

PAYSON CITY  
CITY COUNCIL MEETING AND WORK SESSION  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, December 1, 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  
Robert Mills, Development Services Director  
Travis Jockumsen, Public Works Director/City Engineer  
Scott Spencer, Fire Chief  
Jill Spencer, City Planner  
Chris Van Aken, Planner II  
Kim Lefler, Communities That Care Coordinator  
Karl Teemant, Recreation Director

PLANNING COMMISSION: Kirk Beecher, Ryan Frisby, Kit Morgan, Kathy Marzan

OTHERS Greg Nelson – CRS Engineers, Jay Bollwinkel – MGB+A the Grassli Group, Tyler Jones – Chamber, Dale Herbert, Thor Mongie – Chamber, Roland Evans, Tyler Horan – White Horse Developers, Mike Horan – White Horse Developers, Jeff Acerson – UTA, Mary De La Mare-Schaffer – UTA, Todd Provost – UTA Capital Development, Claire Woodman – Parametrix, Ann Humpherys – Payson Library Board, Kitty Jensen, Brittany Johnson

**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 5:00 p.m. The meeting was properly noticed.

A. WORK SESSION

1. Downtown Main Street Project

Staff Presentation:

Dave Tuckett stated the City received funds from the State Legislature to take care of the downtown infrastructure on Main Street. This is a kickoff meeting with the stakeholders, business owners, planning commission, mayor, council, and consultants.

Greg Nelson stated they are excited for this project and look forward to working with the City to make this something memorable.

Jay Bollwinkel stated sometimes it takes a public investment to get a project started. When they began looking at the downtown area, they determined the need to look at the bigger picture and connect to other areas of importance, which can be done in phases. The purpose is to get people to the downtown area. Two options were created. The first option includes ground improvements with pavers, connection to Utah Avenue, lighting, bringing Peteetneet Creek above ground, bridges, cross access agreements for parking, and walkways. The second option includes more emphasis on Utah Avenue with more pavers and walkways. The downtown area includes public and private parking areas. Parking needs to be accessible to everyone.

#### Presentation/Discussion:

- Renderings of roadways, backs of buildings, creek, bridges, historic lights.
- Replant trees.
- Accessible parking, possible parking structure in the future.
- Removable bollards to close off the streets for events.
- Water attractions, front and back of buildings. The water can be recirculating.
- Discussion to block off Main Street, which could be done in the future. There are no restrictions with the funding. Main Street could remain a one-way street with the option of blocking for events. Fire access still needs to be maintained. Merchants can bring tables and wares onto the street when closed off in the evenings. Quick access from the back side of buildings to Main Street. Merchants are concerned with closing Main Street off too quickly causing consumers to quit coming to the businesses.
- The project needs to be done right in order to accommodate upgrades in the future as the downtown changes and evolves.
- The downtown needs to be an attraction.
- Building façade improvements can also be done.
- A person could be in charge of events for the downtown area.
- If Main Street is closed off, approximately 60 to 70 parking stalls are lost.

Those present reviewed the two proposals and identified with dots the things they liked or disliked.

#### B. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Bob Provstgaard.

Pledge of Allegiance led by Jill Spencer.

#### C. CONSENT AGENDA

1. Approval of the November 17, 2021 City Council Meeting Minutes
2. Resolution – Development Agreement for South Haven Farms Shared Amenity
3. Resolution – Development Agreement for South Haven Farms Suite 55 Apartments
4. Resolution – Development Agreement for Residence at South Haven Farms

**MOTION: Councilmember Hiatt – To approve the consent agenda.** Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

97 Yes - Linda Carter  
98 Yes - Brett Christensen  
99 Yes - Taresa Hiatt  
100 Yes - Brian Hulet  
101 Yes - Bob Provstgaard  
102

