

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, November 2, 2022

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Kirk Beecher, Brett Christensen, Linda Carter (on line), Taresa Hiatt, Bob Provstgaard (on line), 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
Michael Bryant, Planner II
Janeen Dean, Community Events Coordinator
Kim Lefler, Communities That Care Coordinator
Tracy Zobell, Parks & Golf Director
Dona Gay, Library Director

PLANNING COMMISSIONERS Kit Morgan, Jim Rowland, Blair Warner

OTHERS Kristine Fry – Chamber, Brian Hulet – Economic Development Consultant

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 6:05 p.m. The meeting was properly noticed.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Jim Rowland.

Pledge of Allegiance led by Scott Spencer.

B. CONSENT AGENDA

1. Approval of the October 19, 2022, Regular City Council Meeting Minutes

MOTION: Councilmember Beecher – To approve the consent agenda. Motion seconded by Councilmember Christensen. 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. CTC: Mayor's Youth Recognition

Mayor Wright and Kim Lefler presented Mayor's Youth Recognition Awards to Paisley Mormann, Payson Junior High and Christian Garcia, Mt. Nebo Middle School.

2. Payson/Santaquin Chamber of Commerce Quarterly Report

Kristine Fry reported the Chamber held its first pancake breakfast at Santaquin Orchard Days making \$811. The Chamber attempted and ice cream stand at the Orchard Days rodeo and Onion Days car show but didn't see much participation so this may not be a yearly fund raiser. A total of \$674 was made on those events. The Santaquin Hometown Market from June 13 to September 26 averaged 15 booths each week and included the shop local event. The Young Entrepreneur Night was a huge success and recommend this for the Payson Farmers Market. Four new businesses joined the Chamber from July to September for a total of 152 members. Michele Lines, Chamber Director, gave her official resignation on September 23 with a 90-day notice. The Chamber is in the process of interviewing candidates.

3. Public Forum

No public comments.

4. Staff and Council Reports

Staff Reports

POLICE – Chief Brad Bishop reported the South County Shelter held an adoption event in Spanish Fork with many animals being adopted out. Winter parking comes into effect and warnings will be issued.

COMMUNITIES THAT CARE – Kim Lefler reported the CTC conducted its twice-yearly prescription takeback event this weekend at Payson Market and took in 140 pounds of medication.

LIBRARY – Dona Gay stated a Halloween event was held at the library last Saturday from 11 a.m. to 5 p.m. with 380 kids/families coming through the library. She attended a director's summit in October that was sponsored by the Utah State Library. Payson Library was awarded the designation of Quality Library, which was one out of ten in the state. This speaks to the whole community where the city budget, IT facility checks, and other items must be met. She appreciates the council's support for the library as well as the support from staff and patrons.

ADMINISTRATION – Dave Tuckett reported new Christmas decorations were secured, which will be a chore to get up in the next two weeks. The water content is 115% of normal as of this morning and will jump up with the recent storm.

FIRE AND AMBULANCE – Chief Spencer thanked Councilmember Provstgaard and Steve Spencer for their help retrofitting the building for the new water tender. He is still waiting on the panel for the

new door. The new water tender went into service as of last night, and the old water tender went to landfill for use. The Department will participate in the Park View Elementary Veterans Parade again, which is a fun event to drive the veterans past all the schools and be recognized. It's a very busy time and the Department continues to hire personnel, which is difficult for everyone.

Council Reports

Councilmember Provstgaard requested a committee be created to look into a dog park and location. He would like to discuss it at the next council meeting. The consensus of the Council is to address the issue with Councilmember Christensen noting it needs to be in a new development and not an existing park.

Councilmember Carter stated she's thankful for the moisture and hopes it continues. She appreciates all the city employees.

Councilmember Hiatt agreed with Councilmember Carter.

Councilmember Beecher noted everyone is doing a great job.

Councilmember Christensen stated he met with staff yesterday and talked about small home-based businesses and looking into opportunities to venture outside the dwelling unit. Staff is great, good to work with, and keeps him in line.

D. ACTION ITEMS

1. Resolution – Amendments to the Payson City Fee Schedule regarding Gladstan 2023 Rates (6:25 p.m.)

Staff Presentation:

Tracy Zobell reviewed the proposed golf course rates for the 2023 year, which will go into effect December 1, 2022 because people begin buying passes for Christmas. He proposed to have a grace period of one week for those who purchased passes this year. Last year passes sold out in one hour and 50 minutes. To avoid this situation, he proposed offering passes to current pass holders first and then open it up for new pass holders. This rate structure has been passed by Springville and Hobbie Creek and is just a little higher than Spanish Fork and Timpanogos (Old East Bay). It's just the cost of doing business; Gladstan Golf Course is one of the best in the state. A tournament fee of \$9,500 has been added for Friday, Saturday, and Sunday, which is a fair price and includes 144 players. The five-day passes were grandfathered for four years and will now be a four-day pass.

