

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSIONS
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, July 15, 2020

CONDUCTING William R. Wright, Mayor

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

PLANNING COMMISSION: Kit Morgan, Kirk Beecher, Kathy Marzan, Blair Warner,

STAFF PRESENT David Tuckett, City Manager
Mark Sorenson, City Attorney
Cathy Jensen, Finance Director
Kim E. Holindrake, City Recorder
Brad Bishop, Police Chief
Scott Spencer, Fire Chief
Travis Jockumsen, Public Works Director/City Engineer
Nestor Gallo, Development Services Director
Jill Spencer, Planner
Daniel Jensen, Planner II
Janeen Dean, Community Events Coordinator

OTHERS Trent Beasley, Adam Harward, Brian Gabler, Jonathan Beisinger – Clyde Companies, Bill Gammell – Clyde Companies, Ken Berg

William R. Wright, Mayor, 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 (5:00 p.m.)
1. Discussion regarding Villages at Arrowhead Park

Staff Presentation:

Jill Spencer stated the developer wants to implement some changes to the development to address some of the concerns brought up at the work session back in May. The overall layout approved to date includes 50 single-family lots and 80 townhomes phases 1-4, 85 single-family lots in phases 5-7, future development in phase 8, 43 single-family lots and 48 townhomes in phases 9 - 10. And 90 condominium units in phase 11 for a total of 396 approved units. The total number of approved units for this development is 654, which was approved with concept 12. This leaves 258 units available for development. The developer would like to increase the single-family lots in phases 5 – 7 to 132, which is an increase of 47 lots. The Development Review Committee (DRC) has reviewed the increased number of units, lot sizes, driveway design, reduced setbacks, and housing product. Other suggestions/concerns included reduction of street widths to support extended driveways, increased traffic on two-points of access, and address location of public/private utilities.

Developer Presentation:

Trent Beasley stated the annexation agreement and specific plan were solidified in 2003. The approved density included 135 single-family detached homes, 266 townhomes, 144 urban town rentals, and 109 condos for a total of 654 units. Moving forward, they learned a lot and determined that it would be better to move some of the high density to another location. Their proposed/current product mix includes 321 single-family detached homes, 80 townhomes, 74 twin homes, 89 urban town rental, and 90 condos totaling 654 units. Some builders asked for small lots to build their 30-foot product, which was a determining factor for the change. There is a master home-owners association (HOA), and then each of the neighborhoods will have an HOA under the master association. To address the redlines, they have included a variation in front façades, driveway length, utility layout, on-street parking, headlight issues, full five-foot sidewalks, six-foot planters, green space, wetlands, and trails. The variation in the front façade addresses the builder required variation as well as staggered elevations are required. There are varying sizes of building envelopes to accommodate a minimum 20-foot driveway and new porch forward designs. Ninety-eight of the 132 lots will accommodate a 22-foot driveway minimum. Setbacks are 14-foot minimum front, 5-foot side yard, 15-foot side setback on corners, and 20-foot rear year setback.

Brian Gabler reviewed utility layouts on the narrower lots with water and pressurized irrigation laterals coming in at one property line and power and communication coming in at the other property line. Driveway locations would be locked in to accommodate the sewer lateral. He has designed many of these development in Utah County and Salt Lake County.

Nestor Gallo brought up possible lateral issues with window wells, underground utilities, and foundations. He questioned if these conditions would be spelled out in a document and signed, and enforceable by the building official. From previous review, it was concluded that this area needed foundation drains as well as the collection pipe for the draining water. The Earthtec Engineering memo from last year addressed adding foundation drains to address flooding, which needs to drain to the wetlands or an approved system. He questioned if this will be addressed and enforceable by the building official. This is another pipe with manholes for building basements.

Trent Beasley stated they are open to discussion as in previous phases and have confidence in the builders chosen. In this case, each buildable of area will be developed by one builder with a grading and drainage plan. Many of these will not have a basement, and they are not planning an overall drainage system.

Jill Spencer stated foundation drains needs to be included to the list to be addressed.