#### 103 D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

##### 104 1. Public Forum (6:05 p.m.) 105

106 Dale Herbert appreciates how the parks and lawn crews takes care of the city parks and cemetery. He  
107 had a discussion with the police chief, and he is planning for the future. He hopes the City Council will  
108 take under advisement some of the requests he is making. He knows land has been purchased for new  
109 fire stations. He asked if the plans have been drawn up and if funds have been requested from the  
110 federal government to build those stations. He suggested plans be drawn up quickly. The current  
111 station is so outdated.  
112

113 Dave Tuckett stated there are no plans drawn up at this time.  
114

115 Councilmember Christensen stated staff has been directed to look at funding.  
116

##### 117 2. Staff and Council Reports 118

119 ADMINISTRATION – Dave Tuckett formally introduced Robert Mills as the Development Services  
120 Director. Robert Mills stated it is a pleasure to be here, and he's excited for the opportunity. He has  
121 been working for Provo City. His family started in Payson, and he served on the Planning Commission  
122 for a few years. He gave a shout out to the Development Services staff. Dave Tuckett continued that  
123 the stained glass was retrieved from the old green church, and it is in a safe place. It can be put to good  
124 use in a future building. He appreciates the crews for working on this.  
125

##### 126 Council Reports 127

128 Councilmember Christensen gave his condolences to Tracy Zobell on the passing of his mother. The  
129 Santa Dash was a fun event; it's great to see the community come together. He appreciates Janeen  
130 Dean for her work on the event.  
131

132 Councilmember Carter reported the Santa Dash had a big group of participants, which ran out of  
133 donuts. It was a fun night. The singing was good, and the kids were cute. She reminded everyone that  
134 the Christmas Expo is this weekend at the Peteetneet.  
135

136 Councilmember Hulet noted the two church buildings that were torn down were owned by the Church  
137 of Jesus Christ of Latter-Day Saints and were torn down as a requirement of the Church. His  
138 condolences to Tracy Zobell for his loss in his family. The downtown has new speakers to pipe  
139 Christmas music. Development Services has great staff. He thanked Robert Mills for coming to  
140 Payson.  
141

142 Councilmember Provstgaard noted the City made every effort to purchase the green church for a  
143 library and other services by meeting with Church officials and making a full price offer. The Church

144 decided to have both building demolished. It was very sad. The City has not seen any plans for these  
145 two sites.

146  
147 Councilmember Hiatt stated the upcoming Christmas Expo has great vendors with different and unique  
148 items to purchase. She appreciates Janeen Dean for all her work.

149  
150 3. CTC: Mayor's Youth Recognition

151  
152 Mayor Pro Tem Hulet and Kim Lefler presented Mayor's Youth Recognition Awards to Allie  
153 Westring, Mt. Nebo Middle School and Korbin Schimpf, Payson Junior High.

154  
155 4. Chamber Business of the Month (6:22 p.m.)

156  
157 Thor Mongie announced the Chamber Business of the Month is Team USA Mortgage. Roland Evans  
158 stated they have been here about three years, and it's been one of the best moves for the family and  
159 business. The business has been well accepted; Payson is a good atmosphere for business.

160  
161 5. Reports from House Representative Doug Welton and Senator Mike McKell

162  
163 This item will be addressed at the next council meeting.

164  
165 E. ACTION ITEMS

166 1. Resolution – Discussion regarding Hidden Cove Park (6:27 p.m.)

167  
168 Staff Presentation:

