

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, September 1, 2021

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Linda Carter, Taresa Hiatt, Brian Hulet, Bob Provstgaard, William R. Wright

PLANNING COMMISSIONERS: Kathy Marzan, Kirk Beecher, Warner, Tyler Moore (via Zoom)

STAFF PRESENT David Tuckett, City Manager
Cathy Jensen, Finance Director
Kim E. Holindrake, City Recorder
Jason Sant, City Attorney
Brad Bishop, Police Chief
Travis Jockumsen, Public Works Director/City Engineer
Jill Spencer, City Planner
Chris Van Aken, Planner II
Eric Jewell, Justice Court Judge

OTHERS Hunter Kesler, Michelle Lines – Chamber, Juan Rivas, Emily Morrill, Judge David Dahlquist

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 Hunter Kesler.

B. CONSENT AGENDA

1. Approval of the August 18, 2021 City Council Meeting Minutes

MOTION: Councilmember Provstgaard – To approve the minutes as recorded. Motion seconded by Councilmember Christensen. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The motion carried.

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No public comments.

2. Staff and Council Reports

Staff Reports

ADMINISTRATION – Dave Tuckett stated the city is working on additional Christmas lights and presented refurbished Christmas lights as an example. If the Council is in favor, staff will have them all refurbished, which may need a budget amendment. The PARC tax funds provided \$10,000 and the cost is about \$15,000 for them all. The City has received emails requesting the City Celebration be cancelled because of the rise in COVID and that Salem City has a spike from its celebration. He spoke to Mountain View Hospital, which is very full, but felt people can social distance and be with family because the events are outdoors. Nonintrusive signs will be placed stating if you can't social distance, masks are appreciated. The Hospital felt supporting the community and having the events are important. Hopefully, people will be as safe as possible. Staff found no facts verifying a spike with the Salem celebration.

COMMUNITY EVENTS – Janeen Dean thanked those who supported the Rock Concert in July, which was a huge success; and they are definitely coming back next year. The bands were great, and they loved the venue. The Salmon Supper was a great success, and she thanked everyone involved in the event. She is excited for the Onion Days Celebration, and the events are all full. Thompson Square is the band Thursday night, and there will be free popcorn and ice cream. The City received a huge grant from Governor Cox for the Thrive 125 Event celebrating Utah being a state for 125 years. The event is Monday night and includes BYU Living Legends, Paul Bliss the award-winning famous cowboy poet, Foothill Cloggers, and Ryan Schupe.

CHAMBER OF COMMERCE – Michelle Lines noted the Chamber is having its first cornhole tournament for the city celebration.

Council Reports

Councilmember Provstgaard reported he took the three-hour ranked choice voting class, which was very informative. He looks forward to using ranked choice voting. He looks forward to the City Celebration.

Councilmember Carter stated there isn't a time of year she enjoys more than Onion Days; it's a special time.

Councilmember Hulet congratulated Taresa Hiatt, Bob Provstgaard, Bill Wright, and Brett Christensen for being reelected because they are the only ones who ran for office. He and Mayor Wright met with MTECH and the Higher Board of Education that have plans for the building on 800 South. A committee ranks the buildings to be built in the State; and hopefully, the building in Payson will be ranked number 1.

Councilmember Christensen stated he is excited for the new Christmas lights on Main Street. He has enjoyed the flowers along Main Street. He noted complaints about the inability to turn on 800 South and Main Street when school is starting and asked staff to look into the matter. It's good to see people excited about the parade, but chairs are already being placed along the parade route. Dave Tuckett stated putting up chairs has caused some issues, but the City hasn't set a time limit. Other cities do have restrictions of 24 to 48 hours before their parades. Staff can look at this for next year.

Mayor Wright stated he, Karl Teemant, and Janeen Dean attended a recreation conference that noted 60 years of dedication of the Payson Band. He thanked the residents and appreciates their support.

3. Scout Attendance Certificates

No scouts present.

4. CTC: Mayor's Youth Recognition

Mayor Wright and Kim Lefler presented Mayor's Youth Recognition Awards to Emily Morrill, Payson High School, Juan Rivas, Payson Junior High, and Hunter Kesler, Mt. Nebo Middle School.

5. Chamber Business of the Month (6:30 p.m.)

Michelle Lines announced the Chamber Business of the Month is Lion's Pride Insurance. Tyler Moore stated the business started in Payson, and he's excited for this award. They love the community and helping families become their best. Kathleen Leavitt stated they are a health insurance company helping individuals and small businesses find insurance.

6. Swearing in of Eric Jewell, Payson Justice Court Judge

Jason Sant introduced Eric Jewell as the new Justice Court Judge, who has completed all the state training. He has since taken the bench in Payson as well as in Springville. Judge David Dahlquist, who served as the Payson Justice Court Judge for 13 years, will conduct the swearing in of Judge Eric Jewell. This is ceremonial because the State has already sworn in Judge Jewell.

Judge David Dahlquist swore in Eric Jewell as the Payson Justice Court Judge.

Eric Jewell thanked everyone for coming. He thanked Mayor Wright for welcoming him to the city 10 years ago; he appreciates his trust in him and selecting him for the position. He thanked Judge Dahlquist for his years of service. He is a great example of treating everyone with kindness, fairness, and respect. He thanked his wife and family for their love and support. He thanked Amanda Baker for her assistance over the years. He thanked Emily Trafny as well; the court wouldn't run without her.

