

PAYSON CITY  
CITY COUNCIL MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, October 20, 2021

CONDUCTING Brian Hulet, Mayor Pro Tem

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

EXCUSED: William R. Wright

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

OTHERS David Gardner

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

Brian Hulet, Mayor Pro Tem, 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 Dave Tuckett.

Pledge of Allegiance led by Linda Carter.

B. CONSENT AGENDA

1. Approval of the October 6, 2021 City Council Meeting Minutes
2. Resolution – Appointment of members to the Economic Development Board

**MOTION: Councilmember Provstgaard – To approve the consent agenda.** 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

## C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

### 1. Public Forum

No public comments.

### 2. Staff and Council Reports

#### Staff Reports

PLANNING – Jill Spencer stated UTA has been working with a team of consultants for the South Valley Transit Study from Provo to Santaquin, which should be finished by the end of the year. The last public open house is tomorrow evening from 6 to 7 p.m. and will be conducted on line. She will post the information on the city's website. The open house will address the locally preferred alternative. They have determined that Frontrunner from Provo to Payson is a very viable option. They also looked at bus rapid transit from Payson to Santaquin. She stated that she has been the City Planner for over 20 years. She loves the community and extended her gratitude to the City Council for the opportunity to interview for the director position. She learned a lot through the process and was reminded of all the improvements that have been made in Payson through her career. It gave her the opportunity to look at the department in a new perspective. In talking with Dave Tuckett, it looks like the City would like to move in a new direction. She looks forward to that new approach and working with the new director.

ADMINISTRATION – Dave Tuckett stated the downtown Halloween party this Friday night at 6 p.m. with many fun things happening.

#### Council Reports

Councilmember Provstgaard stated when he was in Florida recently, he was reminded by a neighbor of how proud he is to live in Payson. The neighbor googled Payson and was amazed at the many events provided by Payson. Yesterday, he observed a phone call between Cheryl Hobbs and a disgruntled resident regarding solar power and not being treated fairly. Cheryl handled the call very well; he commended her.

Councilmember Carter reported there are a lot of drains not draining correctly since the last storm specifically on 300 East. The City needs to put emphasis on checking and cleaning the drains so there aren't big ponds of water. She appreciates the staff and all they do.

Councilmember Christensen stated the free cleanup week shows the citizens care, and the city employees at the landfill were very nice and friendly. The intersection at the dump needs some work because of safety. He has concerns with intersections throughout the City that don't have stop signs. He was adventurous and hiked the P with his family. The area needs to be more inviting and safer. Representative Welton contacted him about some legislation regarding hydrogen cell technology and suggested the City look into it, which may be good for the wastewater plant upgrade. He suggested a joint work session with the Council and Planning Commission on planning and future growth. He advocated for a trail system at the lower part of Payson Canyon.

Councilmember Hiatt agreed with the points from Councilmember Christensen.

Councilmember Hulet stated MTECH will come to the next meeting to give an update on the campus. Payson is number 1 on the list for legislative funding for a campus. Provo City copied Payson in having an economic development golf tournament including the helicopter rides. He suggested having an employee of the quarter or month to recognize the city employees more often.

3. Discussion regarding the Wastewater Distribution Line from 800 South to the Wastewater Plant (6:18 p.m.)

Staff Presentation:

Travis Jockumsen stated the sewer line on the west side effects more than just the west side. It picks up sewer over by P Mountain and other areas. The original South Meadows Plan showed two-units per acre in the northwest area and 15-units per acres just east of that area. The Plan was amended with the Red Bridge development to 15-units per acre in the area that was two-units per acre. This 10.98-acre parcel increased 142 units. The Sewer Master Plan was planned to go into a lift station to 400 North. The area west of the railroad tracks and some of the South Meadows area was never designed to go into the Red Bridge 21-inch line. The utility master plans, which were completed in 2019, and the General Plan did not contemplate growth in the south side for at least 10 years. Staff got the elevation of the road, manholes, and inverts from Utah Avenue to the 36-inch line, which is about 7,500 feet of sewer line. This showed problem areas with reverse flow because of flat areas. He had staff put in a flow meter in the 400 North area to double check the flows. The 21-inch line being installed by Red Bridge will handle their growth and growth to the south. Beyond that, the lines are out of capacity. There is only enough capacity for 196 more units in the line and Patterson has submitted over 300 units and White Horse is buying up properties for development. The lines will need to be upgraded for additional growth. He has run some calculations to show the line size that will accommodate a number of units. As development comes in, they are required to model the utility lines. He just wanted to bring this to the council's attention.

