty emails. He’s really happy to have the band concerts going and grateful for this tradition. The concerts are meeting all the COVID guidelines. He also loves that the National Anthem is played at every concert.

Mayor Wright thanked Daniel Jensen for his time spent with the City and the good he’s done for the City. He thanked Janeen for her hard work and dedication. The city was able to secure 4,000 masks with the city logo for the Salmon Supper. He appreciates all the effort expended by staff.

3. Scout Attendance Certificates

No scouts present.

4. Chamber Business of the Month (6:50 p.m.)

Michelle Lines announced the Chamber Business of the Month is White Feather Rocks for their outstanding business in Santaquin. Loretta Moshier stated it’s difficult for any business starting out, and they couldn’t have done it without the Chamber of Commerce.

D. ACTION ITEMS

1. Public Hearing/Resolution – Amendments to the Fiscal Year 2020-2021 Budget (6:55 p.m.)

Staff Presentation:

Cathy Jensen reviewed the proposed amendments to the Fiscal Year 2020-2021 budget.

Revenue:

General Fund Balance	\$199,700
COVID-19 Funding	\$1,458,699
Golf Fund Balance	\$25,000
Water Fund Balance	\$80,900
Landfill Fund Balance	\$40,000
B&C Fund Balance	\$182,100

Expenditures:

Machinery, Vehicles, and Equipment-Parks	\$5,300
COVID related expenses	\$1,458,699
Fire Tender	\$100,000
RV Park	\$25,000
Branding/Appraisal Von Drummer	\$54,400
Landfill – Shops	\$40,000
CDBG Project – 500 S 100 W – B&C	\$32,100
Slurry Seal – B&C	\$150,000
Replace ERTS	\$80,900
Fore Bay Parking Lot Engineering – Parks	\$40,000

MOTION: Councilmember Hulet – 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 Comment:

No public comments.

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

MOTION: Councilmember Welton – To approve (resolution) the amendments to the Fiscal Year 2020-2021 Budget. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

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

2. Preliminary plan for Iron Horse Subdivision, Plat A, consisting of 28 lots located north of 1130 South and 1200 West (7:05 p.m.)

Staff Presentation:

Daniel Jensen reviewed the Iron Horse Subdivision, Plat A, preliminary plan, which is part of the previously approved Wall RMO-1 Overlay in 2018 and amended in 2020. The subdivision includes a mix of single-family and twin homes totaling 33 units with common space around the units and a play area. This is a new subdivision request for preliminary approval, which is an administrative action. The project is located in a FEMA flood zone so homes need to be at least one foot above base flood elevation. There is a storm drain retention pond on site at 1050 south next to the play area. The average lot buildable area is 5,973 square feet, and the base zone is the R-1-9 Zone. Extending the 1000 South cul-de-sac through was completed through a separate subdivision process. A public hearing was conducted with the Planning Commission. The Planning Commission recommended approval upon meeting any redlines.

Applicant Presentation:

Rob McNeel noted driveway lengths are 20 feet to the front of the house and 25 feet to the garage from back of sidewalk.

Council Discussion:

Councilmember Hulet questioned if units 9 and 10 and 7 and 8 could be single-family homes; there is plenty of space.

Daniel Jensen clarified that units 9 and 10 and 7 and 8 are twin homes that were rotated to face 1150 West. The applicant was trying to keep the open space corridor open for a more useable area. The rear setback on units 5, 9, and 10 is 14.3 feet and is determined by the overlay.

MOTION: Councilmember Hulet – To approve the preliminary plan for the Iron Horse Subdivision, Plat A, consisting of 33 lots located north of 1130 South and 1200 West with conditions, findings, and redlines.

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

3. Preliminary plan and final plat for AFFCU Subdivision, Plat B, consisting of two lots located at 919 S Turf Farm Rd in the S-1, Special Highway Service Zone and the extension of the private Growers Grove Boulevard (7:20 p.m.)