169 Dave Tuckett reviewed the history of Hidden Cove Park. In 2006, the City collaborated with UDOT  
170 and the Hancock Family to upgrade the Dry Creek culvert beneath SR-198 and install a subgrade  
171 crossing to accommodate a pedestrian trail. The UDOT project moved quickly, and the City worked to  
172 secure easements for the area adjacent to SR-198. The trail was completed except the connection  
173 between the underpass and the Hidden Cove Park required additional discussion and agreement.  
174 Communication between Payson City and the property owners continued for many years. Because of  
175 changes in state law, the City was not able to secure the property necessary to complete the trail. In  
176 2020, Mayor Wright and the consulting engineer worked with the property owner to secure the  
177 property needed to connect the trail, which was completed by way of land exchange. Once the property  
178 was exchanged and an agreement secured, the City started the design process of the trail as well as the  
179 design of Hidden Cove Park. The engineering for both the trail and the park is nearly ready for the bid  
180 process. He showed renderings and the concept plan for the trail and park. At the November 3 council  
181 meeting, Mr. and Mrs. Kennard requested the City Council keep the park as is and allow the natural  
182 look for the existing bike trails. The Council asked staff to evaluate the options. On November 10, staff  
183 met with PEC Engineers to discuss the possibility of a bike park at this location. Staff reviewed various  
184 options on this property as well as a recently designed bike park in Saratoga Springs. Staff doesn't feel  
185 there is sufficient land to make a decent bike park at this location. A primary goal of the City is to  
186 connect the trail and have a place for users of the trail to enjoy Hidden Cove Park. Staff recommends  
187 moving forward with the proposed design (green space) for the park and complete the trail as designed.  
188 Staff and the Council have received many comments that have been reviewed. Staff would like to find  
189 an area that is larger for a bike park. The property to the west was exchanged to the Tidwell family and  
190 is no longer owned by the City. Per the agreement, a fence will be installed. Once the trail goes  
191 through and connects, the open space area isn't very large.

192  
193 Council Discussion:

194 Councilmember Christensen appreciates the community outcry. He would like to allow one or two  
195 residents to speak for or against the proposal, but doesn't want to start a big discussion. One area the  
196 City is considering for a bike park is the staging area for the CUP, which also includes the new fire  
197 station and a park. It's further away than this area but would provide a better product similar to  
198 Saratoga Springs. He would like to see a tiered bike experience to promote the Home to Adventure  
199 theme. This is one of those tough decisions for the Council and apologized for the issue. This was the  
200 only route to get the trail to connect.

201  
202 Councilmember Hulet stated this is not a public hearing, but two people could speak for the bike park  
203 and two for the green space.

204  
205 Public Comments:

206 William Fisher stated he has lived here for 22 years and seen a lot of activity in the bike park. The  
207 Junior High uses this park for their school biking class. He sees 100 bikes daily. During the day and in  
208 the middle of the day, he sees 20 to 25 people playing in the dirt and biking. It's an escape for them  
209 away from computers, etc. Kids have a lot of fun. He likes the idea of the trail and asked if it could be  
210 a circle to bike in and out. Lights are needed because there are many transit things going on.

211  
212 Curtis Kennard stated he loves the idea of everything up until the trail. The property that was traded  
213 and the open lawn need to remain a bike trail. Since it hasn't been developed yet, it isn't a done deal.  
214 Suzy Tidwell doesn't want her trees killed, wants a fence, and doesn't want her taxes to go up. Before  
215 saying nothing can be done, can the City give Suzy Tidwell a break on her taxes or buy the land back.  
216 The current area is too small for a bike park, it's too small because the City gave the land to Suzy  
217 Tidwell, and Suzy Tidwell can't use the land to farm. He asked if the City can give Suzy Tidwell  
218 something to lower her taxes. This gives an opportunity to make everyone happy. Please try to  
219 negotiate to purchase the property back from Suzy Tidwell. We can have the best of both worlds.

220  
221 Further Council Discussion:

222 Councilmember Hiatt stated this has been a work in progress for quite a while. She wants kids to ride  
223 bikes as well, but the park is for all of Payson. Suzy Tidwell can donate the property; the City can't  
224 afford to buy it.

225  
226 Councilmember Provstgaard stated the City needs to buy land for a library and a fire station. The City  
227 found a way to purchase property for the new fire station. He wishes property could be purchased  
228 closer to this location. With all the land needs, the City doesn't have a dime for this property. He was  
229 on the council in the 90's and tried to get the trail system through this area then. This is a fruition of 20  
230 plus years. This property exchange was most affordable for the City. The Council is always willing to  
231 look at property offers if residents can negotiate with Suzy Tidwell. He loved the citizen input and  
232 grateful for it.