David Dahlquist stated Eric Jewell will do a marvelous job. Also, he and his wife are grateful to serve as the Grand Marshals this year. He hopes his 46 years living in the City has been something for good; he appreciates the honor.

D. WORK SESSION

1. Land Use and General Plan (6:47 p.m.)

Staff Presentation:

Jill Spencer stated this is one of many work sessions to address the growth, development, and implementation of the General Plan. The General Plan was adopted September 2020, which included changes to land use, a new strategic plan, and new utility plans. Citizen input was a big

factor in creating the final product as well as outside factors such as the market and regional influences.

Chris Van Aken stated steps are in place, and the City should follow those steps. The General Plan is formulaic and will run seamlessly if the City follows the formulas and plans. Density calculations guide utility calculations. If numbers shift, the whole equation is thrown off on a much bigger scale. Different areas of the City have different timelines for development. A smooth, seamless, systematic approach is needed with every step to achieve the goal. The process serves the end goal.

Review:

Factors to consider include:

- Development nodes are located around major transportation facilities and concentrate growth in areas most appropriate for high density projects, jobs, commercial services, transportation, etc.
- Preserving single-family neighborhoods is a goal heard throughout the process in order to accommodate growth while still being true to our roots.
- Infill development support is an important aspect of maximizing existing free space.
- Timing includes using annexations as a tool. Infrastructure should guide annexation timelines, not the other way around. The City needs to ensure utility capacity is available before annexing property. The City doesn't want to create a liability or reduce levels of service. Area specific plans help support the General Plan.
- Level of Service includes government services and staff resources.
- Solutions include balance all factors involved, decide on a common end goal and make sure the day-to-day process serves the end goal, and staff carries out the day-to-day processes that achieve the city's overarching goals. Let staff know how they can help.

Jill Spencer stated implementing the General Plan is a partnership of the staff, planning commission and city council. The City Council is elected by the public and appoints advisory boards to help carry out the goals of the General Plan. If these groups disagree or are otherwise at odds with one another, discussion needs to take place to be on the same page. Frequent work session with staff, planning commission, and city council is a must. Staff is looking for input and an open dialogue as the General Plan is applied and annexations occur.

Discussion Points:

- Lack of curb, gutter, and sidewalk in a number of neighborhoods. The City doesn't seem to have much of a program of any kind. Developing infill lots is good with curb, gutter, and sidewalks installed, but the neighboring lots don't have the curb, gutter, and sidewalk. Curb, gutter, and sidewalk will require a lot of funding. The Federal Government is talking infrastructure, and there may be an opportunity for the City to get funds. Special improvement districts or a requirement when property sells could be used to install curb, gutter, and sidewalk. These concepts were discussed by the City in the 90's; but if put to a vote of the people, it would be defeated. Those who have it, don't want to pay for it again; and those who don't have it, don't want it. Many of the properties are rentals, the owners don't live in Payson, and don't want it. Affordability is a different issue. Providing the storm drain system is another issue related to curb, gutter, and sidewalk. Infrastructure needs to be addressed along with curb, gutter, and sidewalk especially in the older streets. The City needs to identify property that can't be subdivided. Properties that can be subdivided will get curb, gutter, and sidewalk when developed.

- Systems such as water, sewer, and pressurized irrigation can't handle additional connections as older areas begin to develop as infill and connect to those systems. The City needs to look at the whole picture, and answer who is on the hook to fund it. How does the City balance growth and not overburden the infrastructure?
- There are parts of the City where the sewer goes behind homes through the back yards. Sewer lines need to be in the front in the street for access.
- The City needs a plan in place. The planning Commission could start the process of planning and completing curb, gutter, and sidewalk throughout the City. It could be sent out for a study. The City can then determine funding via a special improvement district, CDBG funds, etc. CDBG funds are a resource but come as a cost. Kent Fowden, Streets Superintendent, has started this process. Quadrants of the City could be identified and prioritized.
- Impact fees can only be used for anything that has already been built, for replacement, or for rehabilitation.
- The City is currently working on a corridor study and environmental study for transportation. The transportation network is not complete in many areas.
- The General Plan identifies areas with old infrastructure so that study is done.
- Development should pay its fair share because development drives growth. Upsizing lines is still expensive. The City needs a true, equal partnership with developers. Many developers feel they have a better plan
- The City needs to stick to the General Plan unless amendments are needed. The General Plan is a living document; tweaking it may make sense but needs to be very thought out. The General Plan contemplated the financial side of infrastructure. Currently, high density is 70% of the housing requests. In the General Plan, nodes are in place for high density. Many developers will push for higher density, but the General Plan needs to be followed.
- Growth is coming, and the City needs to be as strategic as possible in order to have success in welcoming that growth.
- Staff would like feedback from the Council on how to better apply the General Plan and pursue the goals. The Council needs to know early on how a project doesn't comply with the General Plan.
- A third party needs to help update city ordinances to be specific to the General Plan. Possible resources include Mountainland Association of Governments, University Engineering Departments, and capstone projects.
- The City needs to look at another business park, additional commercial, and a plan for the LDS Church property (one of the nodes).
- Future work sessions will be scheduled.

E. ADJOURN TO CLOSED SESSION (8:00 p.m.)

MOTION: Councilmember Provstgaard – To adjourn to closed session. 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	-	Bob Provstgaard

1. Purchase, exchange, sale, or lease of real property

F. ADJOURN FROM CLOSED SESSION

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

G. ADJOURNMENT

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

The meeting adjourned at 8:10 p.m.

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