Trent Beasley continued each unit has a two-car garage and driveways capable of parking two vehicles. The Master HOA will have a \$100,000 annual budget to take care of the master landscape areas, trails, and boardwalks; and will control HOA issues such as parking over sidewalks, etc. If garages are used appropriately, there are four off-street parking areas per unit. Fire hydrants will be located in areas not ideal for parking. Units have been moved because of headlight concerns. There is over 7 acres of green space and 1.5 miles of trail including the wetlands boardwalks. There is 5.42 acres of wetlands. Their intention is to meet the demands of the market. The price point here is the same as phases 1 through 3.

Council Discussion:

Councilmember Hulet stated there are a lot of sales for the smaller lots. He likes the concept and the single-family detached units even though the lots are smaller. He is okay with proposal.

Mayor Wright stated the biggest concern was the parking issue, which has been addressed with on-street parking and longer driveways for trucks. He likes the additional single-family detached units.

Councilmember Hiatt is concerned with the long blocks with no streets connecting through in phases 5 through 7, which was discussed two weeks ago. She would like these concerns and the DRC items addressed before moving ahead. She like the proposed current product mix.

Councilmember Carter likes seeing additional detached homes. She agrees with additional road connection and hopes all the houses aren't the same color.

Councilmember Christensen would like larger lots but doesn't see a problem with the proposal.

Commissioner Beecher likes the proposed product mix; it's a good balance of what's out in that area.

Commissioner Warner agreed. Like more single family and appreciate the other concerns that have been addressed.

Mayor Wright stated that's a pretty good consensus for the proposed current product mix with the exception of the road.

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

Prayer offered by Doug Welton.

Pledge of Allegiance led by Brett Christensen.

C. CONSENT AGENDA

1. Approval of the July 1, 2020 City Council Meeting Minutes
2. Resolution – Agreement with Mountainland Association of Governments for nutrition services

MOTION: Councilmember Hiatt – To approve the July 1, 2020 Council minutes and the resolution for the agreement with MAG for nutrition services. 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

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum (6:09 p.m.)

No public comments.

2. Staff and Council Reports

Staff Reports

PUBLIC WORKS – Travis Jockumsen stated the Maintenance Department has been distributing new fuel cards and verifying insurance on all vehicles and equipment. The Water Department went up to the lakes with representative from the State dam safety and are working on a few water leaks and patching. The Sewer Department is finishing up with cleaning the lines in Woodland Hills. The Power Department has been working on getting the industrial substation up and running with new equipment and replaced a line by Café Rio. The Streets and Storm Drain Department are getting ready to start the box culvert by Walmart in the Dry Creek Channel. Slurry seal on roads is being addressed. The plan to mill American Way is still on because the sewer will be run along the tracks.

DEVELOPMENT SERVICES – Nestor Gallo complimented Jill and Travis for getting 3 of the 4 city projects funded by Mountainland Association of Governments. The funded projects included the traffic signal at 600 North and Main Street by McDonalds, the traffic study for the overpass extending 800 South to the west, and the bus pullout at Main Street and SR-198. The unfunded project was road improvements on SR-198 and 1900 South by the Springside Meadows Subdivision. He is working on the sewer design for Red Bridge Village and MTECH, which will be done by the end of the week. The bid documents are ready for the new baseball fields, which go out to bid tomorrow. He is on the committee studying the possibility of UTA extending FrontRunner, bus rapid transit, or some other form of transportation to Payson, which will be completed by September 2021.

ADMINISTRATION – Dave Tuckett stated today is Mark Sorenson's last day. He thanked him for his service over the last 10 years, for his professionalism, and work for Payson City. He wishes him well in his retirement.

LEGAL – Mark Sorenson stated it has been an honor to work for Payson and to help the citizens. It has been a really good career.

POLICE – Chief Brad Bishop reported August 11 is National Night Out. The hospital is doing a movie for its employees August 11 through 14. Softballs have been landing at Greenridge Apartments from the ball park. One resident had 15 balls in their yard so the nets will be put back up. The Department has been helping with traffic counts at 1700 West. It's a busy street posted 25 mph, and the average speed was 32 mph. They have recommendations on road improvements and to install some radar speed signs to alleviate some of the resident concerns. Thirty-six percent is the heavy trucks. About 95% of the speeding is passenger vehicles and not commercial vehicles. They also worked on 1100 West during the lunch period. So far in July, there has been 34 arrests, 65 offenses, 34 citations, 49 violations, 568 calls for service, 1 DUIs, 42 traffic stops, and 12 traffic accident.