233  
234 Discussion if the project could be bid and constructed in two phases, park and trail. The City will get a  
235 better price as a whole. The project needs to be done as a whole in order to get the large trucks in and  
236 out without causing problems and tearing up installed improvements. This has been a lot of work since  
237 2006.

**MOTION: Councilmember Provstgaard – To approve the (resolution) design of Hidden Cove Park as presented, give the neighborhood the opportunity to work something out with Suzy Tidwell and bring it back to Council at a later date, with appreciation for the input from the neighborhood.** 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   |

2. **Public Hearing/Resolution – Agreement concerning an economic development incentive plan and the enhanced sales and property tax incentive program for the Parris RV Project**

Staff Presentation:

Dave Tuckett stated Parris RV has brought RV sales to Payson. Early on to secure land and help the developer move forward, the City discussed possibly giving some incentives. Because of rising land prices, Parris RV purchased the land. Under state law, the City is required to do a study on the benefits of incentives or compensation to the project, which was completed by Zions Public Finance. The Executive Summary states, *the study finds that the project is extremely beneficial to the City, with a net benefit, after appropriations of nearly \$4.6 million to the city over 20 years. The proposed appropriation represents only 9.7 percent of the net benefits anticipated.* The City would give a portion of its property taxes for five years on a tiered scale. They would receive a portion of the sales tax over 15 years, which is dependent on their sales. The purpose of the agreement is performance based. The more they sell, the more the City benefits, and the recoup their costs.

Councilmember Hulet stated when the City first started working with Parris RV to come to Payson, things changed quite a bit during the process. At the beginning the price of the land was \$4 million; but at the time of purchase, the cost was \$5.2 million plus \$260,000 in roll back taxes. This is when the City decided to step in and do some incentives. Parris RV also put in about \$550,000 in infrastructure. The maximum Parris RV could earn back is one million dollars. The City will receive about \$6.2 million with \$4.8 in sales tax on an average of \$320,000 per year. The City will receive about \$250,000 in property tax, and about \$1.1 million in PARC Tax revenue. It's a great benefit to the City.

**MOTION: Councilmember Christensen – 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:

Dale Herbert stated he is in favor of this. The City get the biggest taxes from sales tax and businesses. The City is better off with more businesses.

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

Council Discussion:

Councilmember Hiatt questioned if other cities were checked to see how long they go in years on incentives. Most cities don't go longer than eight years.

Councilmember Hulet stated not specifically. Many incentive agreements go to 20 years. The purpose is to give an incentive to make sales in Payson, which benefits the City longer. The time period was dropped from 20 to 15 years with five years for property taxes.

Dave Tuckett clarified that this agreement is not transferable. It states, *this Agreement may not be assigned by Developer except by prior written approval of City. Any assignment except as permitted by City shall be void and not binding upon the City. No third party shall be entitled to rely upon or enforce any provision of this Agreement.*

Councilmember Christensen stated he spoke to Parris RV, and they are excited to make sales in Payson.

**MOTION: Councilmember Christensen – To approve the resolution concerning an economic development incentive plan and the enhanced sales and property tax incentive program for the Parris RV project.** 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 | - | Bob Provstgaard   |

**MOTION: Councilmember Provstgaard – To suspend the agenda and allow Councilmember Hulet to call upon any item.** Motion seconded by Councilmember Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The motion carried.

7. Resolution – Participation and operation agreement with the Payson & Santaquin Area Chamber of Commerce and Santaquin City (7:12 p.m.)

Staff Presentation:

Dave Tuckett stated he has been working with Chamber and Santaquin City to upgrade and amend the participation agreement between Payson, Santaquin, and the Chamber. The Easter egg hunt has been removed, anything to do with the billboard on I-15, and a few items were updated. The Chamber will to focus on businesses and other things. Dues and fees are the same. Staff recommends approving the agreement.

