

1 PAYSON CITY
2 SPECIAL CITY COUNCIL MEETING
3 Payson City Center, 439 W Utah Avenue, Payson UT 84651
4 Wednesday, August 3, 2022
5

6 CONDUCTING William R. Wright, Mayor
7

8 ELECTED OFFICIALS Kirk Beecher, Brett Christensen, Linda Carter, Taresa Hiatt, Bob
9 Provstgaard, William R. Wright
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11 STAFF PRESENT David Tuckett, City Manager
12 Cathy Jensen, Finance Director
13 Kim E. Holindrake, City Recorder
14 Jason Sant, City Attorney
15 Robert Mills, Development Services Director
16 Travis Jockumsen, Public Works Director/City Engineer
17 Scott Spencer, Fire Chief
18 Jill Spencer, City Planner
19 Michael Bryant, Planner II
20 Janeen Dean, Community Events Coordinator
21

22 OTHERS David Gardner
23

24 William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at
25 5:00 p.m. The meeting was properly noticed.
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27 A. PRAYER & PLEDGE OF ALLEGIANCE
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29 Prayer offered by Bill Wright.
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31 Pledge of Allegiance led by Bob Provstgaard.
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33 B. CONSENT AGENDA

- 34 1. Approval of the July 20, 2022 City Council Meeting Minutes
35 2. Resolution – Amendments to the Payson City Fee Schedule
36 3. Resolution – Agreement with Mountainland Association of Governments for nutrition services
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38 **MOTION: Councilmember Provstgaard – To approve the consent agenda as noted.** Motion
39 seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.
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41 Yes - Kirk Beecher
42 Yes - Linda Carter
43 Yes - Brett Christensen
44 Yes - Taresa Hiatt
45 Yes - Bob Provstgaard
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47 C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

- 48 1. Payson/Santaquin Chamber of Commerce Quarterly Report

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Chamber representative not present.

2. Yard of the Month

Linda Carter announced the Yard of the Month to Duane Curtis, 328 South 700 East, for the month of August.

3. Public Forum

No public comments.

4. Staff and Council Reports

Staff Reports

DEVELOPMENT SERVICES – Robert Mills stated Mountainland Association of Governments (MAG) has been working on the Transplan 50 Update, which is the corridor transportation plan. MAG has invited the mayor, council, and staff to participate in small area meetings to give input as local government. There will be a specific meeting for the south valley on September 8 at the Spanish Fork Fair Grounds from 5 to 7 p.m. with dinner provided.

ADMINISTRATION – Dave Tuckett reminded the mayor and council of the Salmon Supper this Friday, which is great event. Employees are working on cleanup projects every Thursday morning with focus on the parade route. Tomorrow, staff will be at 1250 South and Main Street and spend 40 to 60 minutes.

PARKS & GOLF - Tracy Zobell stated Hidden Cove Park is almost completed. Wes Barney did a great job. Staff is getting the park ready for the upcoming celebrations. Golf Now, which is a booking engine for golf courses throughout the world, reported through booking and feedback from customers, Gladstan Golf Course was rated 16th in the world. The course was up 13% from the highest previous July.

Council Reports

Mayor Wright noted the Salmon Supper began in 1954 (69 years). He thanked Hancock Family for working with the City on the Dry Creek Trail in conjunction with Hidden Cove Park. He thanked the employees for sprucing up the parade route. Staff has been working with owner of the old Flying J property to clean it up, which is a main entrance to the City.

Councilmember Christensen stated it's been a rough week and his heart goes out to the families of those employees lost this week.

Councilmember Carter voiced her sorrow for the passing of Councilmember Christensen's mother in law. She thanked everyone and those who spoke up regarding the cemetery issue at the last council meeting. Positive changes will be made to the cemetery policies. She thanked the city employees for how hard they work

97 Councilmember Hiatt thanked the police for going to Spring Lake Subdivision and cleaning up the
98 trailers and vehicles. There is one food truck that is parking around the neighborhood that needs to be
99 watched.

100
101 D. ACTION ITEMS

- 102 1. Preliminary Plan and Final Plat for Villages at Arrowhead Park, Plat M, for 32 multifamily
103 units located at approximately 2200 W Arrowhead Trail Road (5:20 p.m.)

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105 Staff Presentation:

106 Michael Bryant stated this phase is all east of Beer Creek and includes one building with four stories
107 with eight individual units per level for a total of 32, one-bedroom, dwelling units. It will not be
108 condominiumized but available for up to eight separate ownerships. It includes covered parking for
109 tenants. Staff requests a complete landscaping plan with an approved irrigation schedule as a condition
110 of approval. Staff recommends wrought iron fencing along Beer Creek similar to what has been done
111 in a few previous phases. If the fencing is not installed, staff recommends picnic tables and park
112 benches be installed for residents to enjoy the area. He reviewed the building renderings. The project
113 fits the master plan for the Villages at Arrowhead Park. The Planning Commission held a public
114 hearing on April 13, 2022 and recommended approval pending redlines from staff. The Council
115 approved the preliminary plan on May 4, 2022.