FIRE AND AMBULANCE – Chief Spencer stated fire and medical services have been active especially last weekend. Utah Avenue was shut down Monday for about six hours for a gas line leak. The Fire Department helped Goshen with its wild land fire. He hopes July 24th will be quiet.

Council Reports

Councilmember Hulet stated thanked Mark Sorenson for his 10 years of service.

Councilmember Carter thanked Mark Sorenson as well, all the city employees, and Chief Bishop and the police force. She loves and appreciates all our officers. The band concerts start this Sunday, July 19.

Councilmember Christensen stated Greg Madsen held a BBQ to boost moral for the Golf and Parks Departments. He asked all departments to check and have fire extinguisher in every vehicle. The Salmon Supper needs additional advertising. He learned about frisbee golf, and it was very interesting. Payson has a popular frisbee golf course. Signs are needed at city pavilions to post reservations. Illegal dumping in dumpsters still needs to be addressed.

Councilmember Hiatt thanked Chief Bishop and the police officers for being at the protest and keeping it calm; there were no problems. She thanked the Fire Department for their work. She wished Mark Sorenson the best in the future and a fun time for rest of his life. She thanked Nestor Gallo for helping, protecting, and keeping the city going as well as the Development Services staff.

Councilmember Welton reported July 4th is one of his favorite holidays. Some residents were upset that the City allowed a protest on July 4th. The Constitution of the United States allows for freedom of speech. The attorney's looked at it and the only way to deny the protest was to have a city event on the same day. So, the City wasn't able to restrict the event to a different day. He is a big proponent of the Constitution and all of our freedoms. He gave a shout out to the young people in Payson who saw a problem, got together, and talked about it. It was peaceful and local. He appreciates the police officers; we love our officers. He is grateful for them and all their work. He thanked the citizens around the county who attended the protest. He was impressed with their leadership; they were a visual deterrent to make sure the City was safe. From an independent standpoint, it was a great experience. He would like to have discussions and updates on the sewer projects. He appreciates all the employees and great residents, and encouraged all to be nice.

Mayor Wright stated thanked Mark Sorenson for his work and service for Payson. Goshen was very thankful for the help from the Payson Fire Department. He thanked the police and Chief Bishop for all their hard work in preparation of the protest demonstration; he's thankful it could happen. He thanked all the departments who participated in helping during the demonstration. He would like a copy of all the agencies who participated. He appreciates all the work being done by all in the city employees and citizens. We have a good community.

3. Scout Attendance Certificates

No scouts present.

4. Discussion regarding City Branding (6:41 p.m.)

Councilmember Hulet reviewed the branding rollout, which will be September 12, 2020 for staff and September 19 for the public at Memorial Park between 1 and 3 p.m. Payson Utah - Home to Adventure will include all types of adventure including outdoor, culinary, business, festivities, people, and education. Starting in August, there will be a scavenger hunt through Eventzee with many events listed such as taking a picture at Fore Bay, a video at Gladstan Golf Course, a picture at Payson Lakes, etc. To get people interest, the grand prize is a side by side from Rocky Mountain

ATV. There will be a service project to beautify Payson along with a beautification committee to promote beautification. Then there will be a kickoff event at Memorial Park where the branding video will be shown the first time along with the logo and the side-by-side winner will be announced. There will be booths and displays of all the types of adventures, food trucks, and live music. Branding signs will be put around town. The movie will then be shown at Stadium Cinemas, on the city's website, and used as a recruiting tool.

Mayor Wright noted the City has some flags connecting Utah Valley University, Payson High School, and Payson City. He thanked Councilmember Hulet who has worked very hard on this with a lot of hours.

Councilmember Welton stated other companies in the City could donate for other prizes.

5. Discussion regarding City Celebrations (7:00 p.m.)

Dave Tuckett stated staff has been working with the Utah County Health Department. The Salmon Supper is moving forward with limited tickets. Participants will be encouraged to get their meal and take it home.

Janeen Dean stated the Utah County Health Department will allow the City to serve 3,600 people, which is 400 people every half hour. There will be no entertainment. Ticket sales opened two weeks ago and are only available on the city's website. Advertising is with Payson Chronicle, Serve Daily, Facebook, and the city website. People will enter on 300 South and cannot enter the park until their time. Everyone will need to wear a mask. If anyone has COVID symptoms, they can't enter the park. Tables will be six feet apart and covered with plastic.