MOTION: Councilmember Beecher – To approve (resolution) the recommended fee schedule for the 2023 season of the golf course as proposed. Motion seconded by Councilmember Christensen. 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

2. Ordinance – Amendments to the Payson City Development Guidelines (6:30 p.m.)

Staff Presentation:

Travis Jockumsen reviewed a summary of the changes. The changes are due to questions in the field and will make it clear.

- G-0: Added several new details to the sheet index.
- G-1: Added General Note #2 regarding private development.
- SWP-1 to SWP-9: New details added to the standard plans.
- ST-1: Fixed the dimensions of Arrowhead Trail in the table. The previous dimensions did not add up correctly.
- ST-2: Added the requirement to stamp the curb where the service laterals are located.
- ST-5 to ST-10: New details added to the standard plans.
- SD-3: Added the requirement to stamp utility collars with the size, type, and direction.
- SS-5: New detail added to the standard plans.
- W-2: Added the requirement to stamp the curb where the PI lateral is located.

Council Discussion:

Councilmember Christensen questioned if pressurized irrigation and culinary water service entrances were changed and put in manholes.

Travis Jockumsen stated these are in vaults and could be put in manholes. This could be clarified in a future amendment.

Councilmember Hiatt noted she hears from staff every week that developers aren't completing the redlines, and staff has to keep going over the information. She questioned if there is a way to not accept revisions if the changes aren't complete. It eats up a lot of staff time and keeps staff from other projects.

Robert Mills stated staff can't keep someone from bringing in a submittal, but the code allows additional fees to be charged if incomplete.

Councilmember Provstgaard stated staff has tried to be more user friendly to contractors. This is a step in the direction of clarifying and making the process more readable and user friendly. He understands the frustration because there are contractors who do the least amount possible. Developers can be asked to go back and read the guidelines and complete the missing items.

MOTION: Councilmember Provstgaard – To approve (ordinance) the Development Guidelines revisions as noted in the council packet. Motion seconded by Councilmember Hiatt. 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

3. Resolution – Real Estate Purchase Contract for 800 South Street with Payson Business Center LLC (6:35 p.m.)

Staff Presentation:

Dave Tuckett stated this came before the Council with the Red Bridge property. The City received funds from Mountainland Association of Governments (MAG) to preserve the corridor. A previous contract was completed for a portion, and this contract is with Dr. Clark, who has agreed with the appraisal. There is an additional \$5,000 needed to pay for the greenbelt taxes, which may be paid by MAG or the City may need to pay for it. He hopes to close within 90 days.

Council Discussion:

Councilmember Provstgaard questioned if the Utah County would work with the City on the greenbelt taxes since it's roadway that will benefit to the County as well.

Dave Tuckett stated the County will require the greenbelt taxes, which is only on the purchased parcel. Hopefully the MAG funds will pay for it, but he will look into it.

Councilmember Beecher noted when Central Utah Water purchases property, it has to pay the greenbelt taxes.

MOTION: Councilmember Beecher – To accept (resolution) the Real Estate Purchase Contract as outlined for 800 South Street with Payson Business Center LLC and close as soon as possible and if the City has to pay the rollback taxes to do so. Motion seconded by Councilmember Christensen. 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

E. WORK SESSION (6:40 p.m.)

1. Spring Creek Area Specific Plan Update

Staff Presentation:

Robert Mills stated this has been in the works for a long time. The planning commission has been invited to attend tonight. The original study area was expanded to include some area to the north. An area specific plan is an advisory document used to help guide future development of a specific area of the City. It's a more detailed document than the General Plan because it focuses on a specific area of the City rather than the entire City. It's a tool to help property owners, residents, staff, and elected officials make informed decisions about development requests. It's a guide to help understand future infrastructure and utility requirements. It is not a new zoning map, a change to any current zoning ordinance, or a requirement of property owners to change how they use their property.

The preferred land use plan includes a mix of housing types, expands the Business Park area, includes neighborhood scale commercial nodes, and contemplates additional parks and greenways. It also adds future roadways including the 800 South alignment that will follow a grid pattern and provide improved access to the expanded Business Park area and other properties.

The plan includes several development options. Large-lot rural residential development is included with an average of one unit per acre and ranchettes. Low density residential includes single-family detached homes with an average of four units to the acre, which is consistent with the General Plan. Mixed density residential includes single-family detached homes on smaller lots, clustered cottage homes, townhomes with an average of eight units per acre, which are along the 800 South corridor and Utah Avenue/200 South/10400 South and creates a buffer. The Neighborhood Scale Commercial includes a convenience store/fuel station, cafes, and small retail business spaces. Preservation of open space and addition of parks and greenways are important in this plan. Greenways will follow natural waterways and connect parks and open space. Park space will be added to accommodate resident needs as part of future development, which are not specifically identified but will be added with development. The expanded Business Park includes light-manufacturing uses in enclosed buildings with no expansion of heavy industrial uses. It provides space for added jobs and economic growth, and design standards that will guide style and architectural elements. There are existing uses in this area that will be allowed to continue because they are currently permitted uses. The General Plan shows industrial while this Spring Creek Plan realigns that industrial a little bit. The stream is used as a natural barrier and transition to this area and expanded to the north and south.