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117 Council Discussion:

118 Councilmember Christensen noted he is okay with eight separate units owned by entities. His concern
119 is parking and how the parking is divided among the eight owners. An example is the Daltons building
120 that was recently sold and all the parking went with it. He wants to make sure the parking is divided
121 equally.

122
123 Michael Bryant explained the parking is based off the number of parking stalls per unit, which meets
124 the parking requirements in city code.

125
126 Dave Gardner explained the common area includes the landscaping and parking lot and will be
127 managed by an HOA. The HOA will create assigned parking for each unit, and there is some visitor
128 parking. Each unit has to have the required parking. He doesn't see the parking as a problem.

129
130 Councilmember Christensen noted at a previous work session, these units had murphy beds and were a
131 less moderate, lower income, studio apartments. Philosophically, he is not a fan of them.

132
133 Dave Gardner stated the Council didn't like the studios so they came back with one-bedroom units
134 with 615 square feet. He doesn't like the idea of a wrought iron fence visually next to the amenity but
135 is okay adding picnic tables and benches. The fence would not be inviting. A landscape plan has been
136 submitted but not an irrigation schedule, which is done just before a building permit.

137
138 Councilmember Hiatt asked if the building could look better, which literally looks like the slums in
139 New York. It looks like low income government housing. She questioned the project sewers into
140 Salem.

141
142 Dave Gardner stated it's a matter of opinion. He likes the look of the building. It's a matter of personal
143 preference.

145 Michael Bryant noted this is an administrative action, which meets the minimum design guidelines of
146 the code. The City can ask them to do something different or spruce up the building, but it meets the
147 design guidelines of the code.

148
149 Councilmember Christensen stated it's a two-edge sword. These are single bedrooms so there probably
150 won't be many children. He would like to see the picnic tables and benches because it would be more
151 suited for the people living there.

152
153 Mayor Wright noted there is no ordinance requiring the fence, but he would like to see the picnic
154 tables and benches to enhance the area.

155
156 Travis Jockumsen clarified that the entire Villages project sewers to Salem as well as the Ranches.

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158 **MOTION: Councilmember Christensen – To approve the preliminary plan and final plat of the**
159 **Villages at Arrowhead Park, Plat M, for 32 multifamily units at 2200 West Arrowhead Trail**
160 **Road with staff recommendations and requesting the developer add the amenities such as picnic**
161 **table and benches for the natural open space.** Motion seconded by Councilmember Beecher. A roll
162 call vote was taken as follows and the motion carried.

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164 Yes - Kirk Beecher
165 Yes - Linda Carter
166 Yes - Brett Christensen
167 No - Taresa Hiatt
168 No - Bob Provstgaard

169
170 2. **Resolution – Real Estate Purchase Contract for 800 South Street with Payson South Meadows**
171 **Partners (5:35 p.m.)**

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173 Staff Presentation:
174 Jill Spencer stated this contract acquires 3.07 acres for the 800 South Trail Extension Project to West
175 Mountain. The City secured some corridor preservation funds through Mountainland Association of
176 Governments (MAG). Staff is negotiating with another property owner for additional property, which
177 will be addressed at a future meeting. The property owner is supportive of the terms of the contract,
178 and the terms are sufficient for the city's needs and MAG's needs.

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180 Council Discussion:
181 Councilmember Provstgaard questioned if UDOT will be participating.

182
183 Jill Spencer explained UDOT is not participating at this time, but it is being designed so it can be a
184 UDOT facility in the future. It connects a state route to the freeway and goes through the Red Bridge
185 mixed use development. The preferred alternative for the 800 South Transportation Corridor goes over
186 two sets of railroad tracks and connects to 5600 West (SR-147). This property is between 1700 West
187 and the railroad tracks.

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189 **MOTION: Councilmember Provstgaard – To approve the (resolution) real estate purchase**
190 **contract for 800 South Street with Payson South Meadows Partners as the REPC indicates and**
191 **authorize the mayor to sign the document.** Motion seconded by Councilmember Christensen. A roll
192 call vote was taken as follows and the motion carried.

193
194 Yes - Kirk Beecher
195 Yes - Linda Carter
196 Yes - Brett Christensen
197 Yes - Bob Provstgaard
198 No - Taresa Hiatt
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200 Councilmember Provstgaard state on July 25 he pulled the queen float in the Spanish Fork Fiesta Days
201 Parade. Even though they are new queens, they are each wonderful in their own way. They arrived
202 early that morning for judging. The wind was unreal so his wife invited them inside his truck. His
203 granddaughter was with them and has to wear her princes dress and tiara. The royalty invited his
204 granddaughter to ride on the float, which made her dream come true. They are representing the
205 community wonderfully. The queen is so eloquent and passionate; all of them.
206

207 Mayor Wright stated it's a pleasure to work with this Council. Sometimes we agree and sometimes we
208 don't. It's refreshing to disagree, but still be agreeable and part of the process
209

210 E. ADJOURNMENT
211

212 **MOTION: Councilmember Beecher – To adjourn.** Motion seconded by Councilmember Hiatt.
213 Those voting yes: Kirk Beecher, Linda Carter, Brett Christensen, Taresa Hiatt, Bob Provstgaard. The
214 motion carried.
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216 The meeting adjourned at 5:45 p.m.
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218
219

220 Kim E. Holindrake, City Recorder
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