**MOTION: Councilmember Provstgaard – To approve the resolution for the participation and operation agreement with the Payson & Santaquin Area Chamber of Commerce and Santaquin City.** 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 - Bob Provstgaard

(Councilmember Carter excused)

3. Public Hearing/Ordinance – Amendments to the South Meadows Area Specific Plan and the Transportation Master Plan

Staff Presentation:

Chris Van Aken stated the first request is to change density in an area of the South Meadows Area Specific Plan (SMASP) from three units to six units per acre. The second request is to change the Transportation Master Plan to allow a 32-foot private road only in the RMF Zone and for alley-loaded units. These requests are in anticipation of future development. The area is currently zoned A-5-H. The current SMASP allows 10 units per acre on east and six units per acre on the west. Items to consider include the affect of the change on nearby properties, utility infrastructure in the area, and capacity and availability of utilities. This is a legislative change and the Council's decision. The City Council can include conditions, and the Planning Commission recommended denial on November 10. Staff is on the same page as the Planning Commission because there are so few answers for this area.

Applicant Presentation:

Tyler Horan stated last year, they purchased 150 acres in this area; and next year, they will purchase other 100 acres. This is the first step in a long process with Payson. The SMASP was recently amended for the Red Bridge project. The General Plan and the SMASP don't match up on densities. The SMASP was adopted in 2016, and the new General Plan was adopted in 2020, which they feel should be followed. The city master plans for infrastructure were designed in 2020 to match new General Plan. The Sewer Master Plan is sized to accommodate these densities based on the new General Plan. They are asking to amend eight acres from three units to six units per acre. They arrived at this request a year ago through a presentation, discussion, and feedback with the City Council. At that time, the Council didn't feel 1/3 acre lots fit next to a 15-unit-per-acre development and active railroad track. The new conceptual design shows all public roads at 60-foot wide and 25-foot driveways for all units. The other request is for a 32-foot private road to facilitate the development. The five-acre parcel would have the private roads, which includes property dedications to the City and 50 units for townhomes. The 20-acre project includes townhomes on the east side and duplexes and single family on the west side.

Council Discussion:

Councilmember Christensen noted the cost of utilities causes the breakeven point to increase the number of units. This project is close to higher density to the north. The concerns are with sewer flow and line capacity.

Travis Jockumsen stated every time development go against the SMASP with higher density, it takes capacity from sewer and water. The SMASP allows everything south of Red Bridge to flow through the 20-inch sewer line to 12000 South. If the City keeps allowing higher density, eventually the last property won't have any units available because density was given to other properties. He has analyzed every property south to Red Bridge to 12000 South. The 20-inch sewer line will only accommodate what the SMASP shows. If higher density is allowed, other properties can't develop or the line will need to be pulled out and replaced. The SMASP overrides the General Plan because it includes deeper study. There was no sewer plan in Payson's history until last year.

Councilmember Hiatt stated development further south and away from the railroad tracks and I-15 can accommodate larger lots. She questioned how the City fixes the issue. It's not the developer's fault.

Robert Mills clarified if you think of the hierarchy of plans, the General Plan is a 10,000-foot view of the situation with a density of two to five units per acre. The SMASP, even though it was done in 2016, is a 1,000-foot view of the situation with three units per acre, which is the middle of two to five units per acre. Even though the age of the plans area different, the consistency is the same. When looking at the utility perspective, the General Plan, utility plans, and SMASP are consistent.

Councilmember Hiatt stated it makes sense, but still allows Red Bridge to receive an increase in density. No one will want to have a single-family home near Red Bridge.

Travis Jockumsen clarified that Red Bridge is not included in the 2020 General Plan or master plans. Because of development pressure, the City picked a date as a cutoff in order to get the General plan done. The perfect example is the South Haven Development that took 80% of the capacity of the newly designed lift station. There is now an Army Core lawsuit so the lift station can't be upsized to allow additional development. It's important to stick with the plan.