Discussion Points

What land uses is the Council comfortable with in the business park area? Should 200 South be the dividing line?

- Uses would be the same as what is allowed in the current business park including enclosed buildings with light manufacturing such as Jones Paint and Glass and offices. The existing uses such as the batch plant that are established and can continue to operate.
- The residential area is an island of itself.
- Utah Avenue is the only accessible way to the area and includes a truck route. Unless UDOT is willing to widen the freeway bridge, the access is limited to a single lane. The truck route needs to be addressed, which may be resolved with future development. American Way picks up traffic west of the freeway. Eventually a flyover may be needed at Utah Avenue and the railroad tracks. The 200 South dog leg will need to be addressed. The Transportation Master Plan has Utah Avenue continuing with a flatter curve. In the future, there will be a connection from 800 South north to this area, which will need to be provided by development. There are issues with the large diesel trucks not staying in their lanes so this truck route needs to be looked at sooner than later. The roads are not wide enough for two diesel trucks to pass.
- Brian Hulet explained that he has been talking to land owners and the inland port people regarding the rail spur to IFA and creating a rail hub that will help with other manufacturers. IFA and the cement plant are already high use industrial businesses, but he is looking at low-end industrial uses. There is light industrial in the current business park.
- From this point, if the Council would rather have a more traditional industrial uses rather than business park uses, that's fine. Staff can explain to the neighborhood and residents so they know the direction. There are uses that need to be accommodated and existing resources on site like the rail hub.

Mayor Wright is very cognizant of the plight of the residential area but the City can't be held hostage because of a small island. He doesn't want to see more businesses like the cement batch plant.

Councilmember Provstgaard stated with the rail spurs, he would like something open in the area for businesses such as the lumber companies that have large storage areas and stock supplies that come in

on train and ship to smaller areas and businesses. The City needs to keep the door open for the potential with the rail spur. He doesn't want another cement plant in the area but shouldn't be limited to just the business park expansion. He likes north of 200 South being a good buffer zone.

Councilmember Christensen stated he doesn't want to see anything more offensive than the train driving by. If Utah Avenue is rerouted, the train spur may not survive. The Springville business park has light manufacturing businesses, and it's not an eyesore or noise issue.

Councilmember Beecher noted I-1 still allows some things the City may not want in this area. He likes the cutoff of 200 South and Utah Avenue. When the City conducted a study, it seems there was more business park needed so the City should maintain business park where it makes sense.

Robert Mills noted along the lines of I-1 but not I-2.

Should the general plan be modified to conform with the proposed area?

- The General Plan would be modified to conform to this plan and the spring makes sense as a natural barrier.

What additional information or outreach do you want from staff?

Councilmember Christensen stated there is rural residential, medium density, and high density. He would like to see a ribbon of low density between the rural and high density.

Councilmember Hiatt agreed. It should go from 4 units per acre to half acre and then acre.

Councilmember Provstgaard stated this could be done through zoning such as R-1-9 or R-1-10 instead of R-1-7.5 at the time of development request. Instead of average of 4 units per acres, it should state up to 4 units per acre.

Councilmember Beecher noted the text needs to clarify transition zones.

Robert Mills noted clarifications can be made in the text of the document. Up to can be used throughout the plan. This has been very helpful.

Brian Hulet reviewed the availability of land in the area, which is very tough. There are only two spots where Kenworth would locate. The I-1 has 223 acres total with only 70.5 acres available and 56 acres is already under planning. This leaves about 20 acres left. The I-2 has 30 acres with 6.5 acres left. The Business Park has 108.7 total acres with 71 acres available. The City needs to look at another business park area, which 30 acres recently added. The S-1 has 103 total acres with 27 acres available and the Brown property under design. He is concerned about the next five years to accommodate businesses that will produce sales tax and jobs.

Robert Mills noted the City Council needs to look at this and determine how much additional space is needed in these areas. It will be a balancing act in changing the land uses in the City. Brian Hulet expressed concerns about land availability now. The property is there but in another use. The Council needs to be prepared to make these decisions. Land use decisions will be dynamic. The General Plan was approved in 2020 and it's almost 2023; the General Plan is usually reviewed every five years.

F. ADJOURNMENT

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

The meeting adjourned at 7:30 p.m.

Kim E. Holindrake, City Recorder