Councilmember Welton suggested putting a sticker with the new branding logo on every take-out box.

Janeen Dean reviewed the Onion Days celebration. There will be no carnival, basketball tournament, dance, fireside, and children's carnival. The parade option is to have a non-moving parade with people driving past to view. The hospital will not have the concert. The booklet will be on line.

Discussion that people are expecting less of a celebration this year. To have masks for sale for those who don't bring one. Discussion regarding the parade and different options. Fireworks could be done in two places or bigger fireworks could be used so they are seen further away. The waterslide at Peteetneet can occur with ticketed times, but the water wouldn't be treated like the swimming pool water.

E. ACTION ITEMS

1. Public Hearing – Vacation Payson Meadows Subdivision, Plat A, Lots 12 and 13 including public utility easements and creation/approval of the preliminary and final plat of Payson Meadows Subdivision, Plat B, along with new easements located at approximately 1230/1235 West 1000 South (7:40 p.m.)

Staff Presentation:

Jill Spencer reviewed the proposed vacation of two lots and the creation of the new plat. This plat amendment and the proposed Iron Horse Subdivision converts the 1000 South cul-de-sac to a through street for connectivity. Utah code requires notification to affected entities prior to the amendment because of utilities, which no responses have been received. The reconfiguration will vacate the old utility easements and create new utility easements.

Discussion that the new grid ordinance addresses the issue of dead-end roads being stubbed for future growth. The Iron Horse Subdivision deals with the three city-owned lots on 1130 South.

MOTION: Councilmember Welton – 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 comments.

MOTION: Councilmember Carter – 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.

MOTION: Councilmember Hulet – To approve the vacation of the Payson Meadows Subdivision, Plat A, Lots 12 and 13 including public utility easements and approval of the preliminary plan and final plat of the Payson Meadows Subdivision, Plat B, with new public utility easements. Motion seconded by Councilmember Christensen. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

2. Ordinance – Amendments to the Payson City Code Title 19, Zoning Ordinance, including Appendix A (7:50 p.m.)

Staff Presentation:

Daniel Jensen reviewed the amendments to Title 19, Chapter 19.13, Conditional Use Permits, including Appendix A. Appendix A includes the various land uses throughout the City and whether permitted or conditional. An applicant is proposing that concrete batch plants be allowed as a conditional use within the I-2, Heavy Industrial Zone. The Planning Commission reviewed the amendments, felt this use would be best as a conditional use, and would be best in the I-2 Zone. The current batch plant was operating in the county and then annexed into the City as a legal non-conforming use. The applicant would like to expand the existing plant to the west, which would require a zone change. The General Plan calls for high density nodes on the north and southwest, possible UTA FrontRunner, educational facilities (UVU Campus), and city utilities. Section 19.13 was completely rewritten. A conditional use permit is a permitted use but can be more impactful than a typical use. It's an administrative process, which could be approved by staff, but staff felt there should be a review by the Planning Commission. The Council acts as the appeal authority. The standard review is fact based. The role of staff and Planning Commission is a review to identify impacts and mitigating steps. The public is allowed to attend the meeting, but it is not a public hearing.

Factors an applicant and land use authority should, at a minimum, consider include the following:

- fencing, screening, and any visual blight or glare,

- landscape buffers and setbacks especially between dissimilar uses and zones,
- lighting and light shielding,
- restrictions on hours of operation,
- measure to reduce noise, pollution, debris, vibration, and smell/odor,
- impacts on and improvements to roads and streetscape, trails, curb, gutter, sidewalk, and vehicular circulation including turn lanes, pedestrian access, bike infrastructure, or any improvement necessary to maintain the desired level of service,
- crowd management and circulation,
- emergency vehicle access,
- utility impacts and capacity including sewer, culinary water, pressurized irrigation water, and storm drain,
- compatibility with surrounding structures in terms of use, scale, mass, and circulation,
- impacts on adjacent properties and neighborhood at large, and
- other impacts on city systems.

The conditional use can only be denied if the applicant doesn't take care of the approved mitigating measures or if there is no way to mitigate detrimental impacts, which is rare.