Council Discussion:

Councilmember Provstgaard stated there is a lot of raw property in this area south of Utah Avenue, and it won't be raw in 10 years. The City needs to think far enough ahead to address the flat areas to accommodate the Master Plan.

Councilmember Hulet noted the City has talked about a future sewer line further west and questioned if this line can take the load and tie directly to the sewer plant.

Travis Jockumsen stated the City installed a new 36-inch line a couple years ago, which barely made it across the state road because of the elevation. New lines will be installed as the City grows, but are limited in size because of the elevations. It's also a challenge with the number of lines coming into the plant. Lift stations are planned in the Master Plan. The problem is may developments keep asking for higher density that uses up the allowed density in the area.

Dave Tuckett stated the Master Plan shows a line further west. When Bowen and Collins did the initial plan a year and a half ago, it showed a huge investment to get the sewer line to the different areas.

Councilmember Provstgaard stated the citizens paid for it once, the developers can pay for it now.

D. ACTION ITEMS

1. Public Hearing/Resolution – Amendments to the Fiscal Year 2021-2022 Budget

Staff Presentation:

Dave Tuckett reviewed the proposed budget amendments.

Expenditures	Amendment	Purpose
Fireworks	\$3,000	Balance to cover 2021 costs
Bond	\$88,000	DWQ Bond payment – originated in 2015
Promotional	\$8,500	Safety incentive program – meals & incentives
Streets Project	\$40,000	County Grant – Forebay Restrooms
Streets Project	\$3,500	Payson Canyon Study
Equipment	\$5,000	Golf/City sprayer additional cost
Parks Lease	\$4,000	Backhoe – exceeded budget amount
Quick Sale – Water Truck	\$45,000	Sold 2017 \$45,000 – New \$43,800
PCT Benefits	\$1,200	Cinderella production personnel benefits
Ambulance Department Roof	\$34,000	Deteriorated & leaking
Quick Sale – Landfill F250	\$44,000	Vehicle sold & replaced - quick sale program
Quick Sale – Electric F350	\$59,800	
Quick Sale – Fire F150	\$44,000	
Quick Sale – Streets F150	\$36,500	
Facilities & Parks F150s	\$7,000	Additional costs – costs increased
Recreation	\$2,200	Funds moved from youth baseball to fund scoreboard
Youth Baseball	-\$2,200	
Range Ball Collector, South System	\$18,000	Can't repair collector & events sound system
Concrete deck & cart staging area	\$5,000	Stabilize concrete & move gas tank
Scoreboard	\$15,560	Truing up amount
Senior Citizen Eldridge Grant	\$17,990	Grant received May 2021, adjustment/correction
Mini-X Replacement	\$45,000	Sold old mini-X & replaced
Transfer – Capital Projects Fund	\$1,250,000	Revenue & transfer to capital project fund
Downtown \$5M Project	\$1,250,000	Revenue & transfer to capital project fund
ARPA Projects	\$1,201,437	To be allocated at a later date
Improvements	\$10,000	Repair stairs – additional amount

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

Public Comment:  
No public comments.

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

Council Discussion:  
Councilmember Christensen questioned if vehicles are being replaced before the old vehicles are sold.

Cathy Jensen stated new vehicles are secured before selling/trading the old vehicles. Some new vehicles are out almost a year.

Councilmember Provstgaard questioned where the election funds were allocated.

Dave Tuckett explained the election funds go back into fund balance and can be redistributed later.