Councilmember Christensen stated the Council suggest the density increase. He questioned if all the duplexes were closer to 3.5 or 4 units per acre. He understands the concerns but doesn't want to impede their project.

Tyler Horn stated ultimately, it's up to the City Council on what is approved. They are trying to build a project people want to buy and live in. The market is telling us to build this. A concern is that the Taylor Ranch and other properties aren't considered.

Mike Horan stated this is the first step in the process before coming in with a formal application. They will work with staff for the layout that is being considered and solving utility sizes, which is the second step.

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

**Public Comment:**

Dale Herbert stated we have to realize Payson is growing. Eight years ago, the 10-year plan was one home per year. Five new homes were built this year. It puts a tax on the utilities. The City needs to look for another sewer plant and more water. The City needs to look at the present and shorten the plans. As this area grows, pumping stations don't work. A new sewer plant would be cheaper.

Nanette Evans stated throughout Utah over the last 20 years, growth continues faster and faster. The concern is that we aren't prepared for growth. Roads are dangerous; sufficient plans weren't in place. She no longer drives by the bowling alley because the roads are so bad. As we look at any kind of growth, industry and commerce bring financial stability to the city and citizens. You have to have businesses; be friendly to them. Businesses should be located in general areas and accessible. Residents should be located next to where utilities and transportation are easily accessible with easy on and off access. Listening to what is happening with the sewer line, is a concern. Always plan for the

431 long term and not the short term. If the current sewer line being installed is already outdated, that is a  
432 large chunk of money that should never have been invested. Plan 20 years from now. Don't redo a road  
433 in two or five years or sewer lines in less than 20 years. She understands the water is there but is the  
434 city looking 20 years out. Electricity is said to be a big concern. She has experienced what happens to a  
435 lift station when the power goes out. She loves country, and people need space. Stress grows with less  
436 space. There is need for both high density and country living. You can't please everyone.

437  
438 Sherri Oldham stated she lives in West Mountain by Spring Creek. She agrees there needs to be  
439 another sewer plant. Sewer drained into the creek this year and is a concern. It's a good point when the  
440 power goes out with a lift station. Think things out.

441  
442 **MOTION: Councilmember Provstgaard – To close the public hearing.** Motion seconded by  
443 Councilmember Hiatt. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Bob  
444 Provstgaard. The motion carried.

445  
446 Council Discussion:

447 Councilmember Provstgaard stated 20 plus years ago, he worked closely with Lehi trying to bring  
448 Micron to Payson. It's been a great observation because Lehi planned for horse pasture and nice five to  
449 10-acre parcels. Now money came more applicable to the farmers. The City and staff doesn't recruit  
450 developers. The cloud of development is coming fast. He questioned if there is another PID to  
451 accommodate these developers on the site.

452  
453 Jason Sant stated at least let us get though the Red Bridge project, which is working on the sewer  
454 extension and road alignments. Staff is working on the private road ordinance, which per Council  
455 instruction will be an extremely limited source and this project probably won't qualify. State code  
456 changed this year and single family and townhome roads cannot be regulated above 44 feet or 32 feet  
457 if storm water is kept on site with a traffic study. This request should be denied until the ordinance is  
458 presented to the Council. A year ago, the council removed private roads except for private roads and  
459 driveways in infill lots. The City Code, transportation plans, and the development guidelines will all  
460 need to be changed to allow this. Staff received clarification a few days ago on the changes and to  
461 make it extremely limited in its use. There are certain roads in the Arrowhead Village that are  
462 extremely difficult to get trash trucks through and there are issues with police and fire. Again, this  
463 portion of the request needs to be tabled.

464  
465 Councilmember Christensen stated his concern with when a private road becomes a parking lot and not  
466 a road. Connector roads should stay at 60 feet to allow for parking. The density is difficult because the  
467 City sent this project back with direction. He questioned how to gage development with those who  
468 won't sell their property. Upsizing a line costs the City millions of dollars just for the pipe. Projected  
469 growth is funded with impact fees and development programs.