Staff Presentation:

Jill Spencer reviewed the AFFCU Subdivision, Plat B, preliminary plan and final plat including a private road for lot 2A, which is called Growers Grove Boulevard. The temporary road is being used to access the apartments and will be removed when the secondary access is provided through development. The applicant has addressed the cross-connection access and construction/maintenance with the neighboring property owners. The city code requires a private road to be approved by the council.

Applicant Presentation:

Jay Larsen stated they currently do not have tenants for the lots at this time but wanted to get the subdivision created.

MOTION: Councilmember Hulet – To approve the preliminary plan and final plat for AFFCU Subdivision, Plat B, located at 919 South Turf Farm Road as long as the redlines and comments are addressed and also approve the private street as defined on the map. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

Councilmember Hulet noted that he would like to see the code amended that minor residential subdivisions can be approved by staff but minor commercial subdivisions should come to the Council for approval.

4. Request for use of the NC-1, Neighborhood Commercial Overlay at approximately 355 South 100 East to allow an event center and associated parking within the R-1-9 Residential Zone (7:35 p.m.)

Staff Presentation:

Daniel Jensen stated this project was presented in July, and there was feedback to find ways to mitigate some of the potential impact. This is an overlay and legislative decision. The overlay runs with the land with the use of an event center. Items to consider include building design, massing, orientation, hours of operation, maximum number of employees on site, noise generated from activities, proximity to similar services, vehicular access, impact/effect on traffic, emissions, parking, lighting, signage, landscaping, setbacks, lot size, accessory structures, and neighborhood characteristics. Documentation would be recorded on the property that runs with the title. The council previously discussed the property, parking, impact on the neighborhood, site plan, layout, and secure fencing. The public hearing was held with the Planning Commission on May 27, 2020. The Eaves put together a public and commercial map showing there is a significant commercial and public facilities presence in the area with residential to the east. He understands that all the city council members visited the site. Vast Integration conducted a sound study on site that measured the impact of sound at various points and decibels. Vast Integration's statement: *It is my professional opinion that the sound levels based on my study and recommendations will not be outside of the normal levels in a residential area.* Their recommendations include dance music indoors only with speakers facing inward and sound dampening on the interior of the building and outdoor ambient be low level music with speakers facing in. Staff recommends following the recommendations of the sound study. The sound study includes a decimal level, which can be measured. Key recommendations include following the sound study recommendations, hours of operation, maximum occupancy, fence installation, property survey, and following the elevations, parking, concept plan, etc. If approved, a new subdivision will need to be created and any current CC&R's vacated.

Nestor Gallo noted a normal conversation is 60 decibels and a lawn mower can produce 90 decibels. Stations were set up 100 feet from the home and the loudest it got was 82 decibels. Anything above 85 decibels is noticeable.

Dave Tuckett noted the police officers have measuring equipment for sound.

Applicant Presentation:

Kim Eaves stated in December this project was brought to the city council to change the zoning for the entire city to add reception centers, which was voted in favor. They then went forward and have addressed all the issues. The Nebo School District is excited to have their property made into parking; and through an agreement, the District can use the parking area. They are following the

recommendation of staff for parking and are willing to add parking if needed. The event center will face public and commercial property, and their rental will be eliminated. The private home will no longer house their large toys. They spoke to as many neighbors as they could within 500 feet. Fourteen neighbors sent in letters indicating they were for the event center or neutral. Three were against the event center with issues such as parking, liability along the creek and properties, noise, traffic concerns, and safety for students. The principal at Park View Elementary and the District don't have a problem with the event center and want to remain neutral. They spoke to long-standing Payson residents because they don't want to do something that is bad for Payson. Everyone felt it was a good thing. They also spoke to the residents who live around the Clarion, and they sent in letters that they don't have issues. Student safety will be improved by the additional parking stalls. A fence will be installed along the east side of their property. A third-party company conducted a sound study and determined the sound levels based on their study/recommendations will not be outside the normal levels in a residential area. The current event speakers faced the east home-owners, and this will be changed, which drastically improves the sound for those homeowners over the current situation. They are willing to extend the sidewalk, curb, and gutter along 100 East to 300 South, which will be a functional and aesthetic improvement to the city. This is a beautiful quiet area, and they want to improve the neighborhood by finishing off the corner and three vacant lots. With ownership of the three lots for parking, the City will receive property taxes as well as sales tax from events and business license revenue. Revenue from other businesses performing services at this venue will also generate revenue. They will be contracting the building of the Event Center as much as possible to Payson businesses and utilize the services of local florists, greenhouses, photographers, cleaners, copy centers, caterers, etc. They will also provide full and part-time employment opportunities for local students and residents. She appreciates her neighbors and wants this to be an improvement and positive for Payson.

