

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

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Kirk Beecher, Brett Christensen, Linda Carter, Taresa Hiatt, Bob Provstgaard, William R. Wright

STAFF PRESENT David Tuckett, City Manager
Cathy Jensen, Finance Director
Kim E. Holindrake, City Recorder
Jason Sant, City Attorney
Robert Mills, Development Services Director
Travis Jockumsen, Public Works Director/City Engineer
Scott Spencer, Fire Chief
Jill Spencer, City Planner
Michael Bryant, Planner II
Janeen Dean, Community Events Coordinator

OTHERS David Gardner

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. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Bill Wright.

Pledge of Allegiance led by Bob Provstgaard.

B. CONSENT AGENDA

1. Approval of the July 20, 2022 City Council Meeting Minutes
2. Resolution – Amendments to the Payson City Fee Schedule
3. Resolution – Agreement with Mountainland Association of Governments for nutrition services

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

Yes	-	Kirk Beecher
Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Bob Provstgaard

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Payson/Santaquin Chamber of Commerce Quarterly Report

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

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

D. ACTION ITEMS

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

Staff Presentation:

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

Council Discussion:

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

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

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

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

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

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

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

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

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

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

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

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

Yes	-	Kirk Beecher
Yes	-	Linda Carter
Yes	-	Brett Christensen
No	-	Taresa Hiatt
No	-	Bob Provstgaard

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

Staff Presentation:

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

Council Discussion:

Councilmember Provstgaard questioned if UDOT will be participating.

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

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

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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.
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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
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210 E. ADJOURNMENT
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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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220 _____
221 Kim E. Holindrake, City Recorder