470  
471 Councilmember Hulet appreciates the developers. He remembers this coming to Council but not with  
472 this high density. Previously, there were only five houses. Staff has asked that this be denied, and the  
473 Planning Commission denied it. He puts a lot of value in staff and the Planning Commission. The  
474 Council has the power to override the zoning, but he would like to remand it back to staff.

475  
476 (Councilmember Carter returned)

**MOTION: Councilmember Provstgaard – To remand back to staff for 60 days.** Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

|     |   |                   |
|-----|---|-------------------|
| Yes | - | Linda Carter      |
| Yes | - | Brian Hulet       |
| Yes | - | Bob Provstgaard   |
| No  | - | Brett Christensen |
| No  | - | Taresa Hiatt      |

5. Resolution – South Valley Transit Study and preferred alternatives (8:16 p.m.)

Presentation:

Mary De La Mare-Schaefer stated they are here because the City asked when a train is coming to Payson, which was never a plan on the books before. This is the first phase of planning; planning follows a certain process in order to be eligible for federal funding. This proposal is the locally preferred alternative, which shows the route and type of transit. The study area was from Provo to Santaquin and goes far into the future.

Claire Woodman reviewed the locally preferred alternative. The roadmap evaluating alternatives began with pre-screening, then initial evaluation, detailed evaluation, and finally preferred alternative. This sets the stage for future work out to 2050. The main focus of the study was to identify a local preferred alternative, which started with large range of transit alternatives. The initial evaluation looked at I-15, main/state street, and rail corridor, and four modes of transportation including commuter rail, light rail, bus rapid transit, and express bus. The evaluations were narrowed down to three alternatives, commuter rail, bus rapid transit, and bus rapid transit design option. The commuter rail was recommended because it ties directly with Provo with regional travel times, great ridership, and return on investment. The recommendation included two parts, commuter rail and express bus service. Commuter rail reduces cost, improves return on investment, and reduces impacts. Express bus service from Payson to Santaquin connects Santaquin to commuter rail and focuses on future corridor preservation. Public involvement efforts included 1,072 comments through city events, 5,562 website users, and 13,023 pageviews. Comments include strong support for FrontRunner; frequent, reliable, and affordable service; high quality development at station areas with a mix of uses; and expanded local bus service throughout south Utah County. Opposition for transit was expressed but was a small overall percentage. The preferred alternative capital cost estimate (2026) is \$550 million to \$750 million with an annual O&M estimate (2026) of \$8 million per year. The exact timing of project construction and implementation is unknown and based on securing additional funding. More information will be learned when the study is advanced to environmental. Ridership projections increase between 2019 at 1,050 to 2050 at 4,000. Coordination and advocacy for supporting transportation investments is critical. Density around the stations is critical for ridership. It's important to coordinate station area planning. Immediate next steps include council approvals, final document review in November 2021, active engagement with environmental study in early 2022, and active engagement with UTA TOD planning process early 2022.

Todd Provost stated adopting the locally preferred alternate allows the planning to move to the next steps including environmental review, final design, and construction. Costs will be refined in order to get into the queue for federal government support. It's important for the City to begin planning; density and ridership are important. All the activities will be done with Payson City to ensure what is coming and there are no surprises.

Council Discussion:

Councilmember Hulet stated this projects to the year 2050; and of course; we want to do it faster. With the new bill passed for infrastructure, he questioned if this is close enough to look at funding. He questioned if the environmental study could look at 800 South since the right of way and tracks are there.

Todd Provost clarified this is not shovel ready but moving toward shovel ready so no funding is passed up. Yes, they can look at 800 South so nothing is missed.