Council Discussion:

Councilmember Christensen viewed the property and talked with the Eaves. There were a lot of concerns from neighbors regarding parking, noise, etc. stipulations of approval. He would like to see parking encompass all three of the south lots with access from 100 East; he likes the hours of operation from 9 a.m. to 10 p.m. Anything decided at this time will solidify those rules and regulations for future owners.

Mayor Wright views this as a positive project.

Councilmember Hulet stated he wasn't on the City Council when the neighborhood commercial overlay was approved. This is a tough one because the code specifically addresses event centers in neighborhoods and this location. It's difficult to go back and say no at this time. If allowed, there needs to be conditions. The parking access should be off 100 East. He questioned if "no parking" signs could be installed in certain areas such as along the Bott house. There needs to be a fence on the east side between Fullmers and Fords, which is designed to work for them and neighbors. The hours of operation need to end by 10 p.m. Dancing should only be indoors. Outdoor speakers and lighting are to be directional and faced away from residential properties. The Neighborhood Commercial Overlay language errs on the side of residential. He doesn't consider parks and schools commercial. This area makes sense for an event center because there isn't a lot of houses around it, but other areas may not make sense.

Councilmember Welton noted that Kim Eases mentioned they could put up signs that say "no event parking". He questioned if the event stops at 10 p.m. or cleaned up is done by 10 p.m. People are

getting in cars and leaving at 10 p.m.; most event centers close a 9 p.m. He thanked the Eaves for being very professional; they have gone above and beyond in reaching out to neighbors and studies. Everything he has seen with the Eaves has been top notch and well done. His main concern is noise.

Councilmember Hulet noted the event ends at 10 p.m. and then clean up.

Councilmember Christensen questioned cutting off the event at 10 a.m. or just outside. He knows people would like to voice their concerns but it was done at another meeting.

Daniel Jensen there have been changes proposed by the Eaves. If allowed then only on proposed changes. Comments forwarded to the city council and PC minutes in packet. needs clear recommendations.

MOTION: Councilmember Christensen – To allow for public comment on changes to this project since the original posting. Motion seconded by Councilmember Hulet. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

Public Comments:

Wesley Bott stated the changes don't really alleviate their concerns as far as the impact on the area; a pretty picture has been painted. There is significant impact on what the neighbors appreciate in the area such as the quietness. It will increase traffic and have a larger impact than presented. A significant return brings a significant impact. He likes the area the way it is. It will be a poor precedence to other residential areas with commercial properties moving in and interrupting the residential feel. He questioned where his family would park if no parking signs are put in front of his house.

Alease Bott stated it shouldn't be her responsibility to make sure people aren't parking in front of her home during an event.

Barbara Walton stated her parents are the Fullmers and they just don't want to see the change. All the neighbors said no, not just some. This is just the beginning and other items may come forward. Residents are having problems with the pickleball courts and its noises. She questioned who will make sure this will all go along as planned. Problems come up, and people want to be nice. It's not good and said no. Now it sounds like it will happen anyway when the majority said no.