**MOTION: Councilmember Christensen – To accept the (resolution) amendments to the Fiscal Year 2021-2022 Budget.** Motion seconded by Councilmember Provstgaard. 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

2. Final plat for Villages at Arrowhead Park, Phase 12 (6:53 p.m.)

Staff Presentation:

Jill Spencer reviewed the proposed Villages at Arrowhead Park, Phase 12, which was discussed previously a few weeks ago and the concerns will be addressed tonight. Phase 12 is located on the northern part of the project next to Salem City with 68 townhome units of four, five, and six-unit structures. The project will be constructed in a way to be ownership units, not rentals. The preliminary plan was approved on September 15 with conditions including redline comments, trail, snow storage, garbage collection, and landscaping plan. Revisions have been submitted and are currently under review by staff. The applicant proposed the trail on the west side of Beer Creek. The trail will be submitted with Phase 12 and constructed and dedicated to the City before any occupancy permits are issued. Trash collection will be consolidated units located on the east side of the project instead of individual totes. Snow storage is at the end of each private alley and the west end of 1775 North, which won't obstruct vehicle or pedestrian access. The landscaping plan is xeriscape for front yards with grass areas bordering the project. A development agreement will be addressed at a future meeting.

Council Discussion:

Councilmember Christensen appreciates moving of the garbage cans to consolidated units. Hopefully, the size and volume has been calculated and the frequency of dumping. The snow removal has been thought through. He is okay with the xeriscape.

Councilmember Provstgaard would like to hear the calculations for the garbage. He questioned who pays the dump fees with private ownership.

David Gardner clarified the frequency of dumping is picking up garbage is more often. The garbage calculations were provided by the sanitation director. Dump fees are the expense of the HOA as well as lawn care, xeriscape, and snow removal.

**MOTION: Councilmember Christensen – To approve the final plat for the Villages at Arrowhead Park, Phase 12, with redlines and staff comments are met.** Motion seconded by

Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet. Those voting no: Bob Provstgaard. The motion carried.

3. Zone Change for Red Bridge Station Phases 1-A and 1-C (7:08 p.m.)

Staff Presentation:

Chris Van Aken stated this zone change is from the S1, Special Highway Service Zone to the RMF-15, Residential Multifamily Zone. The property is located at approximately 1100 South and 1700 West. The area was approved in 2019 for the use of the TS-O, Transit Station Overlay, which required the mode of transit and location of the transit station. In lieu of this, the applicant is moving forward with the larger Red Bridge concept. The zoning of adjacent parcels includes the A-5-H, Annexation Holding, R-1-A, Residential-Agriculture, S-1, Special Highway Service, RMF-10, Residential Multifamily, and RMF-15, Residential Multifamily. The General Plan shows the area as a TOD node. Since the transit mode and location are unknown, the RMF-15 is the best fit for this area in relation to the overall Red Bridge concept. The RMF-15 Zone is capped at 15 units per acre. The proposal comes in at 14.62 units per acre. The Planning Commission recommended approval on September 22 with one commissioner opposed. The Planning Commission found that the proposal was in line with the Area Specific Plan and matched what was previously discussed for this area. A public hearing was held with the Planning Commission with no comments.

Council Discussion:

Councilmember Provstgaard stated the Planning Commission was a little frustrated that there was an agreement made that they weren't aware of to make this all work. He wasn't aware of the details of that agreement. He since found out that the Council signed an agreement in good faith as part of the donation of the property for MTECH to allow a little bit higher density. This didn't satisfy the concerns of one of the commission members. This is why he is requesting a joint work session to address these issues and the overall master plan of the area. He favors this project; it's a good project.

Councilmember Christensen stated it's important to remember this is a good place for this development. Everyone needs to all be on the same page.

Councilmember Hulet stated having MTECH here is a good win for the City.

**MOTION: Councilmember Provstgaard – To approve the Red Bridge Station zone change for Phases 1-A and 1-C to the RMF-15.** Motion seconded by Councilmember Christensen. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The motion carried.

E. ADJOURNMENT

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

The meeting adjourned at 7:15 p.m.

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