**MOTION: Councilmember Provstgaard – To approve the resolution of the South Valley Transit Study with the preferred option as Payson City’s choice.** 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 | - | Bob Provstgaard   |

6. Resolution – Amendments to the Payson City Fee Schedule, non-resident library cards (8:50 p.m.)

Presentation:

Ann Humpherys stated this was a six-month trial regarding non-resident library cards, and a survey was conducted with 12 responses. Individuals and households living outside Payson City boundaries and inside the Payson City Annexation boundaries could receive a six-month library card for free. Most of the participants were in the annexation boundary (64.3%) with 50% from Woodland Hills. Two of the participants had a financial need. Participants wanted to check out books and audio. Statistics included twenty-three cards issued between July and mid-November, 9 of the 23 have a history with Payson Library, four card holders have not checked anything out, none of the card holders have checked out community adventure kits, at least one has fine issues (over \$10), ages range from 19 to 74, and most were from the West Mountain Area. More people are buying or renewing non-resident library cards with 20 in 2019, 55 in 2020, 39 in 2021 before July 1, and 47 in 2021 after July 1. The fee schedule was changed last May to accommodate non-resident users. The Library Board suggests continuing collecting surveys and data and then report to the City Council in April 2022. The Library Board will develop other options for individuals outside the annexation border.

Council Discussion:

Councilmember Hulet noted that people outside of Payson coming to the library spend money on gas, groceries, etc. and it brings people to the downtown. It’s a win, win. He appreciates all the Library Board does for the library.

The consensus of the City Council it to stay status quo.

4. Public Hearing/Resolution – Annual Housing Element of the General Plan (9:03 p.m.)

Staff Presentation:

Jill Spencer stated Utah Code requires an annual moderate-income housing plan. Staff has already submitted the plan to the state to meet this requirement. The City Council also needs to hold a public hearing and then adopt the plan by resolution. The State Legislature has identified 23 items for communities to choose from as effective ways to help with the housing crisis. Staff has focused on rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing. Part of this plan also distinguished between affordable, attainable, and moderate-income because there are differences as well as short term or long term. Staff is also looking at affordable housing near major transit areas and tools to encourage long-term affordable housing. Currently, the City has just under 2,300 affordable housing units but is deficient by 300 units. There are 102 deed-restricted units in Payson, which is not addressed by ordinance and staff can work on the ordinance. The law has been changing and is at the forefront of the Legislature. There are options that need to be explored in order for Payson to do its part.

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

Public Comment:

Kitty Jensen stated the price of housing is crazy. She questioned what happens when the economy crashes, and these areas become slums.

Dale Herbert questioned how much of the housing has to be handicap accessible.

Brittany Johnson stated cities don't tend to address tiny homes. There are entire communities with tiny home developments, which is one way to get affordable housing. She has seen them well done.

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

Discussion:

Councilmember Provstgaard clarified that accessibility is determined by the type of mortgage. Apartment housing that receives Federal funding is required to have 10% ADA. Fannie Mae and others are required to have a certain percentage. This is not criteria for single-family housing. The problem with tiny homes is people don't want them in their neighborhood. Statistics show that people move quickly when housing is on a small lot.

Robert Mills stated he appreciates this conversation. Housing is something the City Council will be addressing constantly. He understands the issue of providing housing that encourages long-term stability while also meeting some moderate-income housing and affordability requirements. Over the last year, he has been researching when a city provides opportunities for an expansion of accessory dwelling units, it helps the situation. As the City discusses housing, the City needs to encourage both small units or larger homes with an accessory apartment. Counts as moderate-income housing.

Councilmember Christensen stated the problem he sees is that lots are driven down to building envelope that is 100% consumed by the home. This pushes the City back to bigger lots. It becomes a double-edged sword. He questioned how to meet in the middle.

Robert Mills noted this is a valid point. His point is this is a high topic of discussion for the future and asked the City Council to be open minded about the solutions.

**MOTION: Councilmember Provstgaard – To approve the resolution on the Annual Housing Element submitted by staff concerning the General Plan.** 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 | - | Bob Provstgaard   |

#### F. ADJOURNMENT

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

The meeting adjourned at 9:30 p.m.

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Kim E. Holindrake, City Recorder