Language added includes the following:

- Due to the potential for noise, dust, and pollutants, the land use authority shall consider the nature of surrounding properties and shall require landscape buffers, fencing, and setbacks as appropriate. Landscape buffers may include a minimum number and size of trees, to better reduce the impacts on neighboring properties and shield the view of the batch plant from the public.
- The city engineer shall review and make a recommendation regarding the vehicular routes commonly traveled by commercial trucks accessing the batch plant and determine whether the streets are adequately designed to accommodate the travel.
- The city engineer shall review access to and from the site to determine the impact on city streets and recommend actions to reduce damage to city streets from vehicles exiting the batch plant.
- The Public Works Department shall review the site and make a recommendation as to whether municipal systems are sufficient to accommodate the batch plant.
- If the street design, access, and/or utility systems is/are inadequate, the application may be denied. An applicant may take curative measures by providing off-site or system improvements to better facilitate the use.
- No portion of a batch plant shall be within 100 feet of an existing single-family home. If any part of the batch plant is within 500 feet of a residential property, or a property zoned residential, a landscape buffer of at least 10 feet wide shall be required. The applicant is responsible to provide a landscape plan that shows how the proposed vegetation will effectively shield the business and the impacts from the residential properties.

Lingering questions include hard cap on size, dry mix verses wet mix, asphalt batch plants, and sufficient general/specific criteria. The proposal is to allow this as a conditional use in the I-2 Zone, there have been no outstanding violation, and it is a good business.

Council Discussion:

Mayor Wright stated the current concrete plant has not proved to be a threat to the health, safety, and welfare of residents.

Councilmember Hulet would like to see the list of all the conditional uses in the City before approved because this is being totally rewritten. Some uses may need to be changed because of how the ordinance is being changed. Now Farris Ice Cream wouldn't come to the City Council. Changing the code affects all conditional permits.

Daniel Jensen clarified any change to the ordinance doesn't affect a current conditional use permit unless it violates one of the conditions in State Code. A conditional use permit can be denied if it is one of the bonified reasons in State Code and mitigating steps can't be identified. Appendix A needs future cleanup. The ordinance has A-typical uses that need to be moved to conditional uses or not allowed in a zone. Any conditional uses listed in Appendix A would follow the new conditional use permitting process. There is a broader scope of review needed to determine the impact on current conditional use permits. The current ordinance required a public hearing, review by the City Council, and ambiguous language as to whether it was a legislative review. The proposed code follows more closely the State Code with substantive changes to process, standard of review, duration, and case of violation. The City Council is in charge of determining what is on Appendix A, what uses are allowed as permitted or conditional, and what uses are not allowed, which are legislative actions. A use that isn't wanted and a use that can't be managed are two different scenarios.

Nestor Gallo noted that concrete batch plants are regulated by the Department of Environmental Quality and Division of Water Quality. He verified with the State that this batch plant has been inspected many times and had no violations or corrective action notices.

Councilmember Welton stated first the City needs to be compliant with State Code, but he would like to see it cleaned up. Second, changes to Appendix A should be done following the code changes.

Jonathan Beisinger stated their intention has been presented, and their track record in Payson has been discussed favorably. Their intention is to commit to Payson City and improve their ability to provide concrete product needs in a way that is favorable to the community. They are very compliant and go above and beyond state regulations. They value being a good neighbor. They feel this additional batch plant will be a positive contribution to the community, and the City benefits from the tax revenue.

Bill Gammell stated the Payson batch plant location makes the price of product more economical for Payson.

Councilmember Christensen questioned with future residential growth to the east if dust becomes an issue, will the barrier be required later.

Daniel Jensen clarified that if a development/resident encroaches, the restrictive ordinance applies against the development/resident. The City will need to take a close look at the distances with rezoning applications.

Councilmember Hiatt questioned if other city ordinances have been checked for batch plants and how many are actually in cities. She is concerned with dust problems and crops, which needs to be addressed.

Jonathan Beisinger stated there is a batch plant in in downtown Salt Lake City and one in the heart of Orem, which isn't uncommon to be in the center of a city. A major reason for the extension of the plant is redundancy so maintenance work. There is enough demand to keep both plants operational.

Daniel Jensen recapped the discussion to look at impact on agriculture, county zoning, address other conditional uses and A-typical uses with Appendix A, and conditions relating to concrete batch plants in other city codes.