Jo Lynn Ford stated she is opposed to the event center. If it passes, her concern is they own a little bit of property on the east side of the creek so there will need to be a way to fence through the creek. She has had their home-owners insurance take a look at fencing who said it needs to be a substantial six-foot fence. She questioned the height of the fence. There is a quiet nature in the neighborhood, and this changes the quiet neighborhood. They have a beautiful lot with an enchanted forest in the back.

Destiny Hansen stated she has lived in Payson for 20+ years and her children went to Park View Elementary. Drop off and pick up at Park View Elementary creates a lot of cars and a lot of kids. The parking in the empty lots would be a great help to the congestion in the area. There is never enough parking for the band concerts and Payson festivities. The Eaves have always allowed people to park in their back yard. The Eaves already have these events at their home so have it face a different direction, allow a place for these events, and keep the revenue in Payson. She understands some neighbors will be affected, but the Eaves are doing a lot to alleviate those problems.

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

MOTION: Councilmember Christensen – To approve the NC-1 Neighborhood Commercial Overlay at 355 South 100 East to allow an event center and associated parking to be constructed with the following limitations applied to the deed; 1 – that they follow the sound study recommendations, 2 – hours of operation are from 9 a.m. to 10 p.m., 3 - to limited the maximum occupancy to 150 people, 4 – a fence of six feet or higher be installed on the east property line from the north property line to the south property line (400 South) addressing any visibility at the street, 5 – a property survey to be completed, 6 – follow the elevations and parking concept plans, 7 – have the parking exit on 100 East to minimize the effect on residential homes, 8 – no outside dancing, 9 – any lighting be directional lighting away from residential, and work out a mutual use agreement for adjacent public property. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
No	-	Doug Welton
Abstain-		Linda Carter

5. Resolution – Development agreement for Villages at Arrowhead Park, Plats I and J (8:40 p.m.)

Staff Presentation:

Jill Spencer stated the preliminary plan and final plat were approved for Plat I (phase 9) and Plat J (phase 10) a couple months ago. The development agreement has been prepared consistent with that approval. Recent discussions with staff and the development team has brought some changes and additions. Fieldstone Homes will be purchasing Plat I and Richmond American will purchase Plat J. Fieldstone Homes would like to provide some outdoor living area that could be fenced off and utilized by the lot owner for playground equipment, pets, etc., which will be added as an exhibit to the agreement. All single-family homes will face open space with a private drive along the back to access the garages. To alleviate obstructions with garbage can placement, there will be pads poured by each garage for garbage can use. The remaining areas are common areas. Additional language has been added on when infrastructure, roadways, and landscaping is to be completed, which may be at building permit or certificate of occupancy. Most of these units will be built without a basement or habitable space below finished grade so the foundation drains referenced in the geotechnical study would not be required in these cases. The section regarding SESD under electrical considerations has been removed, and the project will be served by Payson Power. The blanks in residential design have been completed. Fieldstone Homes and Richmond American requested the garages be 19-feet wide and 20-feet deep measured from the inside wall, which is a change from 20-feet wide. Fieldstone Homes designed new product for this development including specific design standards, size of structure, and farm-style housing theme. Language has been added that they can use 100% cement board without the requirement of brick or stone. However, any stucco used on the exterior walls would require incorporation of stone, cement board, or another material for variation in materials. Elevations or color renderings have been provided and will be attached to the agreement.

Landscaping and fencing will be completed in phases instead of per unit, which is similar to other developments in the city. Fencing is not required but may be installed for the outdoor living areas, and “white” has been removed so fencing could be other colors. The performance bond includes an engineer’s estimate for the landscape bonds. The language “at least 30 days” has been removed from assignment because of current negotiations. The Richmond American product has variation in color and material and continues to all four sides of the building. The Fieldstone product includes cement board horizontally and vertically.

Matthew Scott noted there will be different color schemes for the buyers to choose from.

Matthew Loveland noted Fieldstone has a color scheme pallet with blues, grays, whites, greens, and reds.

Jill Spencer concluded there may be some additional legal review, which shouldn’t be substantive. The applicant is requesting the agreement be approved upon legal review and any substantive changes be brought back to council.

MOTION: Councilmember Welton – To approve (resolution) the Development Agreement for Villages at Arrowhead Park, Plats I and J, contingent upon legal review. 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

6. Resolution – Amendments to the deferral agreement for Intermountain Nutrition located at 1851 West 200 South (9:12 p.m.)

Staff Presentation:

Daniel Jensen reviewed the proposed amendments to the Intermountain Nutrition deferral agreement. Deferrals included culinary water, pressurized irrigation, and sewer but not curb, gutter, and sidewalk. The applicant is increasing the building expansion from 42,000 to 58,000 square feet, and parking requirements are met. The Utah County Health Department approved the change noting the septic tank will still accommodate the expansion. Triggers to install infrastructure include future land use applications or building permits on site, subdivisions or building permits on land adjacent to the property, a sewer line within 300 feet, or at the city’s discretion given in writing. The decision is whether to allow the current deferral agreement to be applied to the new building permit of 58,000 square feet.

Applicant Presentation:

Ryan Gledhill stated the permit change is for extra warehouse space so there is no additional impact on the current septic system. He has been working closely with Joe Spencer to be included in the first PID and will grant easements up the west side of the property to Utah Avenue. It will be a short-term fix to get through the next year and then attach to the sewer. He is planning a pretreatment plant on site so there are not problems with the sewer. He currently has about 275 employees with two shifts

of 10 hours ending at 11 p.m. This expansion will alleviate the need for the trailers on the property and improve efficiency.

Council Discussion:

Councilmember Hulet stated he is okay with the additional square footage without adding additional stipulations.

MOTION: Councilmember Hulet – To approve (resolution) the Deferral Agreement for Intermountain Nutrition as presented. 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

7. Ordinance – Amendments to the Payson City Code Title 19, Zoning Ordinance, including Appendix A (9:25 p.m.)

Staff Presentation:

Daniel Jensen noted from the previous discussion, he has identified all the conditional uses in the City, which hasn't been discussed by staff. He did a complete overhaul of the conditional use section at the request of the Planning Commission. This has brought up the concern of how it relates to other conditional uses. The previous discussion also included expanding to asphalt batch plants and caps on the size of plants. He feels the current uses listed as conditional can be addressed with the proposed overhaul of this section and additional cleanup. The applicant's proposal is to amend Appendix A to allow concrete batch plants as a conditional use in the I-2 Heavy Industrial Zone. The applicant then wants to expand the current batch plant to the west. The proposed language addresses noise, dust, landscape buffers, fencing, setbacks to residential, vehicular routes, site access, utility system improvements, and off-site improvements. Lingering questions include hard cap on size, dry mix verses wet mix, asphalt plants, and whether general/specific criteria are sufficient.

Council Discussion:

Councilmember Hulet asked that staff look at language for towing services and impound and expand the language for slaughter houses and the height of towers. He is okay moving forward with concrete batch plants.

Councilmember Welton stated a concern with approving these ordinance changes and then the applicant feels the changes were made with their project in mind.

MOTION: Councilmember Hulet – To approve (ordinance) the amendments to Title 19 Zoning Ordinance and Appendix A with the stipulation that it comes back to council in six months to address any conditional uses that might need to be beefed up. 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
No - Doug Welton

E. ADJOURN TO REDEVELOPMENT AGENCY

1. Public Hearing – Amendments to the Fiscal Year 2020-2021 Budget

There were no budget amendments to address.

F. ADJOURNMENT OF REDEVELOPMENT AGENCY

ADJOURN TO CLOSED SESSION

MOTION: Councilmember Christensen – To adjourn to 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

Character, professional competence, or physical or mental health of an individual

ADJOURNMENT OF CLOSED SESSION

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

G. ADJOURNMENT

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

The meeting adjourned at 10:45 p.m.

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