MOTION: Councilmember Welton – To table to the next council meeting. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

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

3. Resolution – Agreement with Central Utah Water Conservancy District (CUWCD) for reimbursement to CUWCD for installation of infrastructure (8:55 p.m.)

Staff Presentation:

Dave Tuckett stated this agreement memorializes the understanding that CUWCD will upfront the project costs to install city infrastructure with no interest to the City It will be good to get the work done with entire CUWCD project.

MOTION: Councilmember Christensen – To enter (resolution) into an agreement between Payson City and Central Utah Water Conservancy District regarding advanced funds and reimbursement for constructing street and facility improvements along the alignment of the Spanish Fork-Santaquin Pipeline Utah Lake System. 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

4. Resolution – Support of the Payson City Police Department (8:57 p.m.)

Staff Presentation:

Mayor Wright stated other communities have adopted a resolution such as this and felt it would be advantageous to go on record with support for the Payson City Police Department.

MOTION: Councilmember Hiatt – To accept the resolution letting the Police Department know we support them. 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

F. WORK SESSION

1. Discussion regarding the TS-O Overlay (9:00 p.m.)

Ken Berg reviewed a map of the Red Bridge area. Since the last meeting, he met with staff, reviewed the parking study, looked at the existing TS-O ordinance, and addressed what modifications need to be made to address some of the concerns. The map shows the orientation of 800 South with the proposed flyover of the Red Bridge Development. North of the intersection, it shows a multi-node transit area, which has the potential for a future FrontRunner station, bus rapid transit area, and local busses area. This creates a transit hub with the associated initial phase of parking shown to support the transit station. The map now shows the MTECH campus location by pushing it to the southeast corner of this intersection with supporting residential uses surrounding MTECH. The parking study shows actual numbers to the existing TS-O Ordinance including visitor parking and how sensitive current parking is to the code. In developing their plan, they did a real estate market study to see what the mix should be in studio, one, two, and three-bedroom apartments. The current ordinance requires one space per unit with one-bedroom and studio apartments. Then it's half a space for each additional unit up to two spaces. Three bedrooms requires two spaces and two bedrooms requires 1.5 spaces. If the TS-O was applied, the current parking requirement is 1,553 spaces in just the residential component. The current TS-O ordinance, Section 9, Parking Requirements, addresses parking requirements. Paragraph 12 says City Council and Planning Commission reserve the right to add additional parking as they see fit. The existing ordinance has enough wiggle room that it's perfect for these situations. Then one space was applied for every four units for visitor parking, which added 300 parking spaces to the plan. He is hesitant to lay things out without a working code; he is looking for a code to work with.

Council Discussion:

Councilmember Christensen stated he likes that MTECH was brought to the hub and isn't an afterthought. 800 South is now an east/west corridor. This is the first time someone has explained the parking ratio based on the number of apartments/bedrooms. In New York you have to buy a parking stall. Here, people can park along the roads. His concern is not wanting that spillover to cause problems elsewhere. The Council needs to find the balance to make this a success for years to come. It's the epitome of the cart before the horse. It won't all build out in one year, but UTA could come back saying your 40 years out. The number of parking stalls needs to drive the density.

Councilmember Hiatt has concerns with single people living together with each living in one bedroom and having a car. She would like to see the staff have time to review it all.

Mayor Wright stated that UVU is finding that on a consistent basis there is 100 to 150 open parking spaces and this could have the same affect.

Councilmember Welton noted something to consider between UVU and Payson, currently there is no real public transportation system in Payson so people will still need a car.

Councilmember Hulet stated UTA will have a robust system whether it's FrontRunner or busses. He would like Ken Berg to meet with staff, crunch the numbers, and present to the City Council. The realm of the TS-O gives the City leverage farther down the road to get FrontRunner. The City needs to remember they are donating 13 acres to MTECH and creating a UTA station.

Jill Spencer stated that staff will continue to discuss/work with Ken Berg to address the barriers or limitations to allow this development to move forward and refine a new code to bring back to the City Council for approval. Staff sees the need for a new code; the TS-O was written for a high-capacity transit development. There are other items to address as well such as building setbacks. It all needs to be discussed with the Development Review Committee.

G. ADJOURNMENT

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

The meeting adjourned at 9:52